

CHAPTER 3
LAND USE INFORMATION

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CHAPTER 3 LAND USE INFORMATION

A. Comprehensive Plan Land Use Designation Map Definitions & Purposes

1. Resource Lands

- a. Agriculture/Exclusive Farm Use: includes All lands designated used for agricultural purposes: orchard lands, vineyards, wheat and other dry land farming lands, open range and grazing land (other than commercial forest) and all other agricultural lands, such as those cultivated and used for irrigated farm-lands, Christmas tree growing or other minor farm uses.

Purpose: To sustain orchard & vineyard lands as a viable portion of the local economy.

To maintain wheat and other small grain farms as an element of the local economy.

To preserve existing general agricultural uses, such as irrigated farm land and Christmas tree farming, as well as soils classes I-VI for present and future agricultural uses.

- b. Forestry: This designation includes All commercial lands designated forest land, both publicly and privately owned. Productivity is greater than 20 cubic feet per acre per year.

Forest Purpose: To provide for all commercial and multiple use forest activities compatible with sustained forest yield.

Municipal Watershed Purpose: To protect the domestic water supplies of The Dalles and Dufur

2. Non-Resource Lands

- a. Urban Growth Areas: includes those Lands within the adopted Urban Growth Boundaries of the cities of Antelope, Dufur, The Dalles, Maupin, Mosier and Shaniko.

Purpose: To identify those lands within established Urban Growth Boundaries which will provide for high density urban development and provision of urban services.

- b. Rural Service Centers: These include "Resort Communities", Rural Communities", "Rural Service Centers", and "Urban Unincorporated Communities as defined in OAR 660-022-0010.

Purpose: To allow controlled development and growth to continue in existing rural unincorporated communities.

- c. Commercial - includes all Commercial designations which uses, whether retail, wholesale, service oriented or professional primarily allow for the retail sale of products or services, including offices but not factories, warehouses, freight terminals, or wholesale distribution centers.

Purpose: To provide for commercial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.

- d. Industrial - This classification includes both light and heavy Industrial uses Designations which primarily allow for the manufacture, processing, storage, or wholesale distribution of products, goods, or materials. It does not include commercial uses.

Purpose: To provide for industrial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.

- e. Residential/Rural Residential: Includes all Residential designations primarily intended for lower density residential developments and their accessory uses including multiple family dwellings and recreational subdivisions.

Purpose: To provide for residential, commercial, agricultural and other uses of a rural type and level which will not conflict with commercial agricultural or forest operations on nearby resource lands.

3. Other Lands

- a. Urban Reserve/Future Growth Area: Lands outside of an urban growth boundary that will provide for: (1) Future expansion over a long-term period; and (2) The cost-effective provision of public facilities and services within the area when the lands are included within the urban growth boundary.

Purpose: To recognize areas designated by one of Wasco County's cities the City of The Dalles Comprehensive Plan as future urbanizable lands. and an exception to the Statewide Land Use Planning Goals is taken.

- b. Forest-Farm/Non-Resource: These lands are primarily intended for lower density residential developments and their accessory uses that will not conflict with commercial agricultural or forest operations on nearby resource lands.

Purpose: To provide for the continuation of forest and farm uses on soils which are predominantly class 7 and forest site class 6 and 7; and to preserve open space for forest uses (other than strictly commercial timber production) and for scenic value in the Gorge. The Forest Farm classification was re-evaluated in 1995 considering the soil suitability, classifications of the land, the topography, the amount of existing development, the potential of future partitioning and subdivision, the existing lot sizes, the existing land use and ownership patterns and the services provided to these areas. The conclusion was that based on the built and committed nature of this zone, the low Forest Site Index, available fire protection and necessary services to support the development the area is committed to non-resource use and cannot presume any Goal 4 (Forest Lands) obligations and therefore is should be given a "Non-resource Determination". This conclusion was supported and formally accepted by the Department of Land Conservation and Development on October 11, 1995.

The Forest Farm/Non-Resource zone has not been given an exception to Goal 4 but it is now designated as non-resource land.

- c. Public Lands: includes All public and quasi-public uses, such as schools, fire and police stations, churches, parks, fairgrounds, and other recreation sites.

Purpose: None designated.

- d. Reservation Lands/Indian Reservation: includes All lands within the boundaries of the Confederated Tribes of Warm Springs Indian Reservation of Oregon.

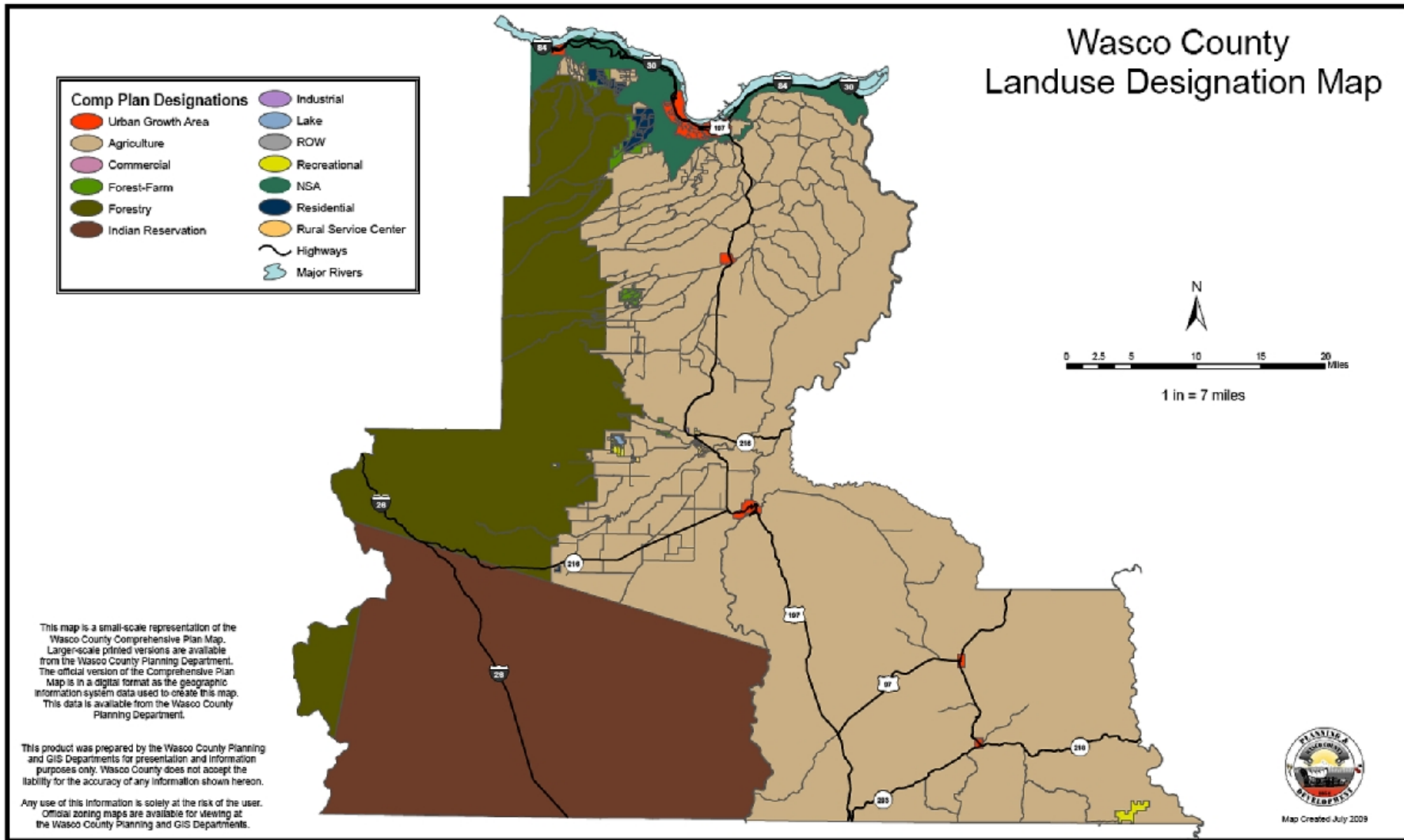
Purpose: To identify those lands within the Confederated Tribes of Warm Springs Indian Reservation of Oregon. This area includes all land within the McQuinn Line.

B. Comprehensive Plan Map

Figure 1. below is a map depicting the Wasco County Comprehensive Plan land use designations. The official Comprehensive Plan map however is a series of maps that exist in a digital format maintained by the Wasco County GIS Department made up of the following:

- All Land Use Designations as defined in Section A above;
- All maps associated with the Environmental Protection Districts as described in the Wasco County Land Use and Development Ordinance;
- All maps associated with Limited Use Overlay Zones as described in the Wasco County Land Use and Development Ordinance; and
- Any mapped inventories discussed in the text of the Comprehensive Plan regardless of whether they are maintained by Wasco County or another local, state or federal agency.

Figure 1 – Comprehensive Plan Land Use Designation Map



C. Land Use and Ownership

Land use information for Wasco County was obtained from aerial photographs and by field surveys. Figure 1-14 shows the generalized existing land use in Wasco County (~~*See Chapter 12 for legend definitions.~~). Most of the county is in agricultural and, forestry uses, and urban development is concentrated in The Dalles Urban Area.

Existing land use is not shown within the boundaries of the Warm Springs Indian Reservation, nor are specific ownerships given. Due to their status as a nation, separate and independent from the jurisdictions of Wasco County, the State of Oregon or the U.S. Federal Government, the Warm Springs Reservation is included in this plan only briefly. Further information on the Confederated Tribes of Warm Springs Indians may be obtained through the Tribal Council and in the "Comprehensive Plan - Warm Springs Reservation, (1970)".

The exact boundaries of the Warm Springs Reservation had been disputed from 1871 until 1972 when Congress finally passed Public Law 92-427 ending the controversy. Following is a list of important dates describing the legal actions which have occurred regarding the disputed land. Wasco County fully recognized the McQuinn Strip as part of the Warm Springs Reservation.

1855 - The Warm Springs Reservation was established by treaty.

1871 - T.B. Handley made the first survey; the Tribes protested that the northern line of the survey was further south than agreed.

1886 - Congress authorized a resurvey.

1887 - John A. McQuinn completed the resurvey, establishing a line farther north than the Handley line.

1888 - The Commissioner of Indian Affairs approved the McQuinn line.

1890 - A commission appointed at the request of white settlers recommended the Handley line.

1894 - Congress approved the Handley line and established it as the reservation's boundary.

1917 - Fred Mensch made a study in response to continuing Indian protests, found the McQuinn line correct, but recommended revision with cash compensation to the Tribes in lieu of lands on which settlers had located.

1919 - The General Land Office approved the Handley line.

- 1921 - The Tribes refused to approve the Mensch Report.
- 1930 - Congress authorized the Tribes to sue in the Court of Claims.
- 1941 - The court accepted the McQuinn line except for a small triangle at the extreme northeast but said the Tribes should re-cover the value of the land and not the land itself.
- 1943 - Sen. Charles McNary and Rep. Lowell Stockman introduced a bill fixing the modified McQuinn line as the boundary; the bill failed.
- 1945 - The Court of Claims, setting the value under its 1941 decision, said the Tribes should get \$80,925 as the 1855 value of the 80,000 acres plus \$160,159. interest. However it applied an "offset" rule, said the government had expended more than that on the Tribes. It said this wiped out the claim, and it dismissed the suit.
- 1948 - Congress passed a bill by Sen. Guy Cordon providing that the Tribes should receive the net revenues from the 61,360 acres of government land within the disputed area.
- 1971 - Rep. Al Ullman introduced in the House and Sens. Mark Hatfield and Bob Packwood in the Senate a bill establishing the McQuinn line, as modified by the Court of Claims, as the north and west boundary of the reservation.
- 1972 - The bill ending the McQuinn Strip dispute became law.

Table 12 gives a listing of public and private land ownerships in Wasco County. The Assessor's records were the major source of information. Federal agencies were contacted for current ownerships.

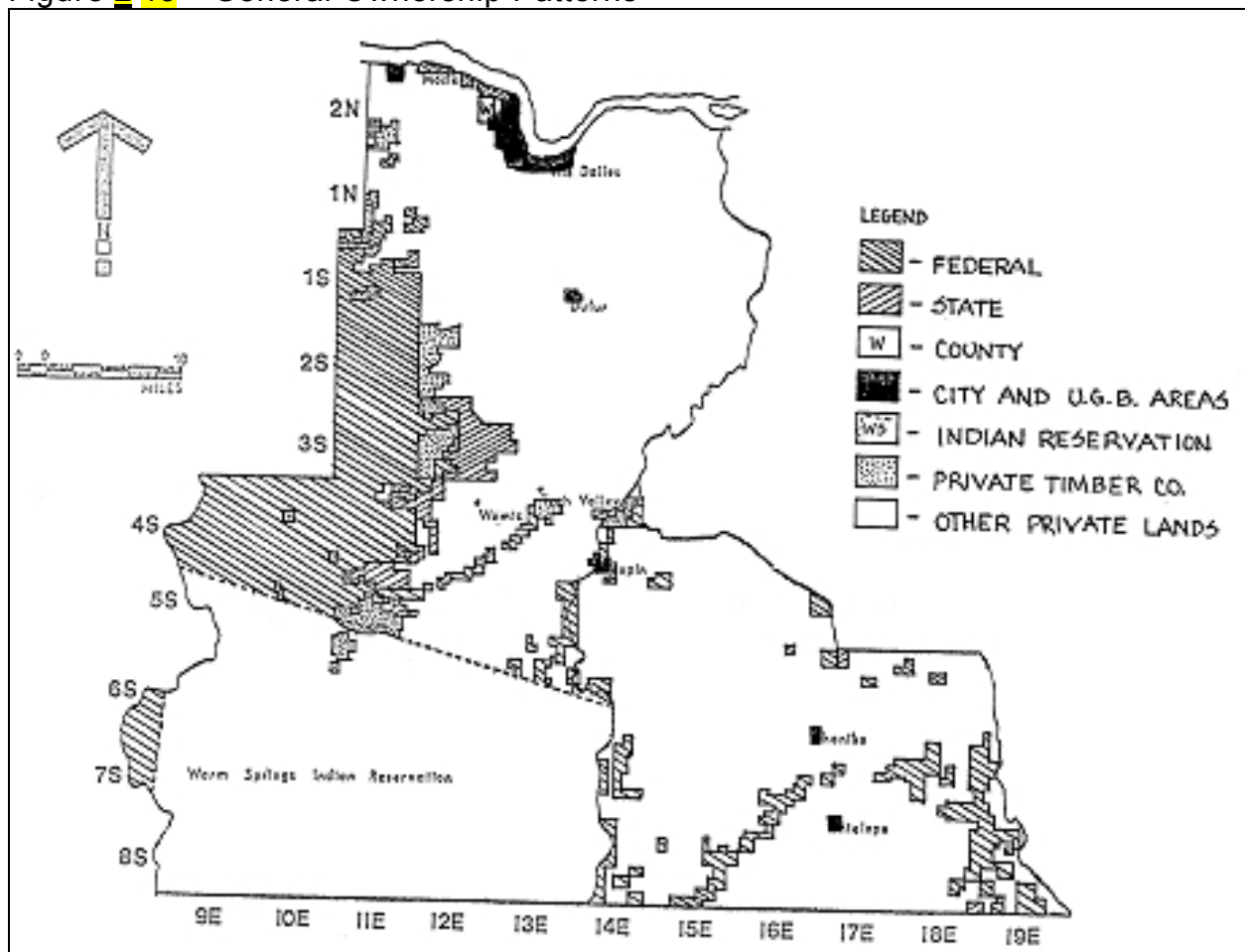
It must be taken into account that ownerships, both public and private, are constantly changing. Figure 15 shows the ownerships in Wasco County as of July, 1980.

TABLE 1 42 COUNTY OWNERSHIP

OWNERSHIP	# ACRES	% of TOTAL
Federal:		
U.S. Forest Service	177,888	
Bureau of Land Management	20,476	
Army Corps of Engineers	2,656	
Bonneville Power Administration	786	
	201,806	13.2
State:		
State of Oregon	1,566	
Highway Commission	1,285	
Forestry Department	3	
Fish and Wildlife	21,979	
State Parks	1,296	
State Land Board	1,760	
	27,889	1.8
County:		
Wasco County	200	
	200	
Incorporated Cities:(Includes all lands within City Limits)		
Antelope	288	
Dufur	367	
Maupin	795	
Mosier	401	
Shaniko	320	
The Dalles	3,300	
	5,471	0.4
School Districts:		
Hood River # 1	1	
Chenowith # 9	38	
The Dalles # 12	81	
Petersburg # 14	155	
Dufur # 29	2	
Tygh Valley # 40	5	
# 42	2	
# 48	17	
Antelope # 50	1	
# 53	1	
	303	
Utilities:		
Telephone	5	
Water	8	
Electric	1,611	
Gas	1	
Railroad	17	
	1,642	0.1

Other Semi-Public and Public:		
Hood River Port	80	
Land Bank	10.	
Boy Scouts of America	793	
Cemetery	10	
The Dalles General Hospital	14	
	907	0.1
Private Lands:		
Union Pacific	151	
OWR & N Company	9,279	
Boy Scouts of America	793	
Warm Springs Indian Reservation	387,113	
Mountain Fir Lumber Company	16,284	
Champion International	4,309	
Other Privately Owned Lands	871,533	
	1,289,462	84.4
TOTAL PUBLIC AND SEMI-PUBLIC LANDS	238,218	15.6
TOTAL PRIVATELY OWNED LANDS	1,289,462	84.4
TOTAL COUNTY LANDS	1,527,680	100.0

Figure 2 15 – General Ownership Patterns



Source: Appropriate State & Federal Agencies and County Assessor Records