

**CHAPTER 17**  
**GOAL 14 – URBANIZATION**

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A. Purpose

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

B. Policies & Implementation

1. Policy 1: Conversion of rural agricultural land to urbanizable land shall be based upon consideration of each of the following factors:
  - a. environmental, energy, social and economic consequences;
  - b. demonstrated need consistent with other goals;
  - c. availability of alternative suitable locations for the requested use;
  - d. compatibility of the proposed use with related agricultural land; and
  - e. the retention of Class I, II, III, IV, V, and VI soils in farm use.
2. Policy 2: Preserve community identity by encouraging concentration of residential development in and near existing communities.

Implementation

- a. Restrict the subdivision of lands in areas with difficult access, topography or drainage; in areas lacking adequate domestic water supplies; or in areas having severe soil limitations for individual subsurface sewage disposal.
  - b. Population growth will be encouraged within the Urban Growth Boundaries of incorporated cities and unincorporated areas designated for residential uses within the comprehensive plan.
  - c. Industrial, commercial and dense residential development should be restricted to areas within the urban growth boundaries of incorporated cities as well as rural service centers and planned unit developments.
3. Policy 3: Encourage subdivisions to be developed by a planned development approach, maximizing physical design, the retention of open space and reducing adverse impacts.
  4. Policy 4: Availability of public services shall be made known at the time of the development of subdivisions, Planned Unit Developments, and major partitions.

5. Policy 5: Subdivision and partitioning activities shall be designed to reduce the County's financial participation in road construction within development areas.

C. Findings

1. Committed Lands Study – April 27, 1983: During acknowledgment of the Wasco County Comprehensive Plan many existing areas were determined to be committed to non-resource uses. These areas are documented in the Committed Lands Study in Appendix 2.
2. Buildable Lands Study for Unincorporated Areas of Wasco County: This study was created as an independent document and is not part of the Wasco County Comprehensive Plan. The purpose of this study was to evaluate the supply of existing nonresource lands in the unincorporated portions of Wasco County. These areas include the rural residential, commercial, industrial, and recreational lands, which provide housing, jobs, recreation, and amenities for the citizens of the County. This information can then be used as a planning tool for citizens as well as the Board of County Commissioners, Planning Commission, and Planning Department staff in determining whether additional residential, commercial, or industrial land is needed in certain areas.
3. Goal 3 & 4 Exception Areas and Non-Resource Lands. See Chapter 18 - Goal Exceptions & Non-Resource Lands for Policies, Findings and Inventories.
4. F-F 10: This has zone has been given a non-resource designation. See Chapter 7 – Goal 4, for Findings.
5. Urban Growth Areas: See Chapter 18 – Goal Exceptions & Non-Resource Lands for findings and references related to the urban growth boundaries and management of the urban growth areas for the cities of Antelope, The Dalles, Dufur, Maupin, Mosier, and Shaniko.
6. Population: The population of Wasco County has seen modest overall growth since 1900.

Table 1 - Population Growth in Wasco County: 1900 – 2000

Year	US Census Bureau 1 April Census Counts	Population Research Center 1 July Census Estimates
1900	13,199	
1910	16,336	
1920	13,648	
1930	12,646	
1940	13,069	
1950	15,552	

1960	20,205	
1970	20,133	
1980	21,732	
1990	21,683	
2000	23,791	
2005		23,935

ORS 195.025(1) requires counties to coordinate local plans and population forecasts. In 2006 Wasco County utilized the most recent population forecasts from the Portland State University Center for Population Research and Census, the State Department of Administrative Services Office of Economic Analysis, the July 2003 Dufur Comprehensive Plan, the January 2006 Maupin Comprehensive Plan, the 2004 City of Mosier Facility Master Plan and the 22 May 2006 ECONorthwest Population Forecast for The Dalles. The following table displays the coordinated population forecast for Wasco County and all of its incorporated cities from 2005 – 2026 based on this information.

Table 2 - 2005 – 2026 Wasco County Coordinated Population Forecast

Year	Antelope	Dufur	Maupin	Mosier	Shaniko	The Dalles	*Unincorporated Wasco County	Total
2005	60	597	450	430	34	15,184	6,665	23,420
2010	60	652	460	645	36	16,628	7,100	25,582
2015	60	713	471	778	38	18,329	7,555	27,944
2020	60	778	483	930	39	20,137	8,098	30,525
2025	60	850	496	1,037	40	22,124	8,739	33,346
2026	N/A	861	N/A	N/A	N/A	22,545	N/A	33,780

\*The Unincorporated Wasco County figures do not include the population from The Dalles Urban Growth Area, the area outside the city limits but within the urban growth boundary. This represented a reduction of 3,465 people from 2000 to 2005. While this population is in the unincorporated portion of Wasco County, it is important for The Dalles to include this population in order to plan for an orderly process of urbanization and the expansion of city services. The remaining cities only include census figures from their incorporated city boundaries.

During the 2000 census the US Census Bureau established Census Designated Places. These are defined as:

“closely settled, named, unincorporated communities that generally contain a mixture of residential, commercial, and retail areas similar to those found in incorporated places of similar sizes.”

“CDP boundaries should follow visible and identifiable features, such as roads, rivers, canals, railroads, and above-ground high-tension power lines.”

The CDP’s consist of four of the 6 Goal 3 committed exception areas (Rural Service Centers) listed in Section XIII. Because the requirements for CPD boundaries limit them to following visible features, the boundaries are not coincident with the Rural Community boundaries. The specific CDP’s and their 2000 population figures are included in the table below.

Table 3 - 2000 US Census - Census Designated Place Population Figures

CDP	Population
Pine Grove	162
Pine Hollow	462
Tygh Valley	224
Wamic	36
Total	884