

MOSIER

COMPREHENSIVE PLAN

(Codified September 2004)

REVISED
COMPREHENSIVE LAND USE PLAN
MAY 1978

THE COMPREHENSIVE LAND USE PLAN
MOSIER, OREGON

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The preparation of this plan was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

Additional financial assistance was obtained through the State of Oregon Department of Land Conservation and Development.

May, 1978

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INTRODUCTION

PLANNING FOR MOSIER

This comprehensive plan is being developed for the City of Mosier 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 Mosier 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 the Columbia Gorge 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 decision. Such is the purpose of this planning process.

PLANNING PROCESS

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

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

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

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

a total update scheduled for a three to five year period. The review and update are necessary to include and reflect changing social values, attitudes and competition for the use of the land.

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

Residents from the City of Mosier 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.

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

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 Mosier 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 Mosier. The regulatory measures designed to implement the cities 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 the 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 affect 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 CHANGES

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 include those owners of record of real property located within at least 200 feet of the proposed change.
3. Notice of a legislative or 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.

URBAN GROWTH BOUNDARY AMENDMENTS AND AGREEMENTS

For proposed changes within, or to, the Urban Growth Boundary, outside of the city limits, the City of Mosier will submit to the Wasco County Planning Office a staff report including findings, recommendations, or decisions that the County Planning Commission can use in making its decision. These reports should be submitted to the County Planning Office at least 10 days before the County Planning Commission holds its public hearing. The second alternative would be for the City to be represented at the public hearing, to express their views or rebut testimony.

CITIZEN PARTICIPATION

THE STATEWIDE GOAL

A Comprehensive Land Use Plan deals with almost every aspect of community activity, from Recreation to Commercial development, from industrial site designation to residential and agricultural placements. That is why citizen involvement is so important. To plan a community without the community doing the planning is just unworkable. The citizens of a given area must have the opportunity to express both their majority and minority feelings towards the future of their community if the plan is to have support and be workable.

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

The statewide goal reads:

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

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

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

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

CITIZEN INVOLVEMENT PROGRAM

The following program was developed and adopted by the city early in 1976 to insure citizen involvement in planning for the City of Mosier.

1. A planning committee consisting of all interested citizens, city council members, those representing state, local and private interest groups or agencies, was established. There was no limit set on the number of people involved.
2. Regular meeting of the planning committee were held monthly with close cooperation with the city council. Time was always available for citizen's comments, questions and corrections to data presented.

3. Each meeting of the planning committee was well publicized on radio, and in the local newspaper. Posters were placed throughout the city to inform people of the next meeting agenda items.
4. Minutes were kept for each meeting and available upon request by those interested.
5. Technical data was kept in both the City Hall and the Mid-Columbia Economic Development District Library for citizen review.
6. Funds for operation of the advisory committee were supplied by the State Department of Land Conservation and Development with a 10% in-kind match by the city.

The program was aggressively aimed at providing the opportunity for local citizens to become actively involved in the local planning process. This program of citizen involvement will not end with the adoption of this plan but will continue as outlined here and in the policy section of this-plan.

PHYSICAL CHARACTERISTICS

GENERAL LOCATION AND TOPOGRAPHY

Mosier is located on the south bank of the Columbia River in the northwest corner of Wasco County, Oregon, in an area known as the Columbia River Gorge {see location map on the inside cover). The Columbia River, at this location, is sometimes referred to as the Bonneville Pool (slack-water behind the Bonneville Dam). This pool forms the boundary between the states of Washington and Oregon.

Via Interstate Highway 84, the City of Hood River is 5 miles to the West and The Dalles is 16 miles to the east. The metropolis nearest to Mosier is Portland, about 65 miles to the west on I-84. Portland's influence is felt in Mosier in many ways. One impact is the traffic generated along I-84 making Mosier a highway service center and tourist stop.

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

The topography is characterized by steep slopes, basaltic cliffs, and deep stream channels, characteristic of much of the Gorge province. The steep slopes form a "bowl" in which all of the development has occurred. The elevation of the city is 112 feet; however, within portions of the city limits there is a 500 foot increase in elevation.

The city limits delineate an area of approximately 400 acres of land surface but nearly 90 acres have been inundated by slack-water behind the Bonneville Dam, effectively decreasing Mosier's area to 310 acres.

GEOLOGY AND GEOLOGIC HAZARD

Geologic units exposed at Mosier include cliffs of Columbia River Basalt, scattered veneers of Pleistocene lake deposits, and stream terrace alluvium along major streams. Erosive action of the Missoula flood removed talus and surficial units in the area, exposing bare bedrock over large areas. Local deposition by the flood in protected areas produced pockets of sand and gravel at high topographic positions downstream from ridges and knolls.

Mass-movement hazards at Mosier are minimal and are restricted to local areas of rockfall and talus along steep ridges surrounding the community. Flood potential is not a concern because the streams within the city limits occupy deep, steep channels. Torrential flooding

and erosion post minor hazards outside the city limits and should be considered in the design of landfills and bridge abutments within the flood channels.¹

For further information regarding geologic hazards in or around Mosier see Geologic Hazards of Parts of Northern Hood River, Wasco, and Sherman Counties, Oregon, by John Beaulieu, State of Oregon Department of Geology and Mineral Industries, 1977.

The geology and topography of the study area has had a profound effect on past development and will continue to exert a major influence on future development. The elevation differences and the nearness to bedrock in many areas make it extremely difficult to provide and install utilities. Therefore, any area to be developed should be carefully studied to assure that utilities can be economically installed.

CLIMATE

Mosier's climate is controlled mainly by topography and the position of the high and low pressure centers over the ocean and land surfaces. The elevation changes and the shifting pressure centers can sometime produce unique weather conditions in the gorge. The gorge is a natural channel through which air can move freely between pressure centers; this condition often produces strong winds in the Mosier area.

Precipitation averages 24 inches per year, with the maximum occurring in the winter months of November, December, and January. The mean annual temperature is 52 degree Fahrenheit.

Except for the wind, climatic conditions are good for the production of tree crops in the Mosier area. Tree crops are often protected from the wind by planting taller trees in rows across the orchards; this technique can be seen along the 1-80N just to the east of Mosier. Somewhat different climatic conditions south and west of Mosier produce the forests; both industries are a factor in the growth and development of the study area.

The climate is suitable for most urban activities;' however, the movement of vehicles and goods is sometimes impaired during extreme weather conditions in the winter months.

SOILS

Many persons think of soil as merely a substance which holds a supply of things necessary for plant life. When we look more closely at "what" soil really is, we can see it is obviously much more. Soil is the loose, land-surface material in which vegetation can complete its entire life cycle. Genetically, soil is the result of a slow mixing of organic and other materials traceable mainly to surface life, with equally necessary minerals and other material originating in subsurface rock strata.

¹ Geologic Hazards of Parts of Northern Hood River, Wasco, and Sherman Counties, Oregon, by John Beaulieu, State of Oregon Department of Geology and Mineral Industries, 1977.

JEANNE, THIS PAGE (Page 11 in original plan) SHOULD BE THE TOPO MAP
CREATED BY TGM PROJECT. MY DISK IS READ ONLY BUT IT IS PG. 11 OF THE
MASTER HARD COPY OF THE DOCUMENT.

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FIGURE NUMBER TO INCLUDE IT HERE.

Underground and surface water, air, animal and plant decomposition, erosion and of course mans activity both on the surface and beneath all have a major influence on soil characteristics. Map #3 shows the generalized soil types of the Mosier area.

WILDLIFE HABITAT

Major factors that affect wildlife in any given area are: elevation, topography, ground cover, and the yearly snowfall. The wildlife in, and immediately surrounding Mosier is somewhat limited because of the urban nature of the area. However, quail, ring-necked pheasants, and other waterfowl are prevalent around the Columbia River Gorge. Muskrats, beaver, otter, mink and other fur-bearers also inhabit the river along with a variety of fish species. Deer have also been seen in the area. Porcupines, badgers, skunks, raccoons, bobcats, squirrels, mice, hawks, owls, magpies, ravens, eagles and other non-game species live in the surrounding area.

[Retain map on this page. Page 13 original hard copy of plan.]

SOCIAL CHARACTERISTICS

HISTORY

Jonas H. Mosier, a general contractor from The Dalles, selected a site at the mouth of Mosier Creek for a sawmill in 1854. At that time, Mosier was constructing many of the original buildings in The Dalles and needed a source of timber and water power to process in into useable form. The present City site provided both, however, Jonas's mill burned down two times and when it was washed away in the flood of 1858 he did not rebuild. He did build the Mosier Inn which provided in addition to lodging, a blacksmith shop so that travelers could make repairs to their equipment or shoe their horses. Other pioneer families settled in the area to harvest the forest or to start orcharding. These families included the Marshes, McClures, Roots, Evans, Stewarts, Lewis' and the Milers. Many of their descendants still inhabit the city today.

POLITICAL STRUCTURE

Mosier was incorporated in 1914. The governing body consists of six city council members and a mayor. Three of the six council members are elected every two years and each member serves a four year term. The mayor is elected every two years and the City Recorder is appointed. Committees include: Budget, Cemetery, Fire, Judiciary, Planning, Police, Sewer, Street and Water committees.

POPULATION CHARACTERISTICS

The population for the City of Mosier is estimated at 265 according to the 1975 Center for Population Research, Portland State University. The 1970 U.S. Census of Population showed 217 residents of the city. This would indicate an increase of 20% over the last five years. Historically the population has increased from 192 in 1930 to 259 in 1950j from 1950 there has been a decline through 1970. The last estimate by P.S.U. would indicate a reverse in the downward trend which has occurred over the past 20 years. Population forecasts show that communities along the Columbia River and 1-84 will continue to grow in the future.

The following population figures [Table 1] show the trends since 1930.

The following table shows the Male/female/Age relationship of the 1970 population in Mosier. The table shows an in-migration of women of childbearing age and a somewhat larger grouping of younger children.

TABLE 1

POPULATION CHANGE 1930 - 1990

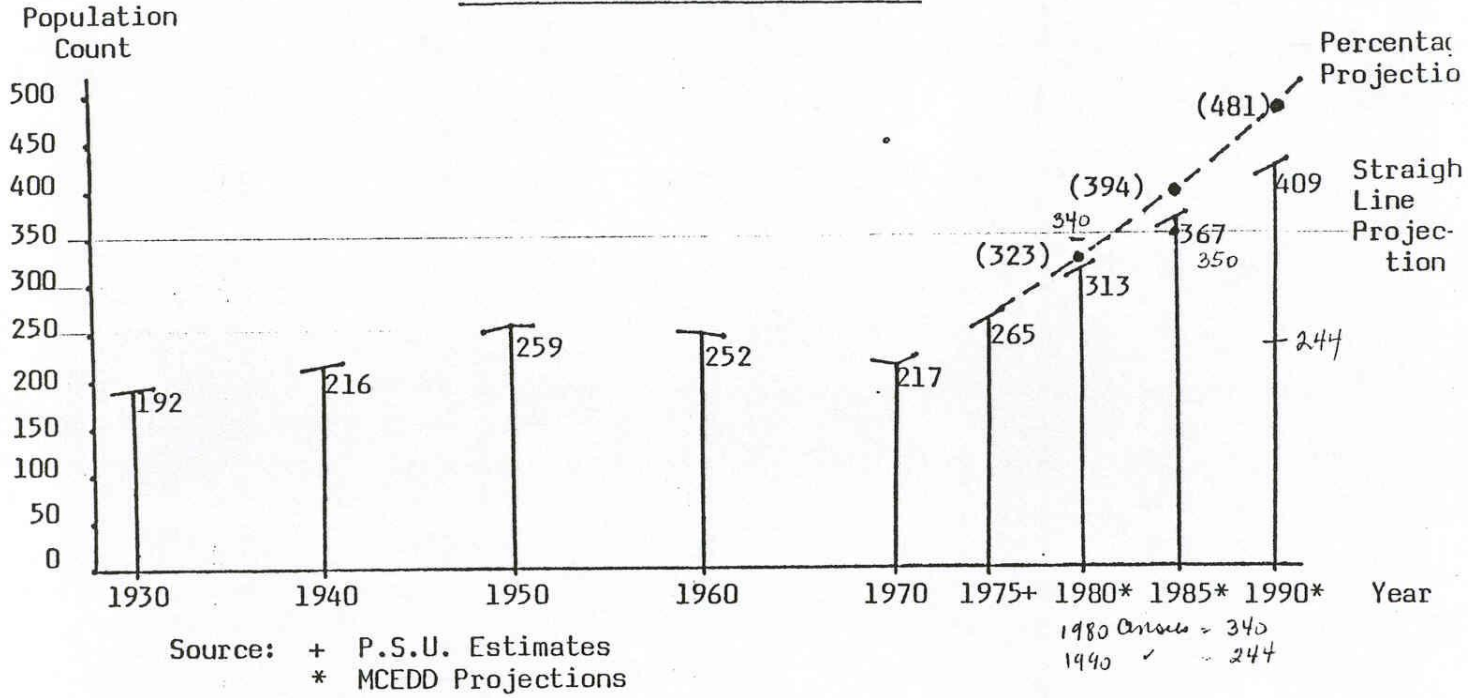


TABLE 2
CITY of MOSIER
MALE/FEMALE/AGE DISTRIBUTION 1970

<u>AGE</u>	<u>MALE</u>	<u>FEMALE</u>
Under 5	7	7
5	1	2
6	0	0
7-9	6	5
10-13	14	6
14	0	2
15	3	1
16	4	1
17	3	5
18	1	1
19	2	1
20	1	1
21	0	0
22-24	4	6
25-34	9	12
35-44	12	11
45-54	16	15
55-59	8	7
60-61	3	2
62-64	6	0
65-74	6	10
75+	8	9

ECONOMIC ELEMENT

The purpose of this section other than to comply with Oregon Senate Bill 100 is to identify the economic climate that surrounds Mosier and the ways in which the community can affect its surroundings. This is not an industrial or business promotion chapter. Rather it is an assessment of conditions -both good and bad -the city government and the community face. Conclusions are made about what will happen in the future.

Economically there are distinct features, some of which are disadvantageous. The City is small; with a population of 265, it ranks 157th or the 236 communities in Oregon. It is a "bedroom" community between The Dalles and Hood River cities. Most employed residents in Mosier work outside the community. Usable land is limited by topography and the Columbia River. However, there are assets. Union Pacific rail lines and U.S. Interstate BON pass through the community running east and west along the Columbia River. Some land is still available. The community is conservative, cautious about growth and environmentally clean.

The community could be economically better off than it is now. This, of course is true for any city. The questions for Mosier are: Do the people want change? If so, what change! What will it cost and what will be the benefits?

Do people want change?

In the fall of 1977 a door-to-door survey was conducted to determine individual opinions about growth and change.² Seventy-four households were covered or about 80% of the population. 93.2 percent of the residents indicated they preferred to live in the community. Most seemed to enjoy the basic qualities of the community. They are generally summarized; into the following categories:

1. Rural atmosphere
2. Small town, quiet; relaxed
3. Lower housing and property costs
4. Reasonably close distances to the Dalles and Hood River

² The survey also covers employment facts which are presented later in this section.

It is clear most of the people do not want to see any dramatic change in the city's size or qualities. What about smaller changes that would not change the basic qualities of the community such as new businesses? The survey also covers employment facts which are presented in this section.

What change do people want?

Seventy-three percent of the respondents to the survey stated they would like to see new businesses or services come to Mosier. Most stated it would be good for the community. A few suggestions were offered such as a laundromat, a restaurant, tavern³, beauty shop and others. Generally, people were not sure how to bring new services or additional retail outlets to the community.

Community residents seem to have little objection to more jobs being created in the community as long as the overall lifestyle is retained. Some respondents suggested the community needed some new ideas and change that would bring more activity and community life to the community. Just about as many respondents indicated the community had as much community life as it needed.

What does this all mean? The following is an answer to that question based on responses to the survey:

1. The residents would like the opportunity to consider additional retail and community services.
2. New employment opportunities (on a moderate scale) are favored.

Nothing can be done to guarantee any change to the community. Certain steps can be taken to encourage change however. Those steps are identified below after the question of "why change" is discussed.

Why change?

Is the city faced with problems now or will it be in the future? The answer to both is yes, though they are not severe. Can something be done? The answer to that is also yes.

Problems:

1. The city has a limited budget
2. Most of the property tax base is residential property
3. There is a lack of prepared industrial and commercial sites

³ Sentiments were mixed regarding the desirability of a new tavern.

4. Topography and the Columbia River limit available land
5. Development of waterway is limited by right-of-ways for U.S. Interstate 84 and the Union Pacific Railroad
6. Commercial and industrial sites in The Dalles and Hood River are more competitive than those in Mosier

PUBLIC REVENUE

The City is limited in its ability to provide basic services such as sewer, water, streets, fire, police and parks. Smaller cities typically cannot generate enough revenue to meet all basic service needs. In Mosier police and fire protection are good examples. The City may or may not need a full-time police officer. The budget, however, is not large enough to pay the costs of one. Fire protection is provided through a volunteer rural fire protection district with a very limited budget. The following demonstrates the problem.

CITY OF MOSIER
July 1, 1976 -June 30, 1977

Total City Budget ¹	\$142,572.57
Total Tax Revenue	\$23,933.41
Taxes	
Property (General)	\$10,060.86
Liquor	\$1,925.46
Cigarettes	\$719.10
State Highway	\$3,728.68
Net Property (Sewer Bond)	\$7,499.31
Property Tax Rate ²	\$31.13/thousand

of that...

- \$ 3.20/thousand goes to Wasco County
- \$10.26/thousand goes to the City of Mosier
- \$13.75/thousand goes to District 9 Schools
- \$ 3.92/thousand goes to the Intermediate Education District

Source: 1. Arens & Wertgen, Certified Public Accountants, Hood River, Oregon
2. City of Mosier

The property tax rate is fairly high at \$31.13/thousand. Residential areas are expensive; this is a fact. It typically costs more to provide services to residential areas than the revenue received from taxes. This appears to be the case for Mosier where developed commercial and industrial property is lacking.

Land for the community of Mosier is limited. If the community grows at all the problems of topography and expensive development costs will become important. Careful planning and frequent review are essential.

Land is planned for industrial development. This property lacks preparation (sewer and water lines, leveling and clearing). Since it is the only site for the community it should be used to maximum benefit.

Carefully planned changes could bring the following benefits:

1. Additional tax revenue from commercial and industrial property
2. Better distribution of taxes
3. More jobs for local residents
4. More services and retail outlets
5. Improved public services (parks, streets, etc.)

Future changes should have a positive change in the five areas listed above. Future change should have as small a change as possible to the asset- of the community listed below:

1. Rural atmosphere
2. Small town, quiet
3. Lower property and land costs

If the city takes no action or does not encourage any future growth it will face most of the problems identified above. If the community encourages just residential growth (or simply allows it to occur) it will face those problems sooner and to a greater degree.

What can be done?

The following actions are recommended for consideration by the city government and the residents of the community.

1. Encourage new commercial business
2. Undertake a plan to attract small manufacturing

Commercial Expansion:

There are three areas where Mosier may have potential advantages in attracting or developing new business.

1. Tourism facilities and highway services such as a restaurant, small motel and others could find cost advantages by locating in Mosier.
2. Local trade -as the area to the south of, and in, Mosier grows it will become feasible to expand grocery services and other consumables.

3. Regional services -some businesses could locate in The Dalles, Hood River or anywhere between. This is already the case for at least one business now in Mosier.

Small Manufacturing:

Basically two types of industry could to be a unique advantage:

1. "Footloose" industry. Small electronics manufacturers for example can often locate anywhere in the U.S. Some would find Mosier's size and pace of life ideal. (Footloose means a plant can be located anywhere because labor requirements are small and shipping costs are low.)
2. Cottage industries. Small manufacturers that specialize in craftsmanship of a product or service rather than mass production often prefer a quiet environment. Once developed, a community of cottage industries will have advantages over other areas.

How can beneficial changes be encouraged?

The above options appear to suit the needs of Mosier. One problem remains. How can these changes be encouraged?

Several recommended courses are described below:

Business

1. Identify desirable business
2. Identify community interests and support available to new business
3. Search first in The Dalles and Hood River for businesses which might be interested in Mosier

Industry

1. Consider annexation into a port district
2. Develop a Mosier Development Corporation which could support preferred new industry.

Summary:

Mosier seems to have both few choices and few needs. It is in some ways a unique community. The following section demonstrates some economic and employment characteristics of Mosier. Efforts to preserve the existing qualities of Mosier should be balanced against its ability to exist as an incorporated city.

Characteristics of employment in Mosier:

The following summary identifies responses to a community survey conducted in the Fall of 1977:

Average length of residency in Mosier 15.35 years is well above most community averages. So is the percent of ownership of homes (77%).

Evidence supports the concept of Mosier as a "bedroom community". Average distance to place of work is 16.1 miles.

SURVEY

74 households covered in City

217 residents covered

78.9% return (based on of 275)

Number in labor force (both working and unemployed) - 99 or 45.6% of covered population.

Number in labor force with seasonal jobs - 17 or 17.2% of labor force.

Number unemployment in 22 or 22.2% of labor force.

Number of residents retired - 40 or 18.4% of covered population.

Number of full time students above high school - 9 or 4.15% of covered population.

Is the head of the household currently

Yes - 41- 55.4% of covered Households

No - 32 - 43.2% of covered households

Number employed - 77 or 35.5% of covered population (77. 8% of labor force).

Average length of time residents have lived in Mosier - 15.35 years.

Do you own or rent your house:

Own - 57 – 77.0% of covered households

Rent - 15 - 20. 3% of covered households

Do you like Mosier:

Yes – 69 - 93.2% of covered households.

No – 2 - 2.7% of covered households.

Sex of working force that is currently employed:

Male - 37 - 48.1% of employed labor force
Female - 38 - 49.4% of employed labor force

Average Distance to Place of work: 16.1 miles

Average age of employed working force - 39.3 years
Would you like to see any businesses or services come to Mosier?
Yes - 54 - 73.0% of covered households
No - 12 - 16.2% of covered households

COMMUNITY FACILITIES AND SERVICES

POLICE PROTECTION

The City of Mosier has police coverage from two sources: The Wasco County Sheriff's office and the Oregon State Police. The sheriff's department has the responsibility of the entire county and the response time has been very slow in many cases. The State police patrol Interstate 84 and usually respond to city calls within a short period of time. The State police are based out of The Dalles. At this time, the police protection for Mosier is not adequate.

FIRE PROTECTION

The Mosier Volunteer Fire Department is made up of volunteers from the city and from others outside the city. It has approximately 15 members and responds to both rural and city fires. The fire station is located in the center of town with one large engine and two small vehicles to assist in fighting the fires.

MEDICAL SERVICES

No hospital or medical clinics exist within the city of Mosier. The closest medical services of this kind are in the city of The Dalles, 12 miles away, or Hood River approximately 6 miles to the west. Although this city is relatively close to two urban areas, a part-time doctor and a clinic would benefit the community.

SCHOOLS

Mosier elementary School has grades kindergarten through fourth. All students are bussed in from school District 89, which includes The Dalles. There are (as of 1976) approximately 153 students enrolled, seven full-time teachers, one speech-hearing specialist and a part-time kindergarten teacher. This provides a student-teacher ratio of approximately eighteen to one which is an extremely favorable ratio.

Ten classrooms are currently in use; however, the existing facilities are capable of handling over 180 students. Students in grades five through eight attend the Chenoweth Upper School, and students in grades nine through twelve attend Wahtonka High School in Chenoweth.

POST OFFICE

The city of Mosier is served by one centrally located fourth class post office. Rural delivery service is provided but Mosier residents must collect their own mail.

TELEPHONE

United Telephone Company, with head office in Hood River now serves Mosier's telephone needs.

NEWSPAPER

There is no city newspaper in Mosier. However, The Dalles Chronicle and Hood River News are delivered to more citizens than any other newspaper. Official notices are printed in The Dalles Chronicle.

LIBRARY

The City library, an extension of the Wasco County Library, is located in the City Hall and serves the citizens of Mosier and the surrounding area. The building is a small wood frame structure consisting of one room with a wood floor, Heating during the colder months is provided by a potbelly stove located in one corner of the room. The functional utility of the building is limited but some residents feel it provides much in terms of local, color and flavor. It does not have notable historic significance.

PARKS AND RECREATION

The City of Mosier does not own or maintain any parks or recreation areas. One centrally located community park known as the Lions Club Park does exist however. This park is located on Center Street between Highway 30 and Third Avenue (see Existing Land Use Map). The land is under private ownership and is leased to the city on a short term basis. The park is about 1/2 acre in size and has several ponderosa pine trees and oak trees which provide both beauty and shade to the site. Accessibility is good with parking available on the surrounding streets and some additional off-street parking in the park area. General expansion of this site is not possible but further development and improvement is desirable. The list of equipment and facilities found at the site is as follows:

1. Two rubber tire swings
2. Two picnic tables
3. One garbage container
4. Two water faucets
5. Welcome sign
6. Informational sign describing the Old Barlow Trail

Mosier elementary school playground is located at the west end of Third Street, to the north and west of the school building. Access is good and off-street parking is available. Future expansion is limited; however, development and improvement is possible. At present there are no tennis courts at this site or anywhere within the city limits. The list of equipment and facilities found at the site is as follows:

1. One softball field
2. One tetherball court

3. Swings
4. Slide
5. Monkey bars (climber)
6. Toilets inside the building

The school also provides a gymnasium with spectator seating and a small stage.

Open space areas are found in many parts of the community and, of course, outside the city limits, where one can travel for miles and experience a wide variety of open space areas. The vegetation in and around Mosier is transitional in nature; this provides considerable contrast in the surrounding countryside.

The most significant open space area in Mosier is located just east of Mosier Creek and south of Highway 30 surrounding the old city cemetery (see Existing Land Use Map). The City owns several contiguous lots, two of which were donated to the City by the O.E. Wilson family. The vegetation consists of Ponderosa Pine, oak and grass and is relatively undisturbed. The site is about 8 acres in size and provides a scenic vantage point of the Mosier Creek and Columbia River gorges. A few undeveloped trails exist at the site. This area has significant potential as a day use park but care should be taken in developing the site to protect the natural vegetation and to prevent vandalism in the old cemetery.

Mosier residents have identified the need for a marina which would provide access to the Columbia River. Residents are cut off from the river by the railroad and I-84 (see Existing Land Use Map). The nearest access points are in Hood River or in Mayer State Park (east of Mosier). Both of these access points are more than five miles from Mosier. Development at the Mosier site would include a parking area, boat ramp and fishing pier. Access to the marina from I-80-N also needs to be determined. This project has been identified in the 1978-1979 Mid-Columbia Economic Development District's Annual Work Plan as a Technical Assistance project.

The Mosier Creek canyon (or gorge) is one of Mosier's most beautiful natural features. The canyon is more than 60 feet deep and is characterized by vertical cliffs of basalt and a waterfall. This canyon has been planned as "Open Space" to preserve its natural beauty from urban development. The area designated as "Open Space" can be seen on the Proposed Land Use Map.

PUBLIC LANDS INVENTORY

The City inventoried its public lands in the fall of 2005. All public lands are shown on the following table and map.

PUBLIC LANDS INVENTORY - Fall 2003

Label	MAP	OWNER	ZONE (Jan '04)	LEGAL ACREAGE	CODE_AREA	EXISTING USE
1	2N 11E 1 CA 1100	MOSIER CITY OF	P	0.94	91	Leased to Cal Cascade Housing
2	2N 11E 1 CA 1200	MOSIER CITY OF	P	0.65	91	Leased to Cal Cascade Housing
3	2N 11E 1 CA 1300	MOSIER CITY OF	P	1.70	91	Leased to Cal Cascade Housing
4	2N 11E 1 CA 2200	MOSIER CITY OF	P	3.04	91	Pocket Park
5	2N 11E 1 CA 2300	MOSIER CITY OF	OS/P	6.40	91	Pocket Park
6	2N 11E 1 CA 2400	MOSIER CITY OF	OS	0.20	91	Pioneer Cemetary
7	2N 11E 1 CA 3600	MOSIER CITY OF	OS	5.30	91	Mosier Creek Canyon
8	2N 11E 1 CB 100	MOSIER CITY OF	OS	0.04	91	Underwater
9	2N 11E 1 CB 2800	MOSIER CITY OF	P	0.06	91	Triangle Park
10	2N 11E 1 CB 4700	MOSIER CITY OF	P	0.11	91	City Hall
11	2N 11E 1 CB 700	MOSIER CITY OF	C	0.02	91	Land adj to ROW
12	2N 11E 1 CD 1600	MOSIER CITY OF	P	0.46	91	Reservoir #1
13	2N 11E 1 D 102	MOSIER CITY OF	P	0.63	91	Reservoir #2
14	2N 11E 1 D 103	MOSIER CITY OF	OS/P	3.82	91	Pocket Park
15	2N 11E 2 200	MOSIER CITY OF	OS	2.44	91	Water Front
16	2N 11E 2 DA 100	MOSIER CITY OF	P	0.07	91	Sewer Plant
17	2N 11E 2 DA 200	MOSIER CITY OF	P	0.27	91	Sewer Plant
18	2N 11E 2 DA 400	MOSIER CITY OF	P	0.02	91	Well #2
19	2N 11E 1 CC 3800	MOSIER GRANGE	R-5	0.47	91	Grange Hall
20	2N 11E 1 CB 4200	MOSIER POST 55	C	0.47	91	Legion Hall
21	2N 11E 1 AC 1600	O W R & N CO	R-10	3.20	91	Vacant
22	2N 11E 2 D 100	SCHOOL DISTRICT #9	P	1.71	91	School
23	2N 11E 2 DA 300	SCHOOL DISTRICT #9	P	1.80	91	School
24	2N 11E 2 1100	STATE OF OREGON	OS	1.06	96	River Edge
25	2N 11E 2 400	STATE OF OREGON	R*	4.34	96	Twin Tunnels / Hwy 30
26	2N 11E 2 401	STATE OF OREGON	R*	51.64	92	Twin Tunnels / Hwy 30
27	2N 11E 2 903	STATE OF OREGON	I/R*	11.20	92	Quarry
28	2N 11E 2 D 300	STATE OF OREGON	I/R*	8.18	91	Quarry
29	2N 11E 2 D 1200	STATE OF OREGON	COUNTY	3.14	96	Twin Tunnels / Hwy 30
30	2N 11E 1 CA 3700	UNKNOWN OWNER	OS	0.05	91	Vacant
31	2N 11E 1 CD 1200	WASCO COUNTY	R-5/R-10	0.56	91	Vacant
32	2N 11E 1 DC 300	WASCO COUNTY	OS	0.55	91	Vacant
33	2N 11E 2 D 500	WASCO COUNTY	R*	0.30	96	Vacant

NOTE: * Urban Growth Boundary, Comprehensive Plan Designation

JEANNE, THIS PAGE SHOULD BE THE PUBLIC LANDS INVENTORY MAP I'LL GET YOU A COPY IF YOU DO NOT HAVE ONE THERE. IT READS BEST IN COLOR. WE CAN ALSO COLLECT THE COUNTY'S VERSION SO THAT IT CAN RESIDE ON JOHN'S COMPUTER FOR LOCAL ACCESS.

PLACES OF HISTORIC SIGNIFICANCE

Significant historical buildings in Mosier have been as follows:

- The Mosier Home; named after the family who founded the community in 1854. This is not the original Mosier home, which has recently been razed, but is located on an adjacent lot and was built before the turn of the century. The building is located along Third Street.
- The Odd Fellows Hall; this building, which at one time was known as the Local Trading Post, has been used for everything from the city newspaper office to a general store. The upper floor was used as a meeting hall throughout most of its history. The building is located at Second Street and Oregon and is now used as a home for one of the community's residents.
- The Post Office; located at Third and Main this building was built well before the turn of the century and served as the original city bank.

Significant historical sites in Mosier have been identified as follows:

- The Old Barlow Trail; a portion of the original roadbed can be seen in the Lion Club Park located between Highway 30 and Third Street.
- The Pioneer Cemetery; this cemetery is located in East Mosier along the cliffs of Mosier Creek. Many old memorials still mark the graves of original pioneers who first settled in Mosier.
- Sections of the Historic Columbia River Highway within the City of Mosier. The Highway has been designated as a National Historic Landmark.

PUBLIC UTILITIES

TRANSPORTATION

Three major transportation routes bisect the City including Interstate 84, Highway 30 (an All American Road and designated National Historic Landmark), and the Union Pacific Railroad line. Mosier's roadway system has developed around Highway 30 with most roads either feeding off, or traveling parallel to the highway. Highway 30 is the spine of the roadway system in Mosier, serving as the main street in the city. Other major roads include Washington Street, 3rd Avenue/State Road and Huskey Street. The City also includes a number of bicycle and pedestrian trails.

Roads in Mosier fall into the following general classifications as determined by the Downtown and Local Street Network Plan Dated May 12, 2003:

- **Interstate Highways.** Interstate 84 is classified as an interstate highway. The primary function of I-84 is to facilitate "interstate" travel. It is designed as a high speed/high volume highway. Mosier is connected to I-84 via interchange Number 69, which connects I-84 with Highway 30 in Mosier.
- **Arterials.** Arterials connect cities and other major traffic generators. They serve both through traffic and trips of moderate length, and typically are high-volume roadways due to the combination of local and through traffic. The section of the Historic Columbia River Highway (Highway 30) is the only arterial in Mosier.
- **Collectors.** These roads typically serve as primary travel routes within neighborhoods or between different land uses (e.g., commercial and residential areas). Collector roadways are intended to carry local traffic, including limited through traffic. In Mosier, Rock Creek Street, 3rd Avenue/State Road, Washington Street, and Huskey Street are classified as collectors.
- **Residential/local streets.** These provide direct access to homes and other neighborhood land uses. Local roads are designed to carry relatively small amounts of traffic at relatively slow speeds. All roads not classified as an interstate, arterial or collector streets in Mosier are classified as local roads.

Figure 5 of the Downtown and Local Street Network Plan (May '03) shows the classification of each road in Mosier.

Typically, pavement condition is rated on a scale ranging from "very good" to "very poor," including rankings of very good, good, fair, poor, and very poor. Most sections of roads within Mosier are paved and appear to be in Fair to Good condition.

Although the pavement on many roads in Mosier may be in fair and good condition, anecdotal information indicates that some roads are not constructed according to accepted engineering design standards and/or practices. Some roads in the city may lack road base, proper drainage, and the asphalt and or chip seal used to pave roads placed on native soil. As a result, these roads may require more frequent maintenance, with a reduced pavement life.

The only dedicated bicycle facility at Mosier is the Historic Columbia River Highway State Trail, which provides access to the Mosier Twin Tunnels. It was constructed by the Oregon Department of Transportation (ODOT) and is managed by the Oregon Parks and Recreation Department. The facility includes a 16-foot pedestrian/bicycle path that connects Mosier to the historic Twin Tunnels on old Highway 30, and Hood River. While it does not include a dedicated bicycle lane or path, the section of Highway 30 between Mosier and The Dalles is a popular cycling route and sees significant use. The state has published a "Columbia River Gorge Bike Map, available on the Internet, that promotes cycling on the Historic Columbia River Highway. Bicycle

parking facilities are located in front of the Wildflower Café on Main Street and in front of Steve's Route 30 Desserts & Classics near the corner of Highway 30 and Washington Street.

From a regional perspective the City of Mosier recognizes the inter-related aspects of transportation as stated in the Mid-Columbia Economic Development District's Transportation Plan. The City also considers the policy statements in that plan as reasonable and has considered them when developing the City's transportation policies.

ENERGY

Electric power is provided by Pacific Power and Light. No mineral deposits have been identified in the City and no known fossil fuel capability exists.

Mosier is located on the Columbia River and lost approximately 23 percent of its incorporated area when the Bonneville Dam was built due to backing up of the Columbia River. There are no plans for additional dams being built on the Columbia within the immediate vicinity of Mosier. However, when the new power house at the Bonneville Dam is finished the river will raise approximately 4 to 6 feet; this pool fluctuation will not affect the City.

Because Mosier is a very small community, citizens can obtain City services without the use of an automobile, thus conserving energy resources. The City is, also aware of the benefits of expanding walkways and bicycle paths within the City to both conserve energy sources and add to the general health of the citizens. Land Use Planning in itself is an energy conserving effort.

WATER SYSTEM

The City's source of supply is obtained from an artesian well, located outside the southeastern portion of the City limits. This well has a flow in excess of 400 gallons a minute. One of two other wells once used by the City for all its water is now used to supply water for fire protection, irrigation and to supplement the artesian well.

In 1971 a 6" main line was replaced from the artesian well to the City reservoir. The older water distribution lines still serve the City residences. (See Water System Map)

“The reservoir was constructed in 1935, contains a capacity of approximately 103,000 gallons, and is a circular concrete construction and a height of approximately 13.5 feet with a diameter of 36 feet. The reservoir is situated on a sloping hillside and therefore the south upper side is almost entirely below ground while the north downhill side is approximately 6 feet above the ground surface.”⁴

In November of 1977 the City approved a bond issue to improve the water system. The improvements are designed to supplement the artesian flow (with the use of existing wells) during high demand and/or low flow periods. In that way draw down in the reservoir will not be a problem and an adequate supply of water will be available for fire protection and daily residential needs.

Future urban growth will require an additional storage reservoir and improvements to individual water distribution lines.

⁴ A Report on a Comprehensive Water and Sewer Plan, Wasco County, Oregon; J. Val Toronto and Associates.
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SEWER SYSTEM

Until 1974 Mosier's waste disposal system method was through the use of individual and privately owned septic tanks with subsurface drain fields. In 1974 through 1976 construction of a new sewer system consisting of 8" collection mains, with 4" residential lines and 6" commercial service lines adjoining the 10" interceptor system were installed.

A secondary treatment plant facility was also constructed which will treat and process the sewerage. The City, with financial assistance from the Farmers Home Administration and the Environmental Protection Agency made it possible to construct this new sewerage system. The total cost of the project including engineering was \$464,023.49.

With the new sewage facilities, the population of Mosier could increase up to 850 individuals from its present 275 residents. Limited commercial in industrial complexes could also be hooked up to this facility without any problems. For a major industrial or commercial establishment to utilize the sewage facilities a minimal modification to the facility would have to be done. The treatment process would have to be converted to a conventional activated sludge system allowing more sludge to be processed.

SOLID WASTE

The City has its solid wastes picked up by a private company and disposed of in the Wasco County Solid Waste Site. Mosier will continue to look toward Wasco County for waste disposal locations in the future.

[Retain this map. Page 28 in original hard copy plan]

DELETE THIS MAP – TRAFFIC COUNTS – PAGE 28 ORIGINAL HARD COPY PLAN

ALSO KEEP WATER AND SEWER MAPS – PAGE 30 & 31 IN ORIGINAL HARD COPY PLAN

HOUSING

EXISTING CONDITIONS

According to the 1970 Federal Census there were 94 housing units in Mosier with four mobile homes occupied and eight two or more unit structures. Since 1970 the city has grown at a moderate rate with two additional homes being built and an approximate 10-12 net gain in trailer houses being set up in the city. This raises the number of living units to approximately 106. As of 1970, nine of the above were abandoned or vacant and of the remaining units 63 were owner occupied and 22 were renter occupied.

A survey concerned with statistics, housing conditions and needs, in addition to general public opinion questions, was taken in July 1976. This information was then used to help the planning committee and City Council determine growth or development policies in the plan. The survey, of which 115 were handed out and 23 returned, had a 20% response. This survey will also be used to support development of local housing programs, documentation for federal or state grant assistance, and of course, compliance with Oregon comprehensive planning requirements.

HOUSING NEEDS

By collating the results of the survey and looking at the housing conditions and needs questions, we can determine the general housing needs for the City of Mosier (see housing survey, Appendix (C)).

Question #1 indicates there is a need for multi-family units. ,

Question #2 indicates that many people feel their homes are too small.

Question #11 indicates many people feel their homes are too old.

Question #26 indicates housing is just not available.

Question #32 indicates that there is a very strong feeling that more housing is needed in the city.

Question #34 indicates that Mosier is drawing people from a wide geographic range.

Question #39 indicates citizens would support additional city expenditures for services and improvements. This would indicate that these people are not transitory in nature but concerned with the long term benefits to the community.

It is reasonably clear by this data that the City of Mosier is not much different from the majority of communities across America, in that housing is indeed a real need and planning must accommodate for these needs in the years to come.

LAND USE

EXISTING LAND USE

The relationships and patterns of the existing land uses are products of historic influence, the regional transportation systems and the topography of the area. A detailed land use survey was completed in 1977. The results are presented on "the Existing Land Use Map and analyzed in the following text. Basically there are nine categories of land uses identified within the Mosier city limits.

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

Development in Mosier has historically occurred below the 200 foot elevation line, which could be visually described as the bottom of the "bowl" in which Mosier is located. Generally, the more recent developments have occurred in higher elevations where vacant lots are available.

The City of Mosier consists of approximately 400.9 acres in its incorporated boundaries. Of this total 283.4 acres or 70.7 percent of the area is undeveloped, 90.9 acres or 22.7 percent is water area, 12.1 acres or 3.0 percent is agricultural, and 180.4 acres or 45.0 percent is open space, range or vacant land.

The developed portion of the city consists of 117.5 acres or 29.3 percent of the total land area. Of the developed portion, 27.3 acres or 23.1 percent is residential, 2.7 acres or 2.3 percent is commercial; and 81.5 acres or 69.3 percent is transportation. These figures and additional land use categories, along with their totals, are listed in the following table on the next page.

Residential Land

Residential uses are all concentrated within the city limits, and as such, most are located where full utilities are available. However, before any major expansion occurs additions must be made in the distribution and collection systems. Approximately 27.1 acres or 23.1 percent of the developed land is in residential use. Most of this acreage is in single family residences. Vacant land available for development in the developed portion of the city is limited.

[Retain this map. EXISTING LAND USE MAP AND TABLE P. 34 7 35 IN ORIGINAL HARD COPY PLAN]

TABLE 3

EXISTING LAND USE, CITY OF MOSIER, 1977

LAND USE CLASSIFICATION	AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	PERCENTAGE OF DEVELOPED LAND
Developed			
Residential	27.1	6.7	23.1
Commercial	2.7	0.7	2.3
Industrial	2.1	0.6	1.8
Institutional/Governmental	1.6	0.4	1.4
Communication/Utility	0.8	0.2	0.7
Recreational	1.7	0.4	1.4
Transportation	81.5	20.3	69.3
Total Developed	117.5	29.3	100.0
Undeveloped			
Agricultural	12.1	3.0	
Open Space, Range, Vacant	180.4	45.0	
Water	90.9	22.7	
Total Undeveloped	283.4	70.7	
Total Land Area	400.9	100.0	

Source: MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT

Urban Growth
130.5

Commercial Land

Commercial uses are generally concentrated along Highway 30, the primary street through Mosier. Approximately 3.7 acres or 2.3 percent of the developed portion of the city is in commercial use. Vacant lots and some vacant buildings are available in the commercial area.

Recreational

Recreational facilities occupy 1.7 acres or 1.4 percent of the developed area. This total includes city parks, playgrounds and athletic fields.

Transportation

Included in this category are all roads, parking areas and railroads. These uses occupy 01.5 acres or 69.3 percent of the developed land and constitute the largest land use category in terms of acreage. Several traffic problem areas exist.

LAND USE NEEDS

It is necessary to make some estimate of future land use needs in order to prepare a land use plan for Mosier. The estimates developed in this section are based upon the current population growth rate and on the present trends in the economy. The land use map appears on the following page.

Residential Needs

It is expected that between 20 and 25 acres of residential land will be needed by the year 2000 to accommodate the additional people expected at that time. This estimate is based on the following assumptions:

1. New residential development will continue to be primarily single family dwellings.
2. The average lot size will be 10,000 square feet.
3. The average number of persons will be three.

New residential developments will be determined by the ability of the site to be serviced by roads, sewer and water and by specific geologic hazards information. A portion of the Urban Growth Boundary has been established to accommodate the additional acreage requirement for residential expansion and to provide choice in the market place.

[Replace the map on this page (following “Land Use Needs”) with NEW COMPREHENSIVE PLAN MAP including public lands designations within City Limits] AS WITH PUBLIC LANDS MAP AND TABLE I CAN GIVE YOU A COPY FROM HERE TO USE AS A HARD COPY MASTER OR WE CAN GET IT FROM COUNTY SO WE CAN PRODUCE ON JOHN’S PRINTER.

Industrial Needs

Light industrial expansion has been identified as a need in Mosier and the area best suited for such development has been included in the second portion of the Urban Growth Boundary. This site provides the only alternative for industrial expansion in the Mosier area.

Recreational Needs

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

Neighborhood Parks	2 acres per 1000 population
Community Parks	5 acres per 1000 population
City-Wide Parks	5 acres per 1000 population

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

The tables below indicate current recreation acreages and acreage needs to the year 1990.

TABLE 4
EXISTING RECREATION ACRES

Neighborhood facilities*	.25 acres
Community facilities	.00 acres
City-Wide facilities	1.45 acres

*This total does not include the school athletic field, that is included in the city-wide facilities total.

TABLE 5
ADDITIONAL PARK ACREAGE NEEDS 1975 - 1990

PARK TYPE	1975 ACREAGE/NEEDS	1985 NEEDS	2000 NEEDS
Neighborhood Parks	.25 / .55	.72	.81
Community Parks	.0 / 1.38	1.8	2.05
City-Wide Parks	1.45 / 1.38	1.8	2.05
TOTAL	1.7	3.31	4.32

SOURCE: MCEDD

Other Land Use Needs

Additional acreage requirements for all other categories are not expected to increase significantly except for transportation. The acreage demand for transportation will increase as residential demands increase.

POLICY STATEMENTS

OVERALL GOAL

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

The following policies are intended to provide a framework for making planning decisions that will promote the above goal. These General Policies are those which basically apply to all uses and locations in the community.

Upon adoption of the plan, the policies will become official statements of the city and as such, they will be binding.

Policies have been prepared under the following headings: local, State, Federal Coordination, land Use, Transportation, Public Facilities and Services, Resources, Social-Economic, Housing, Recreation, and Citizen Involvement.

POLICIES

1. Land Use

- A. That additional city growth shall remain inside the designated Urban Growth Boundary.
- B. That an orderly, efficient and economical transition shall be made in converting rural lands to urban development.
- C. That any proposed development outside the city limits yet, within the Urban Growth Boundary, expecting city services such as water, sewer, roads, and fire protection shall first be annexed into the city of Mosier before that development takes place.

2. Local, State and Federal Coordination

- A. That the "proposed plans of local, state and federal agencies having a major impact upon the city of Mosier or its immediately surrounding area, shall be presented to the city council for their comments prior to adoption or implementation of those plans.
- B. That the plans of other local, state, and federal agencies shall be taken into account in preparing land use plans, and making related decisions.
- C. That those existing and proposed plans having major impact on the city of Mosier and the surrounding area shall have resolved conflicts before they are implemented in the city or its surrounding area.

D. That the term proposed plans be construed to include plans to surplus, sell, or exchange public lands, in order to ensure adequate consideration of available inventory of public lands prior to disposition of public lands.

3. Transportation

A. 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.

B. That street right-of-way, and all other public lands shall be considered for: park, open space, or other public uses prior to their vacation.

C. That Mosier shall provide and encourage a safe, convenient and economic transportation system for citizens when financially feasible.

D. That new streets and those with major improvements will be constructed to consistent standards as defined in the City's zoning ordinance.

E. That access on city streets will be managed to ensure a balance of mobility and access to individual properties; access shall be governed by access management standards as defined in the City's zoning ordinance.

F. That future bicycle, pedestrian and street connections will be undertaken as needed and as funding allows to ensure accessibility to community facilities and activity centers.

G. That improvements to Highway 30 will be consistent with standards and guidelines for the Historic Columbia River Highway.

4. Public Facilities and Services

A. That the city shall not provide sewerage or water services outside the city limits.

B. 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.

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

D. That water and sewage services shall be planned for in those areas where urban development is most suitable and desirable.

E. Public lands shall be inventoried within the UGB and zoned within the City Limits to provide a clear picture of the location, type and purpose of lands purchased for and dedicated to the provision of public services or the accommodation of public uses within the UGB.

5. Resource

A. That development shall be areas of known severe geologic hazard.

- B. That the water quality of Mosier and Rock Creeks shall be protected by not allowing the filling in to obstruct the natural flow of each river.
- C. That any development in the city or its surrounding area, either temporary or permanent occurring on the Columbia River, shall not discharge effluent or be detrimental to the river's flow nor shall it negatively affect the Columbia River's visual value, environmental, biological, or water quality.
- D. Those areas identified as having an archeological significance shall be protected from development or destruction, until excavation has occurred.

6. Social-Economic

- A. That development shall be encouraged which will improve employment opportunities providing desirable living conditions if the area are not diminished, by such development.
- B. That those employment opportunities shall be encouraged which are compatible with existing and anticipated uses of land as shown in the plan.
- C. 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.
- D. That a coordinated effort between regional governments and the county to stimulate economic development at the level the city of Mosier desires shall be encouraged.
- E. That decision related to employment opportunities shall take into account (1) alternative sites for proposed uses and (2) alternative uses for possible sites.
- F. That environmental effects to air, water and land resources quality shall be considered in addition to social economic factors when making economic planning decisions.
- G. That development of Mosier's downtown will enhance the appearance and quality of life for community residents and visitors and support economic development objectives.
- H. That development of Mosier's downtown will build on the unique character of the community and be consistent with development standards and guidelines as defined by the Mosier Zoning Ordinance.

7. Housing

- A. That areas where residential development exists shall be protected from encroachment of incompatible land uses.
- B. That multi-family housing shall be encouraged only in those locations where city water and sewer services are available to accommodate the needs anticipated by such units.
- C. That a range of housing prices and variety of housing types and locations shall be encouraged.
- D. That mobile homes shall not be permitted in single family residential - low density planned area.

8. Recreation

- A. That activities resulting in a fewer number of fishes migrating up river each year, or any damaging effects to the permanent Columbia River life shall be prohibited.
- B. That the city shall try to satisfy the recreational needs (including park acquisition and development) of its citizens at such time as the city -acquires the needed revenue.
- C. That recreation lands in public ownership shall be inventoried within the UGB and zoned within the city limits as either public lands (including lands formally developed or planned for active recreation such as play grounds and ball fields etc.), or as open space (including those lands informally or formally developed for passive recreation use in areas of higher natural resource value.

9. Citizen Involvement

- A. That citizens shall have the opportunity to participate in all phases of the planning process including future revisions in the comprehensive plan.
- B. That all land use planning meetings shall be open to the public.
- C. That all land use planning meetings shall be advertised in newspapers of general circulation and on community bulletin boards.
- D. That any resident of the community shall be allowed to participate on the Planning Committee.

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

1. Fire hydrant and adequate water lines
2. Reservoir and water system
3. Sewer extensions, and storm sewer
4. City road improvements (curbs, sidewalks, bike paths)
5. Community center
6. Marina recreation
7. Museum
8. Parks improvements
9. Animal containment facility

A Downtown and Local Street Network Plan was completed on May 13, 2003. This project was funded by an Oregon Department of Transportation and Department of Land Conservation and Development, Transportation Growth Management grant. The plan provides back ground documentation supporting ordinance amendments to help ensure orderly street improvements and conscientious development along the Columbia River Highway. It also identifies proposed future road, bicycle, pedestrian, and related public transportation improvements and sets their priority for completion.

Building Codes

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

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APPENDIX

"A"

ENVIRONMENTAL ASSESSMENTS

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