CHAPTER 13 EXCEPTIONS TO GOAL #3

A. Introduction

In applying the statewide goals, both the need for preserving agricultural, forest and other resource oriented land uses and the need for providing housing and rural development must be recognized.

To accomplish the task of protecting agricultural and forestry lands while satisfying a portion of the County's housing demand, an "exception" to the statewide resource oriented goals (the Agricultural and Forestry goals), may be needed. The process for taking an exception is explained in the Land Conservation and Development Commission Goal #2, "Land Use Planning" of the Statewide Planning Goals and Guidelines, as follows:

When, during the application of the statewide goals to plans, it appears that it is not possible to apply the appropriate goal to specific properties or situations, then each proposed exception to a goal shall be set forth during the plan preparation phases and also specifically noted in the notices of public hearing. The notices of hearing shall summarize the issues in an understandable and meaningful manner.

If the exception to the goal is adopted, then the compelling reasons and facts for that conclusion shall be completely set forth in the plan and shall include:

1. Why these other uses should be provided for;

2. What alternative locations within the area could be used for the proposed uses;

3. What are the long term environmental, economic, social, and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;

4. A finding that the proposed uses will be compatible with other adjacent uses.

Specifically, the "Exceptions Process" is utilized to evaluate whether certain lands should be designated for future rural development or maintained as resource lands. As defined, this process requires that any lands designated for rural development be justified based on (1) "need"; (2) a consideration of other alternatives which would or would not require an exception;(3) a consideration of long-term consequences of designating an area for rural development; and, (4) the compatibility of the anticipated development with adjacent uses. When resource oriented goals cannot be met based on the need to provide for other uses, the "Exceptions Process" provides the flexibility to deal with those kinds of conflicts. Areas which are already "committed" to non-resource uses may be automatically accepted based on the definition of "committed lands" described in the following section.

Realizing that existing development within "resource oriented" areas, such as agricultural or forest lands, cannot logically be considered for resource uses, the Land Conservation and Development Commission devised a definition and mechanism for excluding such lands from resource consideration. This definition and mechanism, termed "committed lands", is described in a policy paper concerning questions about applying the statewide Agricultural goal. The following are excerpts from that paper:

> When agricultural land is no longer available for farm use, the full findings, ordinarily required for an exception, are not necessary. The finding that the land has been (1) physically developed or built upon, or that the land has been (2) irrevocably committed to urban or rural uses, is the only information necessary to support a valid exception. However, how much of the land is considered as "physically developed or irrevocably committed" must be set forth with the facts supporting the designation of "developed" or "committed".
>
> The (Land Conservation and Development) Commission has not defined "physically developed or irrevocably committed" preferring to leave that decision, on the nature and extent of these areas up to people more familiar with the particular situation. Whether or not land is in fact no longer available for farm use, will depend on the situation at the specific site and the factors dealing with areas adjacent to it ...The exact nature and extent of the areas "physically developed or irrevocably committed" must be clearly set forth ... The specific area(s) must be shown on a map and keyed to the appropriate findings of fact.

The following examples of "committed lands" were obtained from the same L.C.D.C. policy paper.

> In some cases, a county might treat a ten-acre parcel of land suitable for farm use as "committed" even though a residence only occupies a one-acre portion of the, parcel in a corner of the property.
>
> Whether the land is, in fact, "committed" will depend on the specific factors on and adjacent to the ten acres. For instance, the land may be surrounded by intensive development which may make cultivation or grazing impracticable.
>
> On the other hand, the ten acres may only have a few acreage home sites nearby whose residents keep livestock and do small scale or intensive farming. In such a situation, the preservation of the ten acres, in an exclusive farm use zone would be proper as would, the inclusion of the acreage home sites in the Exclusive Farm Use as a pre-existing situation.
>
> Another form of "commitment" could consist of significant, earlier public decisions, such as the approval and recording of a subdivision upon which construction has been started. Such construction might be the laying of a water or sewer line specifically designed and sized to permanently serve the subdivision.

On the other hand, the mere existence of a subdivision plat or a water or sewer district with service available to an area or parcel of agricultural land does not alone constitute a basis of "commitment". There are many examples of subdivisions or service districts within which land is being farmed. Some of these subdivisions are the old "fruit farms" type of five and 'ten acre lot divisions which never go beyond the "paper" stage. Others are more recent subdivisions which have not had any significant improvements. These agricultural lands obviously should be protected with an Exclusive Farm Use Zone.

B. Wasco County Committed Lands Process

To identify those lands committed to non-resource uses in Wasco County a two step process was used. The first step was to review an area's existing settlement pattern, the existing parcelization, and the amount of actual physical, development. A window survey was conducted to inventory the location of any physical development, to identify any significant factors which make this area unsuitable for resource purposes, and to determine the appropriate land use classification for a particular area. A breakdown of Soil Conservation Service agricultural capability class and forest site class was also inventoried to determine which areas are more suitable-for resource protection.

The second step involved a more detailed inventory of those areas previously identified for non-resource uses. For each specific area, the legal description, ownership, tax assessment, size of parcel and level of improvement were inventoried. The level of improvements was based on the January, 1982 Assessment Roll for Wasco County. Any parcel receiving a "true cash value" over five thousand dollars, or containing a mobile home or homestead was considered developed.

The Wasco County Assessor, Clair L. Balzer, explains:, "In most cases, the minimum value for improvements on a tax lot, which would indicate that there was a small home or cabin located there, or buildings used in connection with a mobile home would be a true cash value of $5,000. Values less than this amount are in most cases single buildings of a special purpose, such as barns, feed sheds, or buildings from an original farmstead which are, now broken up into smaller acreages and the buildings remain on some of that acreage. If there is a question about any specific tax lot, information about the improvement can be obtained from the Assessor's office".

A parcel considered developed by this criteria did not automatically constitute commitment, but was a good indicator that a substantial amount of physical development exists on the parcel. Other factors such as size, tax assessment, location in relation to other parcels, level and amount of public facilities and services, character of the community and development trends were also considered.

C. Summary of Wasco County Exception Areas

All of Wasco County exceptions have been based on commitment. The compelling reasons and facts are presented throughout this section of the plan. Exceptions based on commitment do not need the detailed justifications that exceptions based on need do. Therefore, questions (1) through (4) above do not always apply to committed lands. Where they do apply, the following summary and analysis will provide the needed information and justifications.

Total County Land Area:	1,530,880.00 Acres
Total Acreage in Exception Areas:	7,291.81 Acres
Percent of the County's Total Land Area in Exceptions	0.47 Percent

Committed Exceptions

Number	Location	Acres
Rural Service Centers		
1.	Pine Grove	259.45
2.	Pine Hollow	834.00
3.	Rowena	551.00
4.	Tygh Valley	756.00
5.	Wamic	223.43
6	Walters Corners	6.00
		2,629.88
Committed Subdivisions (See Detailed Pages)		
1.	Brown's Ranch Estates	116.2
2.	Cameron Tracts	280.9
3.	Dundas Tracts	160.0
4.	Flyby Night Subdivision	190.75
5.	Mill Creek Wayside Garden	9.78
6.	Mountain View Homes	7.28
7.	Reservoir Addition	9.00
8.	Rowena Dell P.U.D.	64.09
9.	Shady Brook Estates	86.64
10.	Sportsmans Paradise	994.74
11.	North Sportsmans Paradise	219.18
12.	South Sportsmans Park	13.20
13.	Sportsmans Park 2	16.8
14.	Sportsmans Park 3	28.4
15.	Sportsmans Park 4	15.2
16.	Terrace Trailer Homes	8.5
17.	Terrace Trailer Homes 2	10.92
18.	Terrace Trailer Homes 3	1.56
19.	Tooley Terraces	10.24
20.	Valley View Acres	32.98
21.	Wahtonka Tracts Subdivision	100.60
22.	Wayside Second Addition	2.00
23.	Williams First Addition	17.6
		2,396.56
Other Committed Lands		
1.	Rowena Dell Area	1,234.36
2.	Areas Adjacent to The Dalles U.G.B.	863.89
3.	Pine Grove Area	120.00
4.	Brown's Re-zone	1.15
5.	Mid-Columbia Grain Growers Re-zone	0.29
6.	Camp Morrow Re-zone	37.76
7.	Sacamano Re-zone	7.92
		2,265.37

Summary of Exception Areas

Exception Area	Legal Description	Acres	Number of Lots	Avg. Parcel Size	Zoning
Pine Grove (RSC)	T5S, R11E, & 12E	248.33	57	4.36	Varied
Pine Hollow (RSC)	T4S, R12E, S3 & 4	660.96	452	1.46	A-R
Rowena (RSC)	T2N, R12E	359	87	3.67	Varied
Tygh Valley (RSC)	T4S, R13E	294.19	279	1.05	Varied
Wamic (RSC)	T4S, R12E, S11, 14	96.63	69	1.4	Varied
Walters Corners (RSC)	T5S, R12E, S13, 14, 23, 24	6	4	1.5	C-2
Sportsman's Park	T4S, R11E, S14	64.78	184	.35	A-R
Pine Grove Area	T5S, R11E	123.5	18	6.86	RR
Mill Creek Reservoir Area	T1N, R12E, S22	25.14	40	.63	RMH-2
Mt. View Homes	T1S, R13E, S34	3.37	13	.26	R-2
Tooley Terrace Area	T2N, R13E, S7	30.20	58	.52	R-1/RMH-2
Valley View Acres	T1N, R13E, S12	20.81	19	1.52	RR
Brown's Re-Zone	T1N, R13E, S12	1.15	1	1.15	R-4
Mid-Col. Grain Re-Zone	T7S, R17E, S32	.29	1	.29	M-1
Rowena Dell Area	T2N, R12E	1,258.78	140	8.99	RR
The Dalles Area	T2N R13E	2,170.48	542	4.00	Varied
Mill Creek Area	T1N, R13E, S4, 8	16.32	27	.6	R-1
Mt. Hood Subd. (Richman)	T1N, R13E, S1, 12	171.46	7	N/A	RR
Dry Hollow Area	T1N, R13E, S10	14.13	17	.83	R-2
Cherry Park Area	T1N, R13E, S1	18.25	10	1.83	RR
Fifteen Mile Creek Area	T2N, R14E, S31	14.8	6	2.46	RR
The Dalles Country Club	T2N, R13E, S17, 20	21.28	6	3.55	C-1
The Dalles Concrete	T2N, R13E, S17	29.79	3	9.93	M-2/M-1
Bert Hodges' Property	T2N, R13E, S29	57.17	7	N/A	C-1/R-1
Bryant Property	T2N, R13E, S20,21	18.55	1	N/A	M-2
Total (Averages)		5,733.36	2,049	2.6	

Justification For Committed Subdivisions

Subdivision	Legal Description	Acres	# of Lots	Avg. Lot Size	% of Lot Committed	Zoning
Brown's Ranch Estates	2N, 13E, S31	116.2	19	6.12	11	RR-5
Cameron Tracts	2N, 12E, S9	280.9	33	8.51	24	RR-5
Dundas Tracts	2N, 12E, S16	160	16	10.00	45	RR-5
Flyby Night Subdivision	2N, 12E, S15	190.75	25	7.63	44	RR-5
Mill Creek Wayside Garden	1N, 12E, S22	9.78	8	1.33	75	RMH-2
Mountain View Homes	1S, 13E, S34	7.28	13	0.56	26	R-2
Reservoir Addition	1N, 12E, S22	9	18	0.50	65	RMH-2
Rowena Dell	2N, 12E, S3	64.09	29	2.21	25	RR-5
Shady Brook Estates	3S, 13E, S31	86.64	6	14.44	68	FF-10
Sportsmans Paradise N.	2S, 12E	994.74	118	N/A	21	FF-10
Sportsmans Paradise S.	2S, 12E, S14	219.18	26	8.43	19	FF-10
Sportsmans Park	4S, 11E, S14	13.20	33	N/A	71	AR
Sportmans Park 2	4S, 11E, S14	16.80	42	N/A	71	AR
Sportsmans Park 3	4S, 11E, S14	28.40	71	N/A	44	AR
Sportsmans Park 4	4S, 11E, S14	15.20	38	N/A	39	AR
Terrace Trailer Homes	2N, 13E, S17	8.5	25	0.34	63	RMH-2
Terrace Trailer Homes 2	2N, 13E, S17	10.92	6	1.82	67	RMH-2
Terrace Trailer Homes 3	2N, 13E, S17	1.56	6	0.26	83	RMH-2
Tooley Terraces	2N, 13E, S17	10.24	16	0.64	40	R-1
Valley View Acres	1N, 13E, S12	32.98	17	1.94	35	RR-5
Wahtonka Tracts Subdiv.	1N, 12E, S1	100.60	20	5.03	65	RR-5
Wayside Second Addition	1N, 12E, S22	2.00	4	0.50	75	RMH-2
Williams First Addition	1N, 13E, S8	17.6	16	1.10	83	R-1

Pine Grove

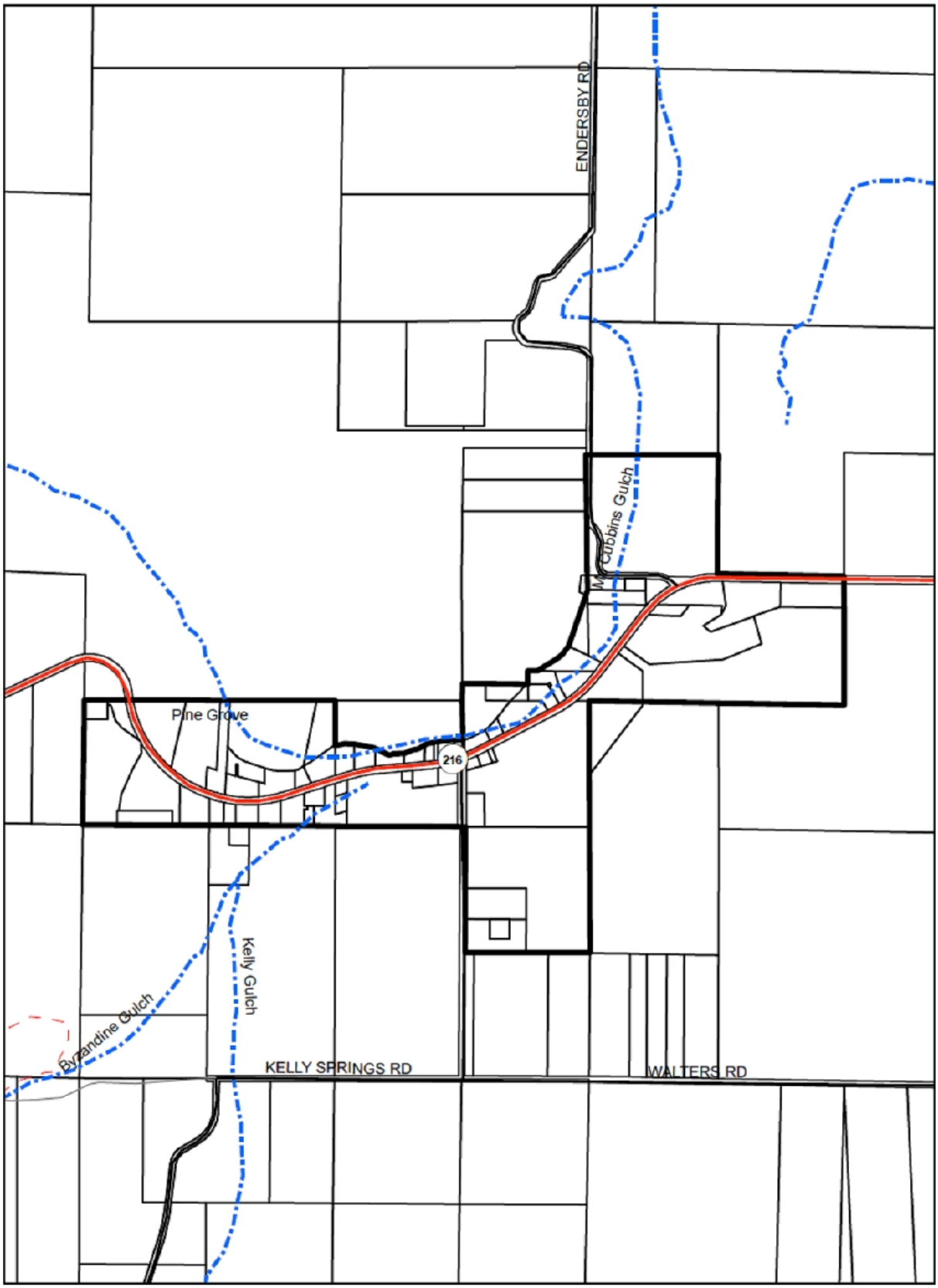
Pine Grove has approximately forty residents. It is located on an all-weather asphalt paved road sixteen miles west of Maupin on State Highway #216, a major highway between central Wasco County and Portland. Pine Grove forms a ribbon development along this highway for a distance of 1.15 miles. The population has remained fairly stable over recent years. An increase is expected over the next twenty year period in this central area due to increasing demands for housing and recreation. Pine Grove contains one combination store/service station, a restaurant, a tavern, and a rock quarry owned by the Oregon State Highway Division.

Pine Grove is served by a community water system. Sanitary waste water disposal is via individual septic tank units with subsurface drain fields. Fire protection is furnished by the Juniper Flat Rural Fire Protection District. Police protection is by the Wasco County Sheriff's Office. Bonneville Power Administration has power lines nearby.

Pine Grove is an established, platted community that is unincorporated. Many goods and services are provided to residents of the surrounding farm and forest lands which reduce the need to drive to other towns, such as Maupin, Tygh Valley, Dufur, or The Dalles.

Exception Area: Pine Grove
Location: Township: 5S Range: 11E & 12E Sections: 24, 25 & 26 (Range 11) and 19 & 20 (Range 12)
Zoning Classification: Varied
Plan Designation: Rural Service Center
Property Information: Total Acreage: 259.45 Number of Parcels: 63 Average Parcel Size: 4.12 Largest Parcel: 41.07 Smallest Parcel: .02 Occupied Parcels: 55 Vacant Parcels: 8 Development Density (Acres/Dwelling): 4.72
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 4.74 Class II: 112.12 Class VII: 112.47 Class II & IV: 30.12
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 224.59 120-85: 4.74 84-50: 30.12 20 or Less: 0
Adjacent Uses: North: Forest East: Agriculture, Range South: Agriculture, Forest West: Forest
Additional Information:

Pine Grove Rural Service Boundary



Pine Hollow

Pine Hollow consists of 834 developed acres with 500 lots. Average lot size is 20,000 square feet; all have been sold. There are seventy permanent residents.

Five wells provide water to 200 water users. The capacity of the wells is 1,000 units. Sanitary wastewater disposal is via individual septic tanks with drain fields. Soil conditions are generally suitable for this type of wastewater disposal. A public wastewater collection/treatment system is planned for development.

Other services include one restaurant, two gas pumps, an airstrip, a commercial park, and a commercial lease park with twenty-eight spaces (another 72 are possible). Structural and nonstructural fire protection is by a volunteer fire department.

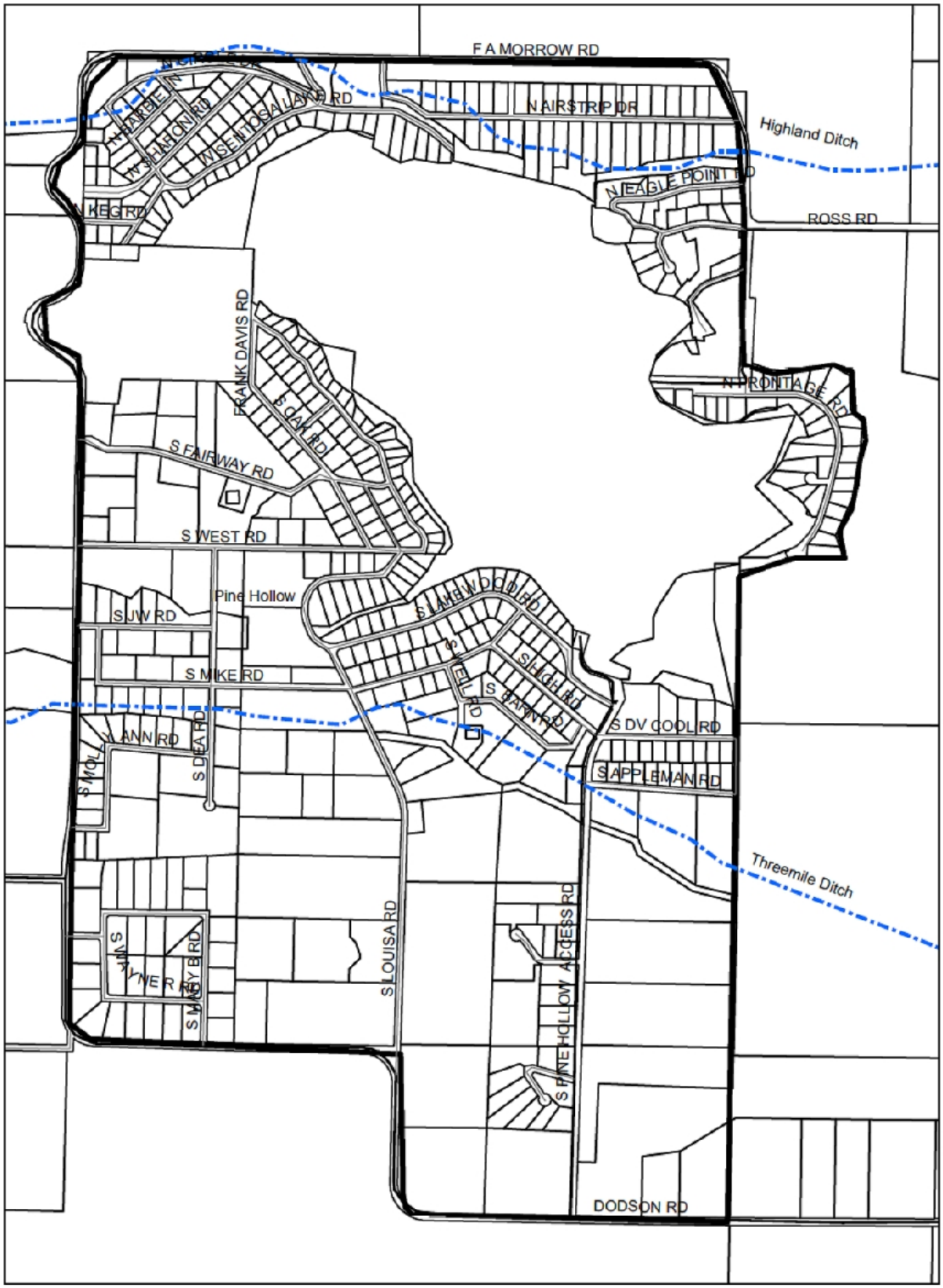
Adjacent land uses are primarily forest activities including game management by the Oregon State Fish and Wildlife Department. To the south and east there is scattered grazing and farming activities. Lot sizes of adjoining land ranges from forty (40) acres to three hundred ninety (390) acres. (See Pine Hollow Land Use map).

There is definitely a desire for this type of recreational development; as all the lots in Pine Hollow have been purchased and are committed to residential uses. The only other development of this type is at Rock Creek Reservoir, approximately five miles to the west.

Residents of Pine Hollow do not need to travel long distances to obtain both necessary goods and services as well as re-creational facilities. This type of development is very compatible with surrounding farm and forest uses, and in fact, provides services to help sustain them.

Exception Area: Pine Hollow
Location: Township: 4S Range: 12E Sections: 3, 4, 9 & 10
Zoning Classification: A-R (Agricultural Recreational)
Plan Designation: Recreational
Property Information: Total Acreage: 834 Number of Parcels: 500 Average Parcel Size: 1.76 Largest Parcel: 14.5 Smallest Parcel: .23 Occupied Parcels: 70 (Year Round) Vacant Parcels: 1 Development Density (Acres/Dwelling): *7.14
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 4.5 Class II: 0 Class VII: 449.5 Class II & IV: 380
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 0 120-85: 0 84-50: 834 20 or Less: 0
Adjacent Uses: North: Agricultural East: Agricultural South: Agricultural West: Agricultural, Forest
Additional Information: *This entire area is committed to full time residential and part-time recreational use. Although many lots are not used year round, they are used extensively in the summer months.

Pine Hollow Rural Service Boundary



Rowena

Rowena is located about five miles west of The Dalles along Interstate Highway 84 and the Old Columbia Gorge Highway 30. Approximately 160 people reside in this community. Of the 61 residences, 51 are conventional homes and 10 are mobile homes. This area has traditionally been zoned to allow mobile homes.

The Rowena rural service area covers approximately 551 acres. Average lot size in the developed areas is 4.61 acres. Approximately 140 acres are in highway and railroad rights-of-way. Some development has occurred north of Interstate 84 and the Union Pacific Railroad tracks, which is generally in the flood plain of the Columbia River. Most of the development, however, lies south of I-84.

Rowena is solely a residential community, having no commercial, industrial or public uses. Individual wells and septic systems service this area. Police protection is given by the Wasco County Sheriff's Office and the Oregon State Police. Fire protection is given by the Wasco Rural Fire Department in The Dalles.

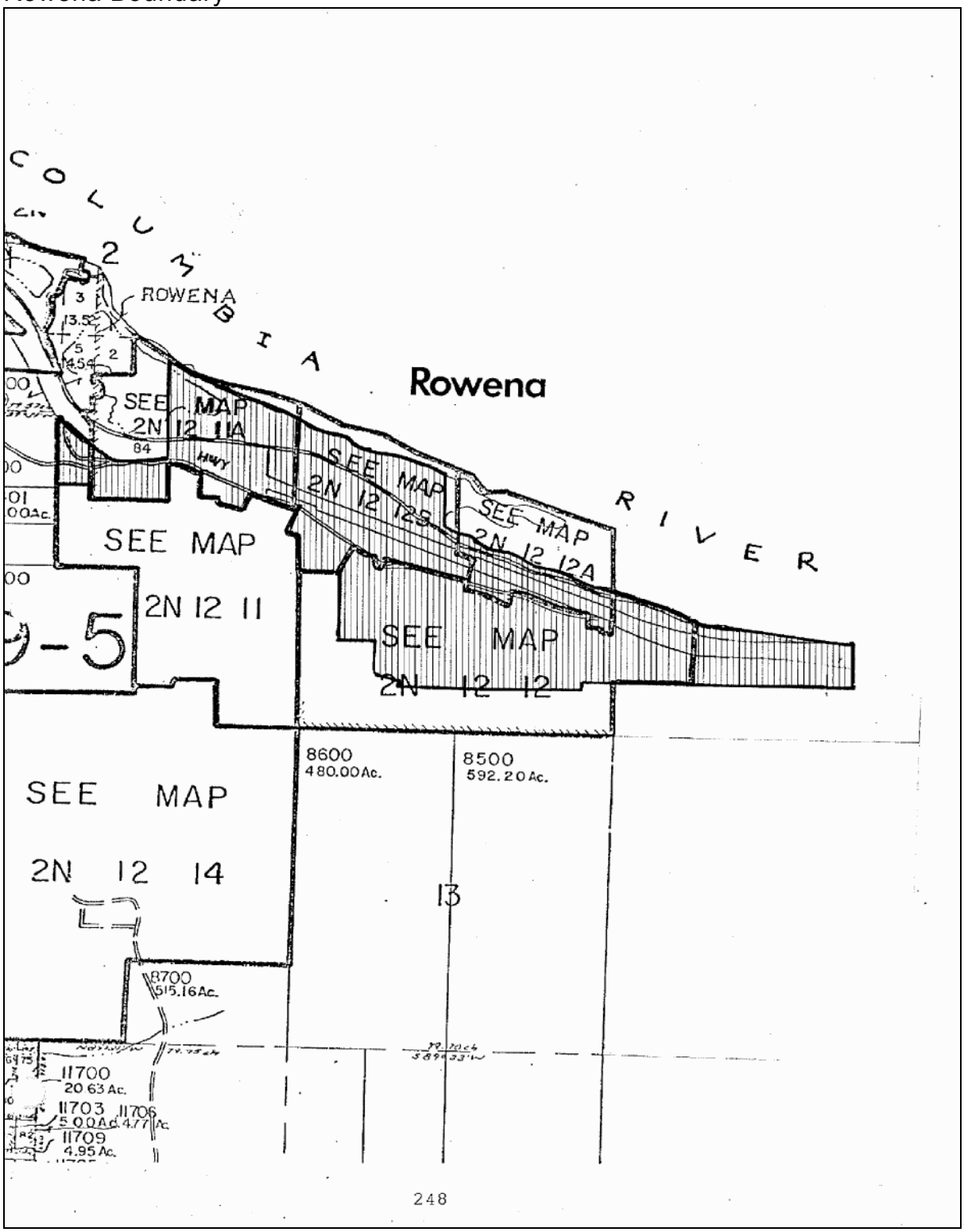
The rural service boundary designated for Rowena engulfs those lands which are generally committed to residential use. Soils are generally class VII and the predominant Forest site class is VII, or non-forest.

Although Rowena contains no commercial establishments of any nature, the short distance to The Dalles makes goods and services easily attainable without large investments in time and energy. There will be little long-term effect on the area if the present residential uses are allowed to continue.

Some of the Rowena area is in farm and open space uses. These areas are generally not included in the exception area. Only those lands committed to small lot sizes and residential uses were included. They present no conflict to the surrounding open space and non-intensive farming practices.

Exception Area: Rowena
Location: Township: 2N Range: 12E Sections: 1, 2, 11 & 12
Zoning Classification: Varied
Plan Designation: Rural Service Center
Property Information: Total Acreage: *551 Number of Parcels: 89 Average Parcel Size: 4.61 Largest Parcel: 35 Smallest Parcel: 0.01 Occupied Parcels: 61 Vacant Parcels: 28 Development Density (Acres/Dwelling): 6.73
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 79 Class II: 0 Class VII: 303.32 Class II & IV: 0
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 220.32 120-85: 75 84-50: 87 20 or Less: 0
Adjacent Uses: North: Columbia River East: Agricultural, Residential, Open Space South: Cliffs of the Columbia Gorge, some limited agricultural West: Agricultural, Recreational
Additional Information: *The total figure of 551 acres includes land in highway and railroad rights-of-way. Average parcel size and density calculations excluded the 140 acres in these uses: i.e., 411 acres is the total land area within the rural service center boundaries used for all other pertinent calculations on this page.

Rowena Boundary



Tygh Valley

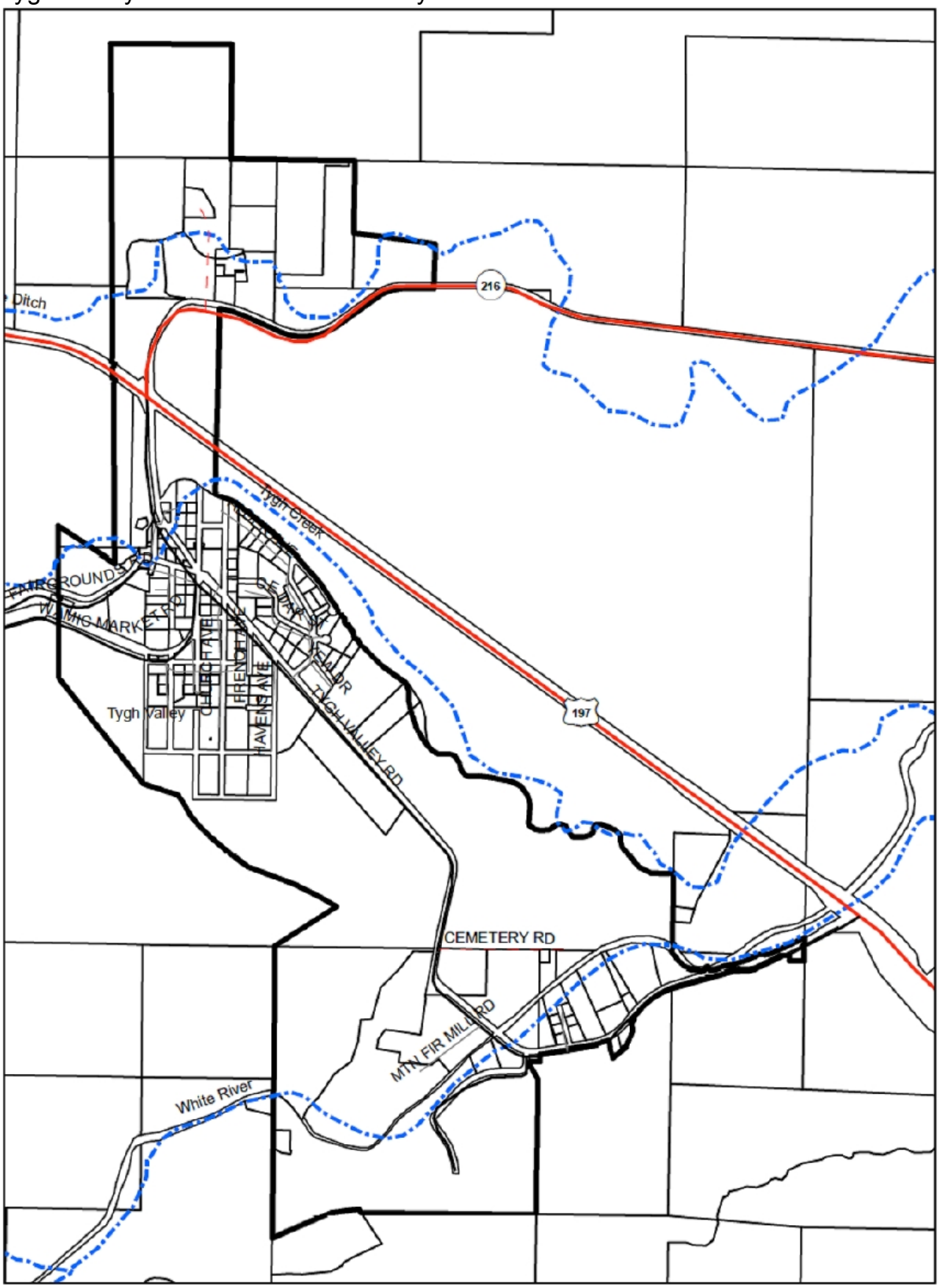
Tygh Valley is a community situated adjacent to and south of State Highway 216, located eighteen miles south of Dufur and ten miles north of Maupin. There are approximately 175 residents. Tygh Valley Timber Company, located about one mile south of town, maintains private company family housing for approximately an additional 85 persons. The population has remained fairly constant over the years and it is expected that this trend will continue with a modest increase in population expected over the next twenty year period. Tygh Creek meanders on the north between the community and the realigned state highway. Commercial establishments consist of the following: a general store, restaurant, combination tavern/cafe, two service stations, welding shop, motel, trailer parks and two churches.

The community is served by a water system supplied by one spring and two wells. The present supply will meet the community's needs for the next ten to twenty year period. Tygh Valley's fundamental waste water disposal system is by individual septic tanks with drain fields. Soil conditions generally are suitable for this type of waste water disposal. Police protection is by the Wasco County Sheriff's Office.

The area within the Rural Service Center designation is committed to urban uses. Similar urban uses may be found in the City of Maupin, approximately four miles to the south. This area provides many necessary urban services to residents in and around this area and also to tourists and passersby. Permitting these services to occur in this area will conserve energy for transportation uses and provide economic benefits in terms of goods and services provided Tygh Valley has existed as a community for many years. The urban uses in the town have been a benefit to the surrounding farming uses by providing needed social and economic services.

Exception Area: Tygh Valley
Location: Township: 3S & 4S Range: 13E Sections: 33 & 34(3S) and 3, 4, 9, 10, 11 & 15(4S)
Zoning Classification: Varied
Plan Designation: Rural Service Center
Property Information: Total Acreage: 756 Number of Parcels: 178 Average Parcel Size: 4.25 Largest Parcel: 91.22 Smallest Parcel: .11 Occupied Parcels: 95 Vacant Parcels: 83 Development Density (Acres/Dwelling): 7.96
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 223 Class II: 0 Class VII: 212 Class II & IV: 321
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 756 120-85: 0 84-50: 0 20 or Less: 0
Adjacent Uses: North: Agricultural, Vacant East: Agricultural South: Range, Vacant West: Agricultural
Additional Information:

Tygh Valley Rural Service Boundary



WASCO COUNTY PLANNING OFFICE

1721 W. 10th STREET THE DALLES, OREGON 97058

DANIEL C. DUROW, Director of Planning PHONE: (503) 298-5169

TO: Wasco County Planning Commission

FROM: Wasco County Planning Office
Dan C. Durow, Director of Planning

RE: Proposed Plan Amendment and Zone Change to Mountain Fir Lumber Company property in Tygh Valley

Property Description:

4 South	11 East	10	500
[Township]	[Range]	[Section(s)]	[Tax Lot(s)]

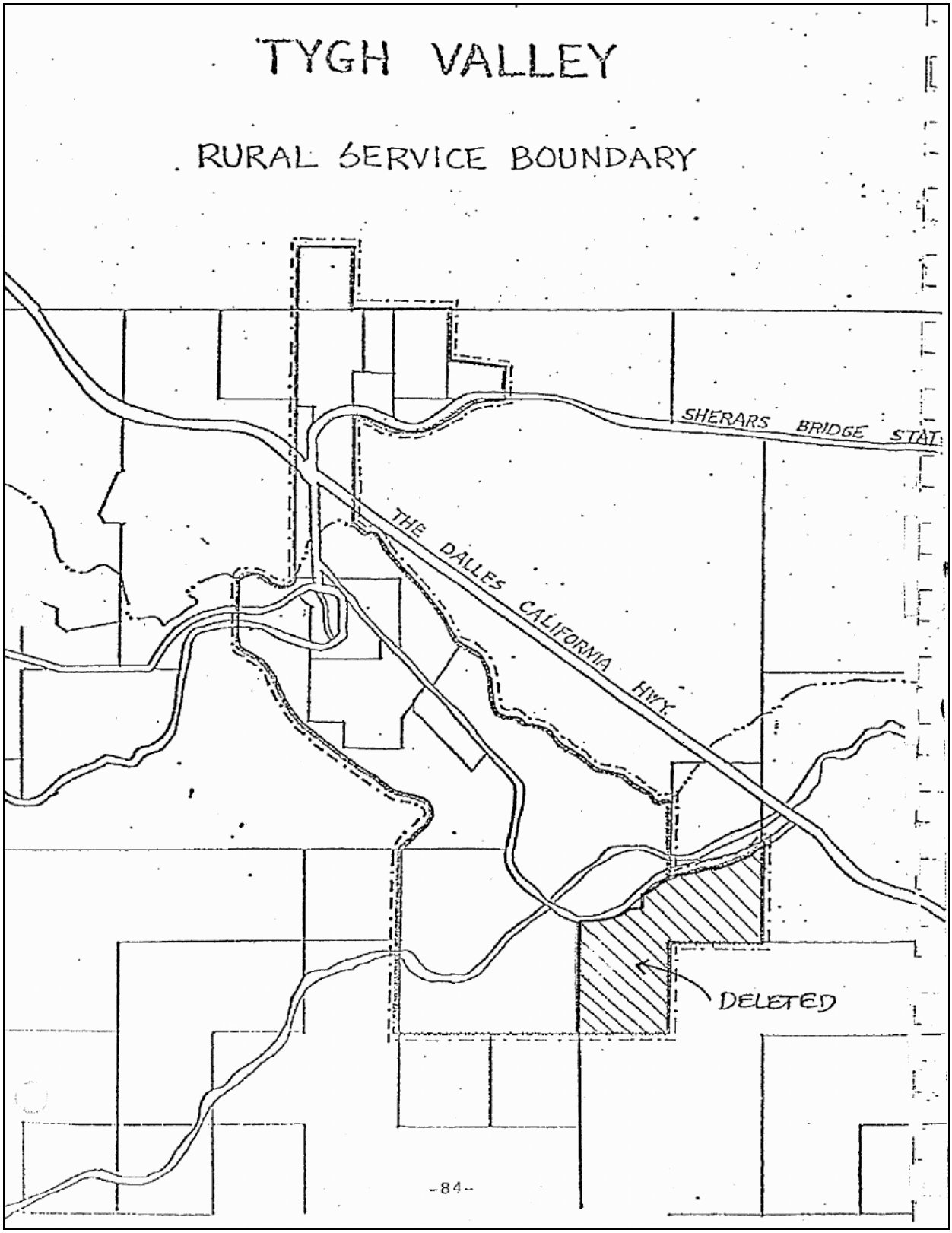
Existing Comprehensive Plan Designation: Rural Service Center

Existing Zoning: "A-1 (20)" Exclusive Farm Use

Proposed Comprehensive Plan Designation: Agriculture

Proposed Zoning: "A-1 (80)" Exclusive Farm Use

Basis for this Amendment: After re-evaluating this area this parcel was found not to be committed to a non-farm use.



Original Rural Service Boundary with Designated “Deleted” Area

Wamic

Wamic has a population of approximately one hundred and fifty residents. It is located on an all-weather asphalt paved county road, five miles west of Tygh Valley and Federal Highway #197. Threemile Creek traverses through the northerly portion of the community with the majority of the residential development on the south side of the creek. Wamic contains one combination grocery/clothing/ hardware store; a combination garage/repair shop; a telephone office; a church and an elementary school. Over the past twenty years the community's population has remained fairly constant, and it is anticipated this same trend will continue during the next twenty years.

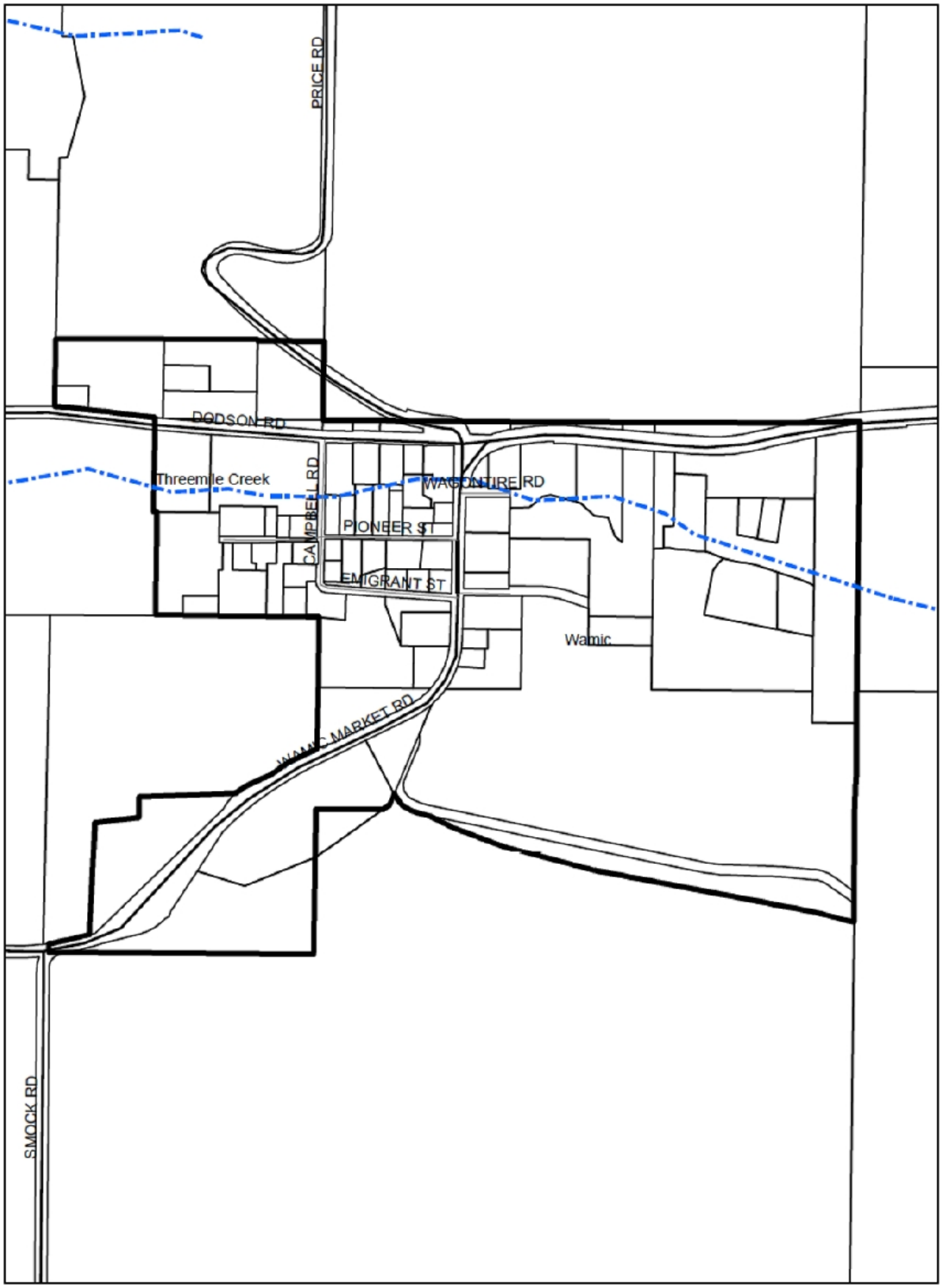
Wamic is served by a community water system that is considered adequate for the next ten year period. A separate underground piping irrigation system serves the residents' outdoor sprinkling and irrigation needs. Sanitary waste water disposal is by use of individual septic tanks with sub-surface drainfield installations. Police protection is provided by the Wasco County Sheriff's Office.

The lands within the Wamic Rural Service Center have been committed to urban and residential use for many years. To obtain similar services elsewhere, one would have to travel to Pine Grove which is approximately twelve miles to the south or to Tygh Valley, about four miles to the east.

Wamic provides social and economic services needed by residents in the surrounding farm and forest lands. It is situated at a convenient distance between the two larger towns of Tygh Valley and Pine Grove, which reduces the need to travel longer distances to obtain goods and services. This presents an advantageous economic and energy savings.

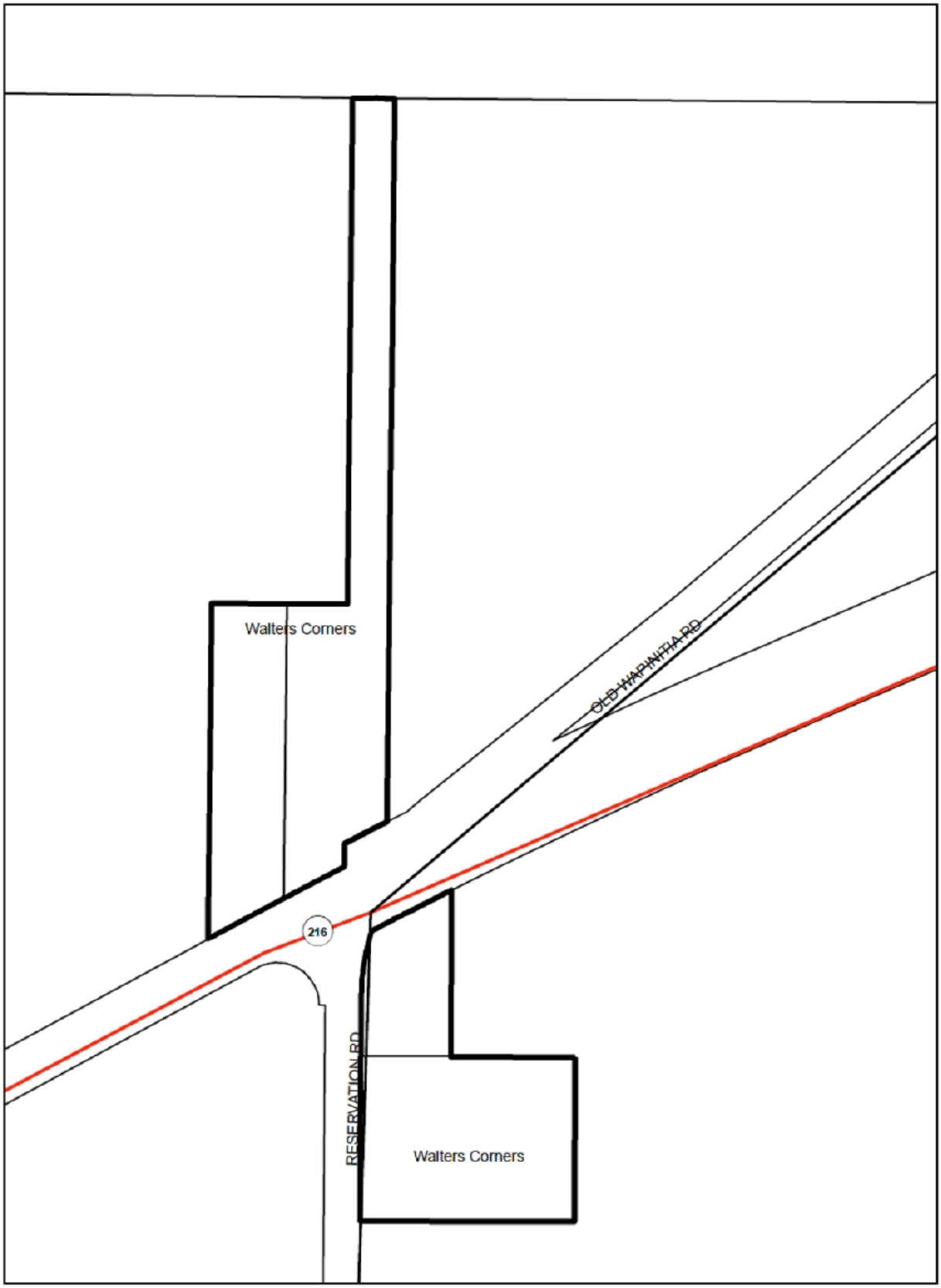
Exception Area: Wamic
Location: Township: 4S Range: 12E Sections: 10, 11, 14 & 15
Zoning Classification: Varied
Plan Designation: Rural Service Center
Property Information: Total Acreage: 223.43 Number of Parcels: 63 Average Parcel Size: 2.7 Largest Parcel: 11.10 Smallest Parcel: .04 Occupied Parcels: 40 Vacant Parcels: 12 Development Density (Acres/Dwelling): 4.26
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 59.14 Class II: 4.35 Class VII: 106.28 Class II & IV: 0
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 0 120-85: 1.18 84-50: 0 20 or Less: 0
Adjacent Uses: North: Forest, Agriculture, Range East: Agriculture, Range South: Forest, Agriculture, Range West: Agriculture, Range, Forest
Additional Information:

Wamic Rural Service Boundary



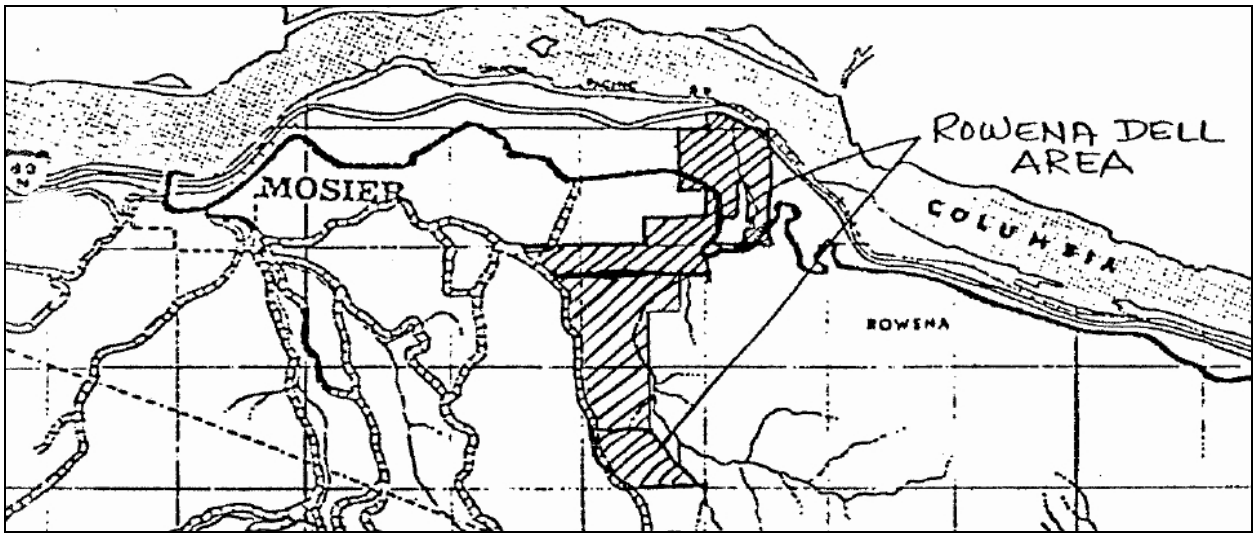
Exception Area: Walters Corners
Location: Township: 5S Range: 12E Sections: 14, 23, & 24
Zoning Classification: R-C (Rural Commercial) & A-1(160) Exclusive Farm Use
Plan Designation: Rural Service Center
Property Information: Total Acreage: 6 (approximately) Number of Parcels: 4 Average Parcel Size: 1.5 Largest Parcel: 2.27 Smallest Parcel: .79 Occupied Parcels: 3 Vacant Parcels: 1 Development Density (Acres/Dwelling): 2
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 0 Class II: 6 Class VII: 0 Class II & IV: 0
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 0 120-85: 0 84-50: 0 20 or Less: 0
Adjacent Uses: North: Agricultural East: Agricultural South: Agricultural West: Agricultural
Additional Information: The commercial use of Walters Corners has existed for many years and is a landmark in that area of the County. No long-term, negative environmental, economic, or energy consequences will occur if the use continues. No conflicts have ever occurred with adjacent uses nor are they expected to occur in the future.

Walters Corners Rural Service Boundary



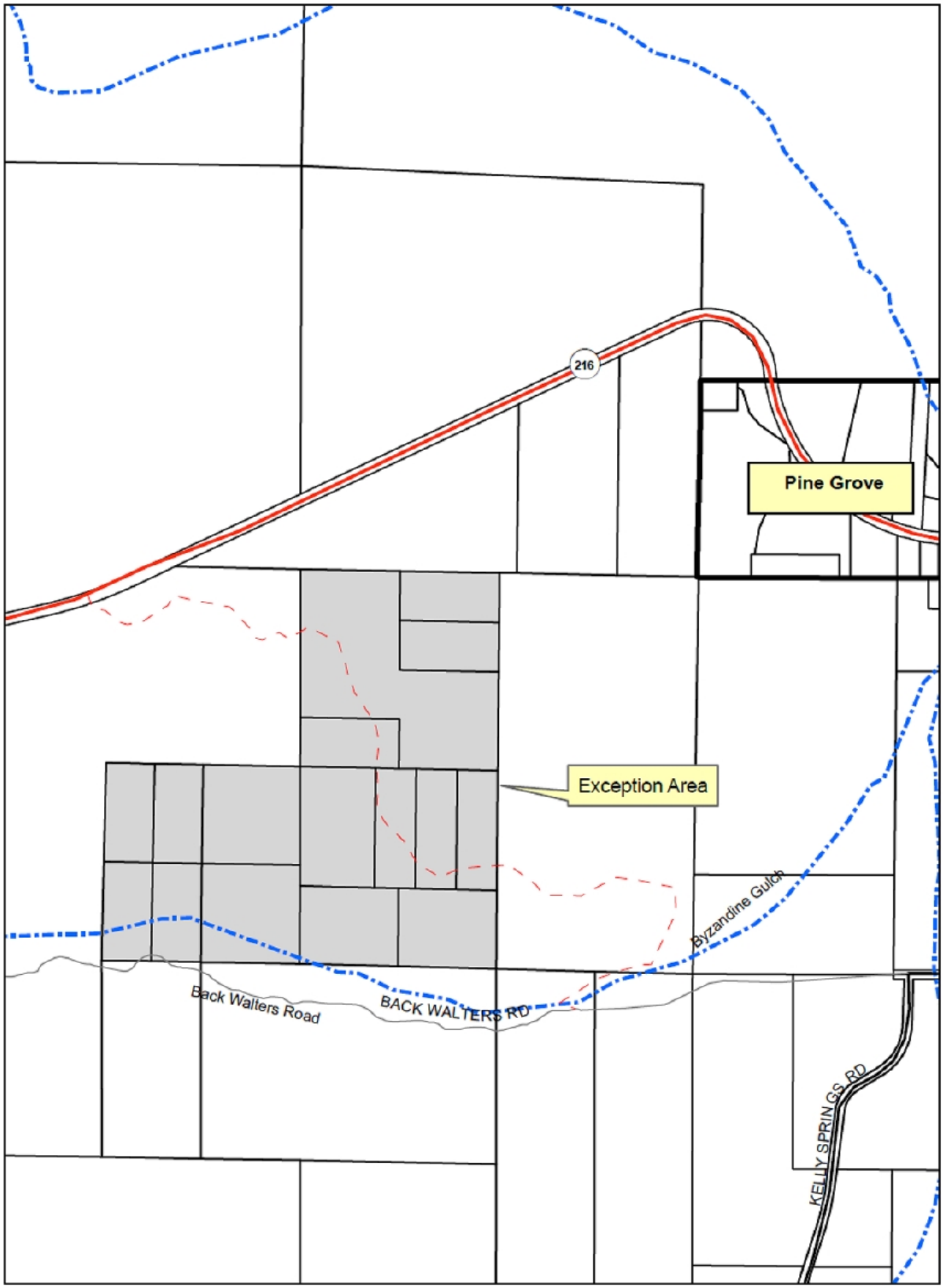
Exception Area: Rowena Dell Area
Location: Township: 2N Range: 12E Sections: 3, 4, 8, 9, 10 & 16
Zoning Classification: RR-5
Plan Designation: Rural Residential
Property Information: Total Acreage: 1,234.36 Number of Parcels: 65 Average Parcel Size: 18.99 Largest Parcel: 295.66 Smallest Parcel: 0.12 Occupied Parcels: N/A Vacant Parcels: N/A Development Density (Acres/Dwelling): N/A
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 79 Class II: 0 Class VII: 1,140.24 Class II & IV: 84.12
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Class 1: 0 Class 5: 210.08 Class 2: 0 Class 6: 676.12 Class 3: 0 Class 7 (Non-Forest): 348.16 Class 4: 0
Adjacent Uses: North: Columbia River and other rural residential lands East: Agriculture – Scrub Oak South: Agriculture – Scrub Oak West: Agriculture – Scrub Oak
Additional Information: Most frequently occurring lot size is 0.01 to 9.99 acres. Five acre minimum lot size will prohibit 56% of the lots from being partitioned further. 0.01 to 9.99 (37) 40.00 to 79.99 (4)) 10.00 to 19.00 (16) 80+ (3) 20.00 to 39.99 (5) See Attached Map

Rowena Dell Area



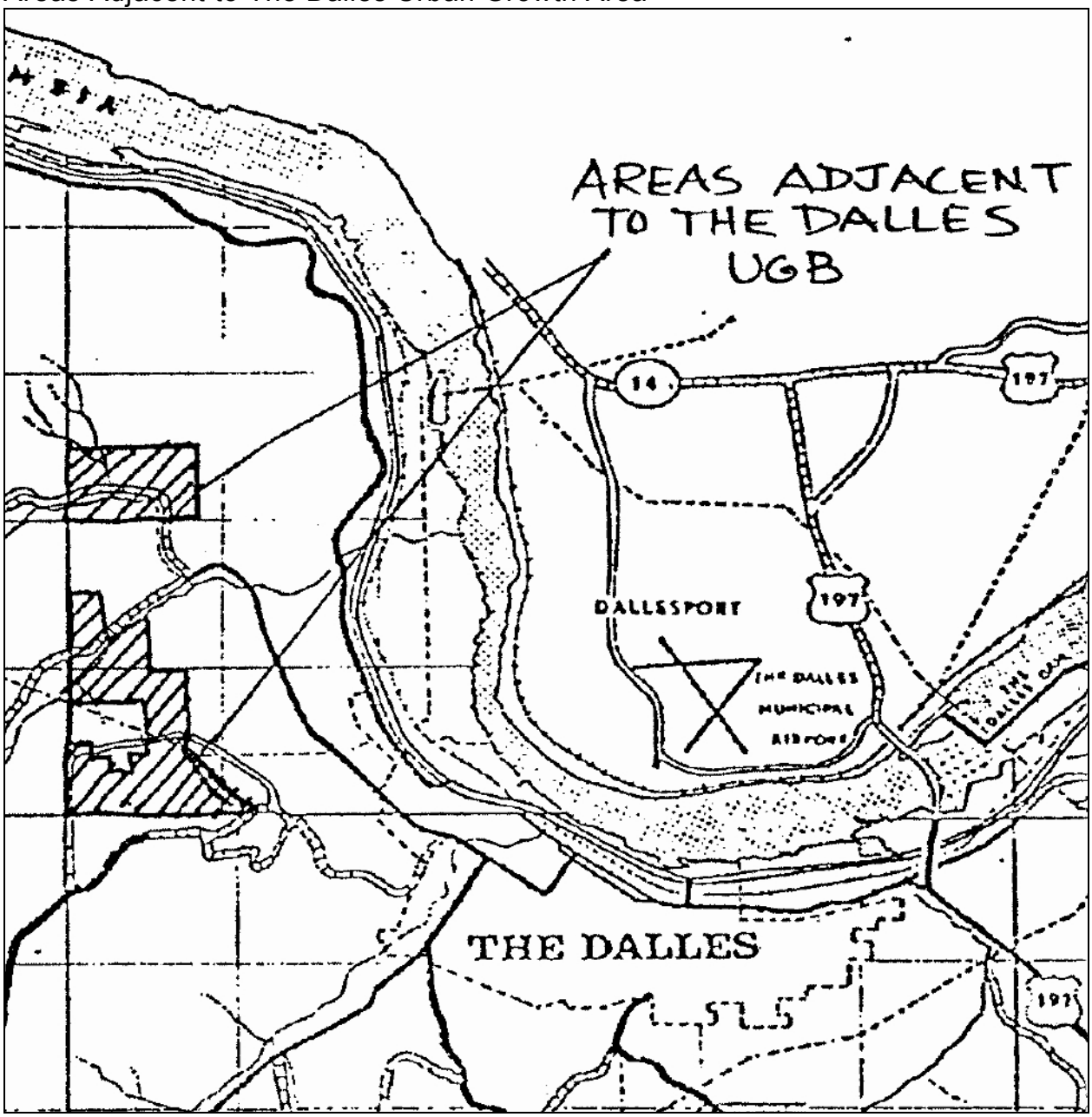
Exception Area: Pine Grove Area
Location: Township: 5S Range: 11E Sections: 26
Zoning Classification: RR-5
Plan Designation: Rural Residential
Property Information: Total Acreage: 120 Number of Parcels: 14 Average Parcel Size: 8.57 Largest Parcel: 22.5 Smallest Parcel: 2.50 Occupied Parcels: N/A Vacant Parcels: N/A Development Density (Acres/Dwelling): N/A
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 120 Class II: 0 Class VII: 0 Class II & IV: 0
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Class 1: 0 Class 5: 65 Class 2: 0 Class 6: 60 Class 3: 0 Class 7 (Non-Forest): 0 Class 4: 0
Adjacent Uses: North: Agriculture - Range East: Pine Grove South: Warm Springs Indian Reservation – Scrub Oak West: Timber
Additional Information: Most frequently occurring lot size is 0.01 to 9.99 acres. Five acre minimum lot size will prohibit 56% of the lots from being partitioned further. 0.01 to 9.99 (9) 10.00 to 19.00 (4) 20.00+ (1) See Attached Map

Pine Grove Area



Exception Area: Areas Adjacent to The Dalles Urban Growth Boundary
Location: Township: 2N Range: 13E Sections: 19, 26, 31, 32
Zoning Classification: RR-5
Plan Designation: Rural Residential
Property Information: Total Acreage: 863.89 Number of Parcels: 46 Average Parcel Size: 18.78 Largest Parcel: 80.00 Smallest Parcel: .47 Occupied Parcels: N/A Vacant Parcels: N/A Development Density (Acres/Dwelling): N/A
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 0 Class II: 0 Class VII: 602.77 Class II & IV: 0
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Class 1: 0 Class 5: 102.40 Class 2: 0 Class 6: 208.53 Class 3: 0 Class 7 (Non-Forest): 552.96 Class 4: 0
Adjacent Uses: North: Vacant, Volcanic Cliffs, Some Grazing East: The Dalles Urban Growth Boundary South: Agricultural and Residential Uses West: Grazing, Wheat
Additional Information: Most frequently occurring lot size is 0.01 to 9.99 acres. Five acre minimum lot size will prohibit 57% of the lots from being partitioned further. 0.01 to 9.99 (26) 40.00 to 79.99 (7) 10.00 to 19.00 (4) 80+ (1) 20.00 to 39.99(8) See Attached Map

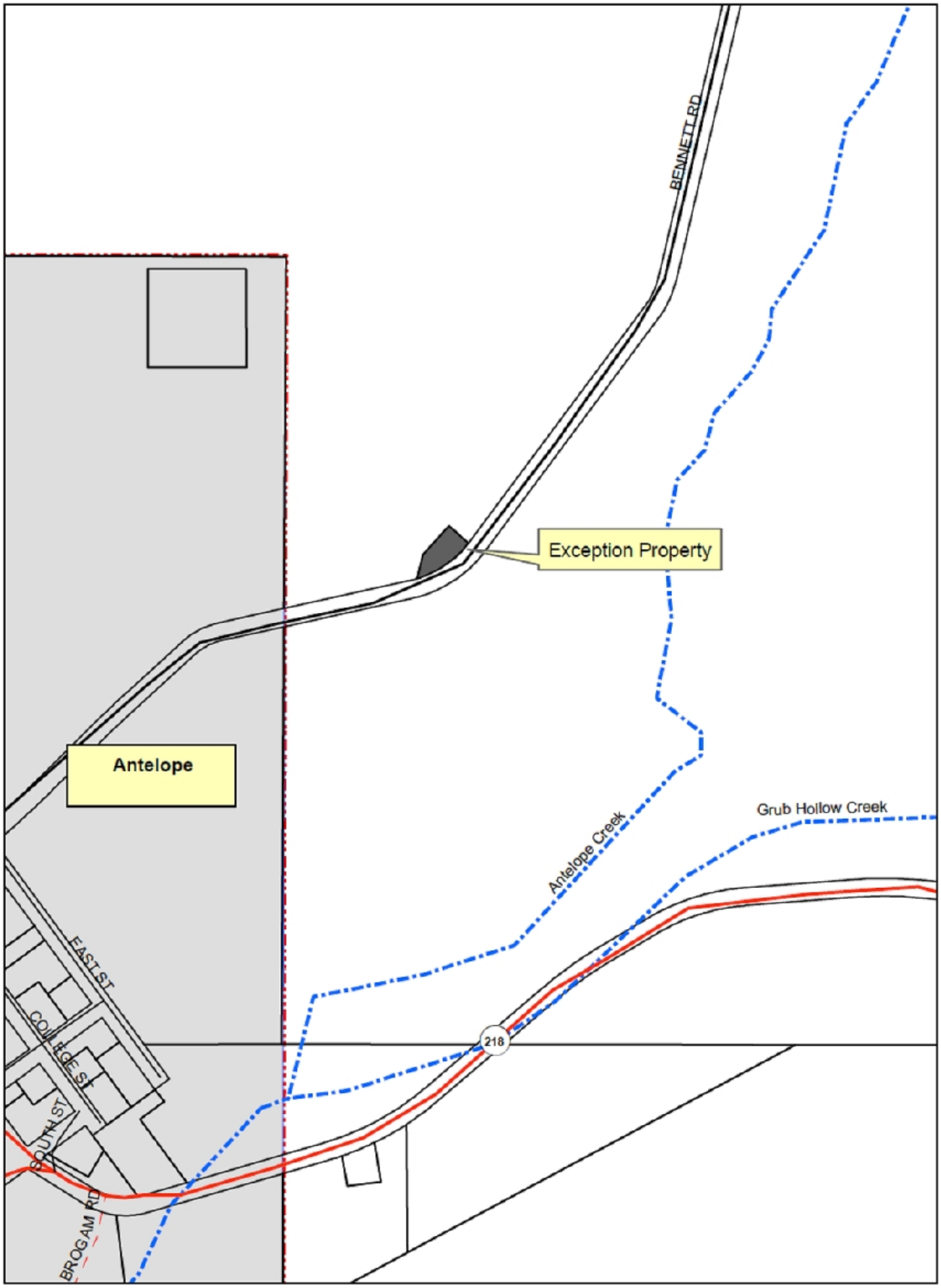
Areas Adjacent to The Dalles Urban Growth Area



Exception Area: Brown's Re-Zone
Location: Township: 1N Range: 13E Section: 5
Zoning Classification: "R-4" Residential
Plan Designation: Residential
Property Information: Total Acreage: 1.15 Number of Parcels: 1 Average Parcel Size: N/A Largest Parcel: N/A Smallest Parcel: N/A Occupied Parcels: N/A Vacant Parcels: N/A Development Density (Acres/Dwelling): 6 Rental Units
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 0 Class II: 0 Class VII: 0 Class II & IV: 1.15
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 1.15 120-85: 0 84-50: 0 20 or Less: 0
Adjacent Uses: North: Agricultural East: Orchards South: Orchards West: Roofing Business
Additional Information: The multifamily structures have been on this lot since 1964. The lot was re-zoned prior to their construction. No conflict with surrounding agricultural uses has ever occurred.

Exception Area: Mid-Columbia Grain Growers – Re-Zone
Location: Township: 7S Range: 17E Section: 0 (32) Taxlot: 2400
Zoning Classification: "M-1" Light Industrial
Plan Designation: Rural Service Center
Property Information: Total Acreage: .29 Number of Parcels: 1 Average Parcel Size: N/A Largest Parcel: N/A Smallest Parcel: N/A Occupied Parcels: 1 Vacant Parcels: N/A Development Density (Acres/Dwelling): Industrial Use
S.C.S Soil Class (Acres in Each Class): Class I: 0 Class VI: 0 Class II: 0.29 Class VII: 0 Class II & IV: 0
Forest Class, Cubic Feet Per Acre (Acres in Each Class) Non-Forest: 0.29 120-85: 0 84-50: 0 20 or Less: 0
Adjacent Uses: North: Agricultural land East: Agricultural land South: Agricultural land West: City of Antelope
Additional Information: This property was zoned "M-1" on July 6, 1976. The use has continue with no apparent conflicts with surrounding agricultural activities. See Attached Map

Mid-Columbia Grain Growers Exception



Badger Creek Ranch (Camp Morrow) Exception Area (CPA-06-101/EXC-06-101/ZNC-06-101)

The Badger Creek Ranch - Camp Morrow Exception is a reasons exception for 37.76 acres known as the Badger Creek Ranch portion of Camp Morrow. Camp Morrow property includes an established youth and family camp in Pine Hollow. This exception is requested along with a Limited Use Overlay applicable to the entire Camp Morrow property. The entire Camp Morrow property is 70.52 acres in size.
The Exception Area for a youth/family camp is approved by Wasco County Court Order, recorded with the Wasco County Court on November 14, 2006 (incorporated herein by reference). In accordance with OAR 660-04-018 (3) the exception statement is made part of the county's comprehensive plan. Ordinances and comprehensive plan designations are adopted to limit the uses and activities to only those uses and activities justified by the exception. If Wasco County were to change the types or intensities of uses within the Badger Creek Ranch Exception Area, a new reasons exception would be required. If the permissible uses and activities in the broader limited use overlay were changed or intensified, the exception granted to the Badger Creek Ranch portion of the camp would need to be reviewed. Continuation of the Badger Creek Ranch Exception is contingent upon the mutual relationship between the Ranch and the remainder of the Camp Morrow facilities.

Description of Exception Boundary and Development Area

The Camp Morrow Exception Area consists of 37.76 acres, known as the Badger Creek Ranch portion of the 70.52 acre Camp Morrow property. The 31.54 acre Lakeshore Retreat portion of the Camp Morrow property has been owned by Camp Morrow since 1958. A small 1.22 acre parcel on the same side of Morrow Road as Lakeshore Retreat has been purchased more recently and is also considered part of the Camp Morrow ownership and will be made part of the same single legal lot. Land on the east side of the road is known as Lakeshore Retreat and is currently developed and used as a youth/family camp. The full Camp Morrow property is affected by the Limited Use Overlay. Both the exception area and existing camp are located on the east end of Pine Hollow Reservoir in Wasco County Oregon.

The boundaries of the exception area and full Limited Use Overlay area is shown on Attachment B – Maps, and Attachment G – Proposed Camp Morrow Limited Use Overlay. The existing camp is currently developed and fully dedicated to youth and family camp uses. The presence of the existing camp is relied on to justify the exception and is therefore included in the Limited Use Overlay. Badger Creek Ranch exception area is to be formally developed and dedicated to a rustic camp program focused on the surrounding agricultural heritage. This portion of the camp will be somewhat separate in focus but will be used in conjunction with adjoining camp lands. Various recreational uses will be provided for all campers by facilities in the existing Lakeshore Retreat and the proposed Badger Creek Ranch portion of the camp. Formal inclusion of the Badger Creek Ranch portion of the camp property will allow for improvement of camp utilities and ensure long term viability of the existing camp as well as allowing for diversification of camp activities.

The youth/family camp will utilize some of the existing structures in the camp. Some structures will be replaced, and some structures may be expanded, removed or change in use to meet changing camp needs. Existing water and sewer systems located on the Camp Morrow property support the existing camp uses. These systems will be improved and expanded to support existing activities and any camp growth. These systems will support only camp uses and will not be relied on to serve any land outside the camp property. This Exception Statement describes the scope of the exception approved for youth/family camp and, together with the Wasco County Court Order, establishes the limitations or restrictions on uses in the Exception Area and the Development Area.

Scope of Exception

The approved reasons exception for the Badger Creek Ranch - Camp Morrow allows use of the exception Area for a youth/family camp. As proposed by Camp Morrow and approved by Wasco County, the exception supporting safe and clean operation of the existing camp, expansion of existing camp facilities, and formalization of equestrian camp activities within the exception area. The maximum number of campers accommodated in the exception area will be 50 campers. Use within the overall Limited Use Overlay (includes all of Camp Morrow Property) will be limited by the site's ability to support the uses. The maximum number of campers planned to be accommodated on the entire Camp Morrow site is 310. Existing permanent residences on site will be retained and the five existing RV sites (used primarily for long term seasonal volunteers) will be expanded to include a maximum of 12 RV sites. The primary camp season is the summer months. Some year round use may develop over time but the camp is not expected to function at full capacity except during the summer months. Off peak season uses may include, educational purposes, retreats or staff training, or fund raising activities.

Camp development includes five types of development. The first is expansion of the lakeshore retreat camper capacity from 138 beds to 164 beds. This allows the camp to be run as one large group or two small autonomous groups. Each side of the camp will accommodate 82 people, complete with one small meeting/game room, a nurses station, and a speakers cabin. The east side will have "dry" cabins with a central bath house while the other cluster of cabins will be replaced with cabins that include a restroom in each cabin and the central bath house will be removed.

The second type of development will be to expand the number of RV sites from 5 to 12. The third type of development will be the Retreat Village. The fourth type of development will be development undertaken to formalize the Badger Creek Ranch equestrian facilities and horse camp. The fifth type of development will be to expand, repair, or add buildings needed to support camp participants from any area of the camp. These developments may include work on or creation of the dining/kitchen building, the multi-purpose recreation center, full time residences, shops, and storage sheds.
Water and Septic system capacity is a limiting factor on the site. The limited use overlay establishes review requirements for uses to ensure sufficient services are available to support development before development is approved.

Conceptual site plans documenting existing and planned developments for both the Lakeshore Retreat and Badger Creek Ranch components of the camp provide an inventory of existing structures and plans for expansion or replacement. Uses shown on the conceptual site plan and authorized by this exception support the youth/family camp only.

The Conceptual site plans are not intended to be binding documents regarding specific development of the Camp Morrow property. However, it does present the general parameters of the proposed youth/family camp in terms of the general location of principal camp components. Any new building or expansion of an existing building that will change the number of campers served by the camp will require a conditional use permit under the terms of the Camp Morrow Limited Use Overlay. Compatibility and capacity will be reviewed to make sure proposed new structures are developed only if determined to be consistent with the adopted exception and as water and sewer capacity are confirmed and developed. This approach allows the conceptual site plan to provide a general picture of the camp's long term plans and to illustrate how the maximum expansion might be accommodated on site. The camp operator or user must maintain operations that are similar to those shown on the conceptual plan. Exactly how the uses will be accommodated on site is not dictated by the conceptual plan.

The Exception authorizes the establishment and operation of a youth/family camp consistent with the approvals provided for in the Wasco County Court Order, including the staff report and attachments (A – G). Attachment E – Staff Report, includes Findings and Conclusions, describing the nature, size and general operation of the proposed camp. Attachment G defines the provisions of the Camp Morrow Limited Use Overlay. The purpose of the Camp Morrow limited Use Overlay is to assure that the development and operation of the camp is consistent with the purpose and intent of this Exception and limits uses and activities allowed in the underlying A-R zone to only those uses and activities justified by this Exception. By this reference, the Camp Morrow Limited Use Overlay is incorporated into this exception.

Reasons Justifying the Exception

This Exception and the accompanying referenced documents include the justification for the Exception and incorporate the Exception into the County's comprehensive plan. The following required elements are included by reference to and incorporation of the Wasco County Court Order, recorded with the Wasco County Clerk on November 14, 2006, and its attachments.

- The reasons justifying the exception including the facts and assumptions used as the basis for determining that a state policy in a goal should not apply to the Exception Area,
- the amount of land for the proposed use, and
- a rationale of why the use requires a location on resource land.

Inventory of Existing and Planned Improvements

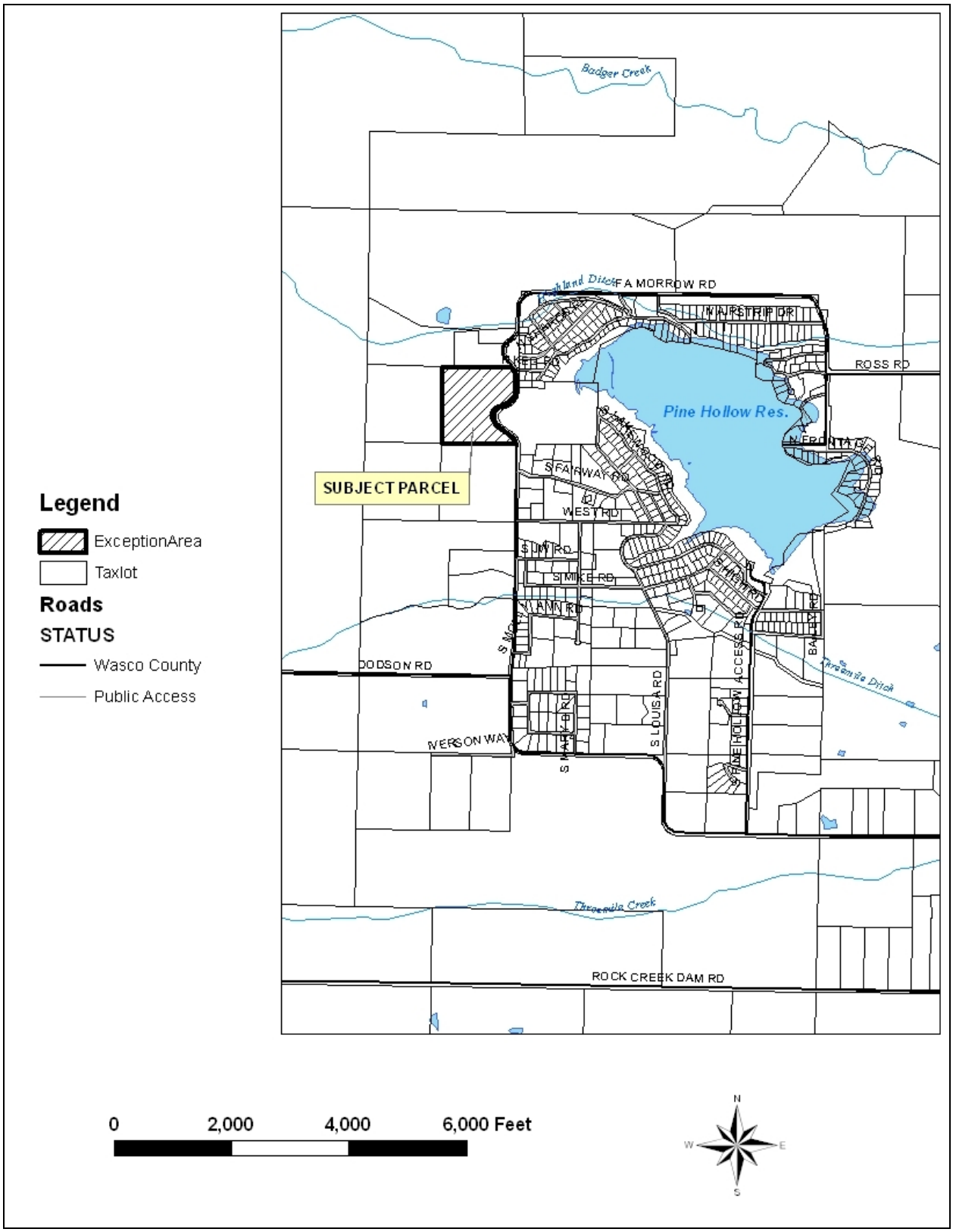
Camp Morrow / Lakeshore Retreat Facilities						
Existing			Proposed			
Cabin/Structure Name	Map Key #	Sleeps	Cabin/Structure Name	Map Key #	Sleeps	Notes
Tyre & Sidon	1&2	18	Tyre & Sidon	1&2	20	Replace existing cabins with new structures, some in new locations, all dry cabins served by restroom #1
Joppa	3	10	Joppa	3	10	
Capernaum	5	10	Capernaum	5	10	
Bethany	6	10	Bethany	6	10	
Hebron	4	10	Hebron	4	10	
Cana	7	10	Cana	7	10	
			New Cabin	17	10	
Corinth & Athens	11&12	20	Corinth & Athens	11&12	20	Replace existing cabins w/ new structures, some in new locations, wet cabins (w/ shower & bath)
Antioch	13	10	Antioch	13	10	
Philippi	14	10	Philippi	14	10	
Ninevah	15	10	Ninevah	15	10	
Tarsus	16	10	Tarsus	16	10	
			New Cabin	18	10	
Ephesus	8	3	Ephesus	8	3	No change
Jerico	10	3	Jerico	10	3	Replace w/ wet cabin
Nurses	9	4	Nurses	9	4	No Change
			New Cabin	19	4	w/ second nurses station
			Remodeled Cabin	20	0	Meeting game room
			Remodeled Cabin	21	0	Meeting game room w/ bath
Total Beds		138			164	
Restroom Blocks	Map Key #		Restroom Blocks	Map Key #		Notes
Restroom	1		Restroom	1		Remodeled

Restroom	2					Replaced by wet cabins
Other Multi Purpose Buildings		Details	Other Multi Purpose Buildings		Details	Notes
Kitchen/Dining		Seat 138	Kitchen/Dining		Seat 260	Remodel expand
Craft/Lounge			Craft/Lounge			Remodel, add small office
Meeting/Game		Seat 150	Meeting/Game		Seat 150	No change
Store/Rec Deck			Store/Rec Deck			No change
Recreation Storage			Recreation Storage			No change
Prayer Chapel			Prayer Chapel			Remodel, add floor area
Amphitheater		Seat 50-75	Amphitheater		Seat 50-75	No change
Recreational Vehicle Sites		5 sites (full service)	Recreational Vehicle Sites		12 sites (full service)	No change to first 5 sites add 7
			Picnic Shelter w/ restroom			Add
			Laundry Facility w/ phone			Add
Site built full time residences		3	Site built full time residences		3	Retain houses, 1 or more may accommodate adult retreat use until retreat village is developed
Shop			Shop			Add bathroom
Storage Sheds			Storage Sheds			Replace single wide storage with pole buildings
			Guest cottage		Sleep 4	Add

			Summer staff dorm		Sleep 12	Add building w/ six rooms two beds each, 2 rooms per bath, all share staff lounge
			Additional residences		2	Add full time housing or replace converted housing if existing dwellings converted for adult retreat
Camp Morrow / Lakeshore Retreat– Retreat Village Facilities						
Existing			Proposed			
Cabin/Structure Name		Sleeps	Cabin/Structure Name		Sleeps	Notes
None			Duplex Cabin		16	Add new wet cabins, all in new locations, geographically separated from remainder of camp
			Duplex Cabin		16	
			Fourplex Retreat		32	
			Fourplex Retreat		32	

Camp Morrow / Badger Creek Ranch Facilities						
Existing			Proposed			
Cabin/Structure Name		Details	Cabin/Structure Name		Details	Notes
Riding arena		Seats 50-75				No change
Barn						
Horse Trailer Parking						
Tack Sheds		3				
Horse Stalls		15				
Tents and Platforms		Have slept 45 campers			50 maximum	Add capacity to serve and sleep 50

Kitchen/Chuck Wagon						campers max, Transition from temporary portable structures to permanent structures
Shower House						
Porta Pottys						


Badger Creek
FA MORROW RD
N AIRSTRIP DR
ROSS RD
Pine Hollow Res.
SUBJECT PARCEL
S FAIRWAY RD
WEST RD
S JIM RD
S MIKE RD
S ANN RD
DODSON RD
S LOUISA RD
S PINE HOLLOW ACCESS RD
BAILEY RD
Threemile Ditch
Threemile Creek
ROCK CREEK DAM RD
Legend
ExceptionArea
Taxlot
Roads
STATUS
Wasco County
Public Access
0
2,000
4,000
6,000 Feet
N
W
E
S

Sacamano Exception Area (CPA-07-102/ZNC-07-101/EXC-07-101)

(While this is a Goal 4 Exception there is no specific section for it so it is being placed in the Goal 3 Exception Section.)

The Sacamano Exception is a committed lands exception for less than eight acres. This exception includes a re-zone of less than eight acres from F-2 to FF-10 zoning. Portions of three parcels are involved. The first 16.16 acre parcel is owned by the Sacamanos having approximately 6.8 acres within the proposed exception area. The second is 10 acres, owned by Campbell, with approximately .78 acres within the exception area. The final parcel belongs to Cherniak /Conklin is 11.38 acres, .34 of which are part of the exception area. The Sacamanos own a contiguous parcel already entirely zoned F-F (10) that is not part of the requested exception. The entire Sacamano property (two legal contiguous lots) is 35.47 acres in size.

The Exception Area included in the Sacamano exception request is approved by Wasco County Court Order, recorded with the Wasco County Court on February 22, 2008 (incorporated herein by reference). In accordance with OAR 660-04-018 (3) the exception statement is made part of Wasco County's comprehensive plan. No special ordinances or comprehensive plan designations need to be adopted to limit the uses and activities to only those uses and activities justified by the exception. The exception is supported by reasons justifying a committed exception. The land within the exception area is committed to non resource use and shall be regulated by the county as non resource land. Applicable non resource zoning at the time the exception was proposed and granted was F-F (10). The F-F(10) zone is the zone applied to the exception area

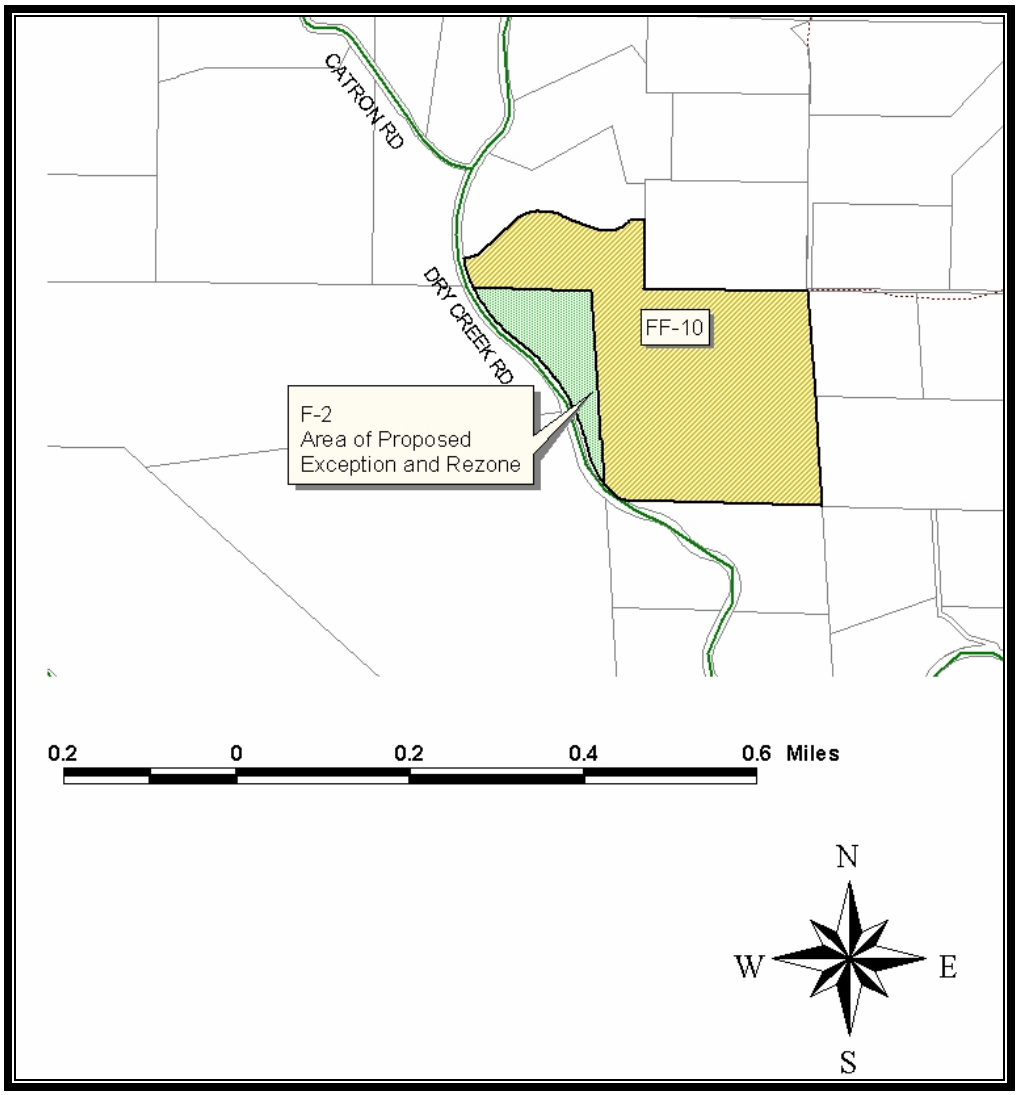
Description of Exception Boundary and Development Area

The proposed exception area is shown on the exception area map included with the application. The following table provides tax lots and sizes for total ownership by affected land owners and for portions of tax lots included within the proposed exception area.

OWNER	Tax Lot	Total Size	F-2 Rezone Area	Contiguous Land
Sacamano	2N12E17: 2700 & 1N12E20: 5000	16.16 acres 19.31 acres	Approx 6.8 acres (por. of TL 2700)	35.47 Acres
Campbell	2N12E20: 4700	10 acres	Approx 0.78 acres (por. of TL 4700)	10 Acres
Cherniak/ Conklin	2N12E20: 4600 & 2N 12E20: 4500	0.34 acres 11.04 acres	0.34 acres (all of TL 4600)	11.38 Acres

Permission has been granted from the owners of these parcels for inclusion in this exception and re-zone. The exception area and all parcels involved are located immediately north of Dry Creek Road, where the zoning is generally FF-10. South of this road, the zoning is generally F-2. The northern Sacamano property has a residential home and is located at 1880 Paradise Ridge Rd, Mosier, Wasco County, OR.

The boundaries of the exception area and re-zone area are shown below.



The involved parcels are currently in or appropriate for rural residential use. The exception area is committed to non resource use. It is committed by the following factors:

- isolation of the exception area by the road from useable F-2 lands,
- the lack of trees and lack of suitability to grow trees on the land within the exception area if it were managed separately from F-2 lands on the other side of the County Rd.,
- the limited size of the exception area which is under 8 acres in size,
- the shape of the exception area which is roughly triangular with much of the isolated F-2 zoned land in narrow pointed un-useable portions of the F-2 designated portions of the parcels, and
- the fact that the two sides of the triangular exception area are surrounded by FF-10 zoned non resource land including over half of each of the three legal lots having land within the exception area.

Since the land in the exception area is limited in size and is comprised of sections of parcels already zoned FF-10 and in residential use, no significant changes in current land use will result from this exception.

This Exception Statement describes the scope of the Sacamano requested exception and together with the Wasco County Court Order, establishes the F-F(10) zone as the non resource zone to be applied when the exception is granted.

Scope of Exception

The approved committed lands exception for the Sacamano parcel: The Sacamano exception allows rural residential use in the exception area in accordance with the new FF-10 zoning. As proposed and approved by Wasco County, the exception Supports application of the F-F(10) zone in place of the current F-2(80) zone for the area over which the exception is granted.
Applying the F-F(10) zone to the exception area is consistent with the predominant zoning in the vicinity and the predominant zoning of the parcels affected by the current resource zone.

No development currently exists in the exception area. Any future development will be permitted and approved by the County under the normal building permit process. Two of the three legal lots already have existing dwellings and the third lot would be permitted a dwelling and has been demonstrated to be able to accommodate a dwelling on the F-F(10) portion of the parcel without the granting of the exception. Granting the exception results in a more meaningful zoning boundary and allows for greater flexibility in building and home siting for one of the three affected legal parcels.

Justification of the Exception

This Exception and the accompanying referenced documents include the reasons a committed land exception is justified for the designated exception area and incorporate the Exception into the County's comprehensive plan. The following required elements are included by reference to and incorporation of the Wasco County Court Order, filed with the Wasco County Clerk on February 22, 2008.

- The reasons justifying the committed lands exception including the facts and assumptions used as the basis for determining that a state policy in a goal should not apply to the Exception Area,
- the amount of land for the proposed re-zone, and
- a rationale of why the re-zone makes sense on this particular plot of resource land.