



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011

PRESENT: Sherry Holliday, Chair of County Commission
Scott C. Hege, County Commissioner
Rod L. Runyon, County Commissioner
Tyler Stone, Administrative Officer
Kathy McBride, Executive Assistant

At 9:00 a.m. the meeting was called to order by Chair Sherry Holliday.

OPEN TO DEPARTMENTS

Rick Eiesland, Sheriff, informed the Board that he is promoting Scott Williams to Sergeant. He is requesting authorization to place Williams at Step 3. Sheriff Eiesland will be looking at adjusting the Salary Range for the Sergeant Position.

Hope Vance, Payroll/Human Resource Generalist, stated that Alan Birchfield will be promoted to Sergeant, effective June 1, 2011. They are asking for approval today on both positions.

{{{Commissioner Runyon moved to authorize Rick Eiesland, Wasco County Sheriff, to promote Scott Williams to Step 3 of the Sergeant Position, effective April 1, 2011, and Alan Birchfield to Step 3 of the Sergeant Position, effective June 1, 2011. Commissioner Hege seconded the motion; it was then passed unanimously.}}}

Sheriff Eiesland stated that he is in the process of hiring; one individual will hopefully attend the Police Academy in May and the other in June.

Chief Deputy Magill informed the Board of Commissioners that the Oregon Marine Board is allowing the Sheriff's Office to use the additional funding to purchase a jet boat and trailer. The County will purchase the boat and trailer and will then be reimbursed by the State.

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011
PAGE 2

Some discussion occurred regarding the additional funding and where the new boat will be stored.

Chair Holliday asked Monica Morris, Finance Manager, whether the \$5,000 for Wildlife Services was budgeted for next Fiscal Year.

Morris informed the Board that Sheriff Eiesland did not rebudget the expense in next year's budget so she went ahead and placed the funding in the budget as requested by Chair Holliday.

OPEN TO PUBLIC

Richard Murray stated that he would not be adverse to the County's Big Game Winter Range if it were not for the game damage on his property. Murray noted that the deer and elk wiped out 99% of his trees on his farm in Dufur.

Chair Holliday asked if there were any additions or corrections to the Board's Agenda. There were none.

CONSIDERATION of items listed on the Discussion List of March 16, 2011, (Attached as Exhibit A).

Item #1

As to the request from Christi Woods for a contribution towards The Dalles Middle School's 8th Grade Promotion, Chair Holliday felt that it was a great idea; however it would open the door to other requests.

*****It was the consensus of the Board of Commissioners to deny the donation request from Christi Woods***.**

Item #2

Commissioner Runyon stated that he is looking at ways to help Kathy McBride, Executive Assistant, with her time. Oregon Revised Statute does not require the County to type up written minutes for Executive Sessions. All that is required is that the Executive Session be recorded. He feels that there will be times that McBride need not be in attendance during the Executive Session. Minutes do not need to be typed up; they could be stored electronically.

Discussion occurred.

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011
PAGE 3

Commissioner Hege stated that we all know how busy McBride is and how much is on her plate. This is just one simple way to free up some of her time. All of the organizations that he has been with do not have written minutes for Executive Sessions.

Other Business:

Eric Nisley, District Attorney, stopped in to update the Board on the condemnation of a strip of land owned by Loretta Ellett located at the intersection of Browns Creek Road and Chenoweth Road. The County is getting an easement on the Order of Default. Ellett does not want anything to do with this project since she does not agree with the project. The process is going forward and should be completed within a month.

Items #3 and #4

Commissioner Hege expressed that is not comfortable with making a decision as to whether to contract with an agency to provide Economic Development Commission Staffing services until we see how the budget process goes this year.

Some discussion occurred regarding the EDC Staffing Contract and where the money comes from to pay for those services. A copy of the Enterprise Zone Tax Abatement Agreement with Design LLC. will be provided to members of the Board of Commissioners.

Klickitat County Commissioner Dave Sauter. Discussion on Veterans Issues.

Commissioner Dave Sauter, Klickitat County Commissioner, stated that Klickitat County has several thousand veterans in their County. There is no Veterans Service Program in Klickitat County. Their veterans are served by the Wasco County Veterans Service Officer. There is some confusion on where they would go for service and who they would talk to. He put together an informational meeting in December. It became apparent that their long term goal would be to have their own program in their County. In the interim, services are being provided by Wasco County. Commissioner Sauter stated he felt it would be fair to provide some economic compensation to Wasco County for the services that are provided to Klickitat County veterans. Klickitat County is willing to pledge \$10,000 for this service. An Intergovernmental Agreement would need to be entered into between the two Counties. The funding will be available in April.

Commissioner Sauter stated that Klickitat County's short term goal is to set up their own advisory committee. They are talking about having a joint committee with Skamania County. The committee would be charged with identifying if there is a problem, what are the problems and to look at long term funding.

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011
PAGE 4

Some discussion occurred.

Commissioner Hege stated that he would like to see both Counties collaborate as Klickitat County moves forward.

Commissioner Holliday stated since we are talking about sharing services, Home At Last takes a lot of animals from across the river. The Board has encouraged Home At Last to speak to Klickitat County regarding the possibility of receiving some funding assistance for services rendered to Klickitat County residents.

Commissioner Sauter noted that Klickitat County contracts with the City of Goldendale. They have a part time animal control officer. Klickitat County use to have their Deputies deal with dog issues. They have one set of Ordinances that are County wide and then an Ordinance to deal with dogs in certain areas within Klickitat County.

Commissioner Sauter informed the Board on how the County Commissioners in Klickitat County operate. He also briefly discussed the Sun Dune Golf Course in Dallesport, Washington. They are ready to develop the golf course when the environmental review is complete.

Some brief discussion occurred regarding the removal of a barge from the Columbia River.

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| APPROVAL of Enforcement Action by the Wasco County Hearings Officers. |
|--|

Keith Cleveland, Code Compliance Officer, informed the Board that Thomas Teven lost his appeal for his code violation back on December 15, 2010. The Hearings Officers found the violation to be valid. We are here today to consider and approve the Agreement with Thomas Teven. The draft Agreement was sent out to the Board of Commissioners on January 19, 2011. Cleveland came before the Board on February 2nd to go over the proposed Agreement. The Board directed him to send the proposed Agreement to Teven for his signature.

Cleveland stated after the Agreement is signed there will be consequences; there will be fines up to the value of the structure, along with a property lien. Teven will be allowed to continue to live on the property. The County will not pursue abatement of the property as long as the Agreement is followed.

Cleveland went over a portion of proposed Agreement.

Some discussion occurred as to the terms of the Agreement.

Cleveland stated that John Zalaznik, Environmental Health Specialist, determined that there were no sewage concerns and the human waste system was adequate.

Richard Murray stated as to fairness, something should be done to reduce Teven's taxes. The taxes should be changed because the County is making him pay for something that he cannot use. The County should not double charge him.

Commissioner Hege requested that Gary Nychyk, Interim Planning & Development Director, address what would happen if the zoning on Teven's property was changed.

Nychyk stated that if the property was rezoned or the regulations were changed Teven would be allowed to come into the Department and request a dwelling. An after the fact fee would be incurred. The request for the dwelling would be reviewed against the Ordinance regulations.

Cleveland stated as soon as the structure was permitted the Agreement would become null and void.

{{{Commissioner Runyon moved to approve the Agreement between Wasco County and Thomas Teven. Commissioner Hege seconded the motion; it was then passed unanimously.}}}

Nychyk informed the Board that the Oregon Department of Energy feels there is a conflict of interest for the County to contract directly with Todd Cornett to serve as a consultant during the energy update process. An Intergovernmental Agreement will need to be approved between the County and the Oregon Department of Energy instead of with Cornett. Due to a missed notification the Board will consider the update sometime in July or August.

Nychyk stated that the Planning & Development Department has long range planning projects that were not completed. The funding for these projects will be able to cover the costs for this contracted service with the Oregon Department of Energy.

Some discussion occurred.

**CONTINUATION OF THE CONSIDERATION of items listed on the
Discussion List of March 16, 2011.**

Item #5

The Board discussed the retention of various Board of Commissioners documents on the County's web page.

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011
PAGE 6

Commissioner Hege stated that since the County's website is hosted outside of the County, he would like to see the older documents moved internally so that we will still have access to them.

*****It was the consensus of the Board of Commissioners that the Board's Agendas and Minutes be stored on the webpage for one year and that the older documents be stored internally on the County's server***.**

Item #6

The Board considered and discussed the recommendation of the Wasco County Fair Board that Colleen Tenold Sauter be appointed to fill the expired term of Kay Tenold.

{{{Commissioner Runyon moved to accept the recommendation of the Wasco County Fair Board in the appointment of Colleen Tenold-Sauter to the Wasco County Fair Board. Commissioner Hege seconded the motion.

Some discussion occurred as to the number of members on the Fair Board.

The vote was called for. The motion passed unanimously.}}}

Thomas Teven showed up at this time. Teven noted that he ran into a snow storm, which is why he is late.

Commissioner Holliday noted that Cleveland made a presentation and the Board approved the Agreement.

Teven stated that he is not prepared. His septic and waste system has already been inspected. Teven noted that he spoke to Cleveland this week regarding the lien situation. He asked if someone wants to buy the property where does he stand. Teven stated that the structure will never be removed; it is built above code and is a good structure. To think of taking the home down is beyond the realms of any common sense.

Commissioner Holliday stated if at any time in the future the property becomes rezoned which would allow a residence, the lien would be removed.

Teven stated that he is hoping to rezone the place. The property is not forest.

Commissioner Runyon stated that the County has two more pieces of paper to finalize in this process. The rezoning of Teven's property is on his list to be looked at.

Teven stated that he pays his taxes. It would be an easier way out to rezone the property.

BID OPENING for furnishing two (2) used Water Trucks to the Wasco County Public Works Department.

Art Smith, Public Works Project Manager, stated that the County did not receive any bids for furnishing two used Water Trucks to the Public Works Department. The Department went through the formal competitive bid process. We have two options; the Board could order the Department to go back out and rebid, or to authorize the Department to acquire the water trucks. It is in the public's interest to get the purchase accomplished.

Smith stated that the Department satisfied all of the competitive bidding process requirements. There are some vendors out there that the Department could acquire the trucks from.

Some discussion occurred.

Marty Matherly, Wasco County Roadmaster, stated that the Department did not need a brand new water truck and tanker. New vehicles would range from \$115,000 to \$120,000, while a used one is half that amount.

Commissioner Hege inquired as to what the Department anticipated the cost would be for purchasing the two used water trucks.

Matherly responded by stating \$30,000 per truck.

Dan Sanders, Shop Supervisor, stated that the Department has three water trucks. One is disabled and beyond repair; the other two are getting to the point that it is overwhelming to maintain them.

{{{Commissioner Hege moved that the Board of Commissioners finds that the County went out for competitive bids, no bids were received, so they are hereby authorizing the Wasco County Public Works Department to purchase two used water trucks for an amount not to exceed \$75,000; . Commissioner Runyon seconded the motion; it was then passed unanimously.}}}

The Board recessed at 10:56 a.m.

The Board reconvened at 11:00 a.m.

RON GRAVES, WASCO COUNTY SOIL & WATER CONSERVATION DISTRICT. Consideration of the request for Wasco County to apply the USDA Soil Survey Soil Capability Classes.

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011
PAGE 8

Ron Graves stated that he sent a letter to the Board of Commissioners requesting that the County apply the USDA Soil Survey to soil complexes listed as Class 7 or Class 8, (Attached as Exhibit B). Graves noted the reasons for his request, as well as noting the system that the Planning & Development Department came up with to address the soil complexes.

Also in attendance was Gary Nychyk, Interim Planning & Development Director, and Dan Ericksen, former County Judge/Commissioner.

Nychyk used several PowerPoint Slides to illustrate how the Department analyzes property with several different soil types to determine if the proposed development would be placed on predominately non-suitable property for agricultural use, (Attached as Exhibit C). The Department currently goes through a complicated analysis that breaks the soil types down by soil components.

Graves stated that the USDA has identified Class 7 complexes. He is requesting that the Planning & Development Department acknowledge that they are Class 7 soils and that the Department not waste time in having them evaluated.

A lengthy discussion occurred.

Ericksen noted that the soil box itself said not to be used for land use purposes. It is a soil category. He noted that Wasco County set the standards for the state. The County approved a dwelling for a piece of property that was identified as Class 7. The decision was appealed to the Land Use Board of Appeals (LUBA). LUBA said that the County Court could not make decisions on soil classifications. That determination needed to be made by a soil scientist or someone who has the level of expertise.

Ericksen stated if the USDA classifies the soil as Class 7 and the Department of Land Conservation and Development would recognize them as Class 7 then the County would be on good standing.

Graves stated it is his understanding that you have to use the USDA classification. If you want to challenge the classification you have to have a soil scientist evaluate the soils. He has never found any discrepancy in the mapping.

Nychyk stated it is his opinion that the Planning & Development Department is changing that soil classification. We are not accepting the soil classification in the handbook. He feels that we should rely on the soil books to tell us what those classifications are.

Graves stated we have about 170,000 acres of soil complexes in the Northern Wasco County mapping units; of which 128,000 acres are judged to be Class 7 by the USDA. Class 6 totals about 42,000 acres.

Commissioner Hege stated let's make it simple and make it as easy as we can. He does not want to make rules over appeals that occurred decades ago.

Nychyk noted that the current process takes four to five hours to run through the tables. This comes up for every nonfarm dwelling; there are about 10 per year. Nychyk questions his authority going beyond what the soil survey states.

Commissioner Runyon stated that he likes the USDA Survey. We have talked about allowing people to use their land. Simple is better.

Further discussion occurred.

Nychyk suggested that the Department would look at the complexes trending bad as Class 7 soils.

*****It was the consensus of the Board of Commissioners to support the request from Ron Graves, Wasco County Soil & Water Conservation District, to have the Wasco County Planning & Development Department use the USDA Soil Survey Soil Capability Classes***.**

RYAN LEBRETON, The Dalles Youth Center Coalition. Update on the development of a Youth Center on property owned by Wasco County.

Ryan LeBreton and Joe Martin addressed the Board in regards to a proposed Youth Center to be located on County owned property on West Tenth Street in The Dalles. A brief overview of the project was provided. Architectural drawings were reviewed and discussed. The Dalles Youth Center Coalition has a three year plan. They will begin their fund raising process soon. The Coalition intends to make a presentation to the Board of Commissioners every six months.

Mary Linebarger requested that the County keep them in mind for any available top soil for the development of the site.

CONTINUATION OF THE CONSIDERATION of items listed on the Discussion List of March 16, 2011.

Item #7

The Board was informed that this year's Budget Session will be held on May 10, 12, and 13, 2011 at the State Office Building on Klindt Drive.

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011
PAGE 10

Marty Matherly, Wasco County Roadmaster, returned to inform the Board that he was mistaken on the amount that was budgeted for the purchase of two used water trucks. The Department budgeted \$120,000 for the trucks and not \$75,000. Matherly stated that the \$75,000 cap will not work for him.

Some discussion occurred.

*****Commissioner Hege moved to amend his motion authorizing the Wasco County Public Works Department to purchase two used Water Trucks at a cost not to exceed \$120,000 instead of \$75,000. Commissioner Runyon seconded the amended motion; it was then passed unanimously.}}**

Matherly noted that the Department budgeted \$217,000 for equipment during Fiscal Year 2010-2011, of which \$22,957 has been spent to date. He plans to spend another \$167,000; leaving a turn back balance of \$30,000.

The Board recessed for lunch at 12:01 p.m.

The Board reconvened at 1:40 p.m.

JONATHAN GRACA and NICK KRAEMER, COLUMBIA GORGE EARTH CENTER. Presentation on the Non-Profit Columbia Gorge Earth Center and discussion on the Oregon Department of Energy Pilot Project entitled Weatherize Oregon Now.

Jonathan Graca informed the Board of Commissioners that the Columbia Gorge Earth Center is a non-profit which has been in existence for 10 years. Their mission is empowering citizens around options of making sustainable decisions. The agency is housed in Hood River, with a gorge focus. Graca noted the organizations underneath their non-profit status.

Graca explained the Weatherize Oregon Now Pilot Project, which is being funded by the Oregon Department of Energy. The Pilot Project is offering free home energy audits to 100 people, along with a solar analysis. Graca explained the services that will be provided under this free energy audit.

Some discussion occurred.

CONTINUATION OF THE CONSIDERATION of items listed on the Discussion List of March 16, 2011.

Item #8

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011
PAGE 11

Some discussion occurred regarding the benefit of the County belonging to the Association of Oregon Counties and the increase in the County's 2011 Dues.

{{{Commissioner Runyon moved to approve paying the increase in the Association of Oregon Dues in the amount of \$727.89 for Fiscal Year 2010-2011. Commissioner Hege seconded the motion; it was then passed unanimously.}}}

Item #2

Discussion occurred regarding Executive Session Minutes.

Commissioner Holliday stated that she feels Kathy McBride, Executive Assistant, writes the best minutes that she has ever seen. There are times when she reviews the prior minutes. She wondered if the Commissioners even wanted minutes or just a recording of the meeting.

Commissioner Hege stated that the Attorney General of the State of Oregon is pushing through a bill that would require us to record all meetings, including Executive Sessions. Those recordings could be posted. He likes the idea of recording Executive Sessions.

Commissioner Runyon stated he likes written minutes for the Regular Sessions. He would like us to record the Executive Sessions.

Commissioner Holliday agreed that we should have minutes where we know what we were talking about.

This item will remain on the Discussion List for further discussion.

Commissioner Hege requested that staff look into the proposed legislation and determine how we will store digital files if the legislation is passed by the Oregon Legislature.

**CONSIDERATION AND APPROVAL of the Regular Session Consent
Agenda of March 16, 2011, (Attached as Exhibit D).**

Some discussion occurred on Items #2, #3, #4 and #6 on the Regular Session Consent Agenda.

{{{Commissioner Runyon moved to approve the Regular Session Consent Agenda for March 16, 2011, with the exception of Item #1. Commissioner Hege seconded the motion; it was then passed unanimously.}}}

{{{Commissioner Runyon moved to approve Order #11-065 in the matter of the appointment of Colleen Tenold-Sauter to the Wasco County Fair Board. Commissioner Holliday seconded the motion; it was then passed unanimously.}}}

The Board signed:

- Proclamation proclaiming the Month of April, 2011 as National County Government Month.
- Order #11-063 in the matter of transferring \$98,900.00 from the Community Corrections Fund Facilities Transition Account to the Community Corrections Fund Equipment-Capital Account during Fiscal Year 2010-2011.
- Order #11-064 in the matter of transferring funds from within the Health Grants Fund during Fiscal Year 2010-2011.
- Resolution #11-003 in the matter of accepting and appropriating additional and unanticipated Public Health Grant Funding during Fiscal Year 2010-2011.
- Resolution #11-004 in the matter of accepting and appropriating additional and unanticipated Oregon State Marine Board Grant Funding during Fiscal Year 2010-2011.
- Amendment to Fiscal Year 10/11 Marine Safety and Law Enforcement Contract between the Oregon State Marine Board and Wasco County.
- Regular Session Minutes of March 9, 2011.
- Order #11-065 in the matter of the appointment of Colleen Tenold-Sauter to the Wasco County Fair Board.

The Board adjourned at 3:00 p.m.

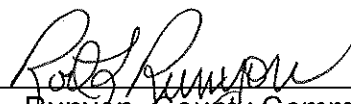
WASCO COUNTY BOARD
OF COMMISSIONERS



Sherry Holliday, Chair of Commission



Scott C. Hege, County Commissioner



Rod L. Runyon, County Commissioner

**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 16, 2011**

DISCUSSION LIST

ACTION AND DISCUSSION ITEMS:

1. Consideration of the request from Christi Woods for a contribution towards The Dalles Middle School's 8th Grade Promotion.
2. Discussion on Executive Session Minutes.
3. Discussion on the Economic Development Commission Staffing Contract.
4. Discussion on continuing to support the Northern Wasco County People's Utility District Pure Power Program.
5. Discussion on the retention of various Board of Commissioners documents on the County Webpage.
6. Discussion on the recommendation of the Wasco County Fair Board for the appointment of an individual to the Wasco County Fair Board.
7. Discussion on the dates for this year's Wasco County Budget Session.
8. Discussion on the invoice received from the Association of Oregon Counties for the County's 2011 Dues.
9. Discussion on the requests from the Wasco County Sheriff's Office to be authorized to offer Step 3 to two individuals being promoted from Deputy Sheriff to Sergeant.
10. Discussion on the role and responsibility of the Administrative Officer.



Wasco County Soil & Water Conservation District

2325 River Road, Suite 3
The Dalles, OR 97058-3551

Tel: (541) 296-6178 ext. 3, Fax: (541) 296-7868, E-mail: wasco.swcd@oacd.org

wasco.swcd@oacd.org

February 22, 2011

Wasco County Commission
Wasco County Courthouse
511 Washington St.
The Dalles OR 97058

2/25/11

PLANNING DEPT. TREATMENT OF SOILS COMPLEXES

Ref: (A) Wasco County SWCD letter of 25 October 2005
(B) Wasco County SWCD letter of 13 March 2008

Dear Commissioners,

Wasco County has 13 soils complexes identified in the soil survey. They are mixtures of at least two soil types: in all cases at least one soil capability class 7 or 8 and one soil capability class 3, 4, or 6. Generally soils with capability class 4 and lower are farmable lands. All soils complexes are assigned a capability class in the soil survey of 6, 7, or 8.

In 2005 I recommended by Reference (A) that for planning purposes all soils complexes be considered class 7 since all have significant components of non-farmable class 7 or 8 soils. The Planning Dept. then developed a policy for using an evaluation tool that attributes a percentage to the various soil components in each complex. Unfortunately that method is both inaccurate and time consuming for Planning Dept. Staff.

In 2008 I recommended by Reference (B) that the Planning Department adhere to the soil capability classes for the soils complexes as defined by USDA in the soil surveys unless site specific sampling is done to determine the actual percentage class 7 or worse soils at the specific site in question. I am not aware of any action taken to date on this recommendation.


I strongly recommend that the Wasco County Planning Dept. be directed to cancel its current policy and procedures for estimating percentages of components of soils complexes and apply the USDA Soil Survey soil capability classes as given in the soil survey. That would eliminate unnecessary work by staff on 9 of the 13 soils complexes (3D, 4C, 5C, 27F, 28E, 43F, 57F, 38, and 39.) which are all either class 7 or class 8.

The remaining 4 soils complexes (16D, 18D, 21E, and 51D) are class 6, but could be evaluated in the field as necessary to determine percentage of class 7 or worse soils. The table showing all of these soils complexes follows.

| Symbol | Soil Name | Capability Class (per soil survey) |
|--------|---|------------------------------------|
| 16D | CHERRYHILL-ROCK OUTCROP COMPLEX, 3 TO 25 PERCENT SLOPES | 6e |
| 18D | CONDON-BAKEOVEN COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| 21E | DUART COMPLEX, 20 TO 55 PERCENT SLOPES | 6e |
| 51D | WAMIC-SKYLINE COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| 3D | BAKEOVEN-CONDON COMPLEX, 2 TO 20 PERCENT SLOPES | 7s |
| 4C | BAKEOVEN-MAUPIN COMPLEX, 0 TO 12 PERCENT SLOPES | 7s |
| 5C | BAKEOVEN-WATAMA COMPLEX, 0 TO 12 PERCENT SLOPES | 7s |
| 27F | HESSLAN COMPLEX, 30 TO 70 PERCENT SLOPES | 7s |
| 28E | HESSLAN-SKYLINE COMPLEX, 5 TO 40 PERCENT SLOPES | 7s |
| 43F | SKYLINE-HESSLAN COMPLEX, 40 TO 65 PERCENT SLOPES | 7s |
| 57F | WRENTHAM-ROCK OUTCROP COMPLEX, 35 TO 70 PERCENT SLOPES | 7s |
| 38 | ROCK OUTCROP-RUBBLE LAND COMPLEX | 8s |
| 39 | ROCK OUTCROP-XEROPSAMMENTS COMPLEX | 8s |

I would be happy to answer any questions you may have or to assist the Planning Dept. as needed in resolving issues related to the soils complexes.

Sincerely,



Ron Graves
District Manager

C: Planning Dept., SWCD Board, c, p

Ref A p1 of 2

October 25, 2005

Wasco County Planning Department
2702 W. 2nd St.
The Dalles OR 97058

SOIL COMPLEXES IN WASCO COUNTY

Because of the significant number of requests to make soil assessments on parcels with complex soil mapping units, I have done a thorough review of our soil surveys.

We have two soil surveys covering the county outside the Warm Springs Reservation. Those are Wasco County Northern Part and Trout Creek -- Shaniko Area.

In northern Wasco County, thirteen (13) soil "complexes" exist. Nine of those are straight capability class VII or VIII, with both parts of the complex having the same capability. The remaining four complexes are one part class VII or VIII and one part class III, IV, or VI. Those soils are 16D, 18D, 21E, 51D. The soil survey classifies them as class VI and specifically states that class VI soils "are used for range, timber, wildlife habitat, and water supply."

The soil survey also specifically states that Capability Class VII soils "are used for range, timber, wildlife habitat, and water supply." Uses identified for those four soil complexes are therefore identical to the Class VII soils.

It is a fairly straight-forward analysis that leads me to conclude that for planning purposes, the complex soils should be considered according to poorest part. In other words a soil complex with one part Class IV and one part Class VII should be considered Class VII. That would affect four soils mapped in the northern Wasco County soil survey (16D, 18D, 21E, and 51D) and one in the Trout Creek -- Shaniko area survey (CoC). Since all the other soil complexes are designated as class VII, and the five complexes listed above are no more suitable for cultivation than the others, and since the soil survey identified uses are virtually identical, I therefore recommend that all mapped soil complexes (in Wasco County) be considered class VII for planning purposes and that Wasco County make such changes as are necessary to incorporate this recommendation in the procedures used by the planning department.

Sincerely,

Ron Graves, District Manager

c: file, Wasco County Court

Ref A. p 2 of 2

Wasco County Soils

| Symbol | Soil Name | Capability Class (per soil survey) |
|-----------------|--|------------------------------------|
| 16D | CHERRYHILL-ROCK OUTCROP COMPLEX, 3 TO 25 PERCENT SLOPES | 6e |
| 18D | CONDON-BAKEOVEN COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| 21E | DUART COMPLEX, 20 TO 55 PERCENT SLOPES | 6e |
| 61D | WAMIG-SKYLINE COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| 3D | BAKEOVEN-CONDON COMPLEX, 2 TO 20 PERCENT SLOPES | 7s |
| 4C | BAKEOVEN-MAUPIN COMPLEX, 0 TO 12 PERCENT SLOPES | 7s |
| 5C | BAKEOVEN-WATAMA COMPLEX, 0 TO 12 PERCENT SLOPES | 7s |
| 27F | HESSLAN COMPLEX, 30 TO 70 PERCENT SLOPES | 7s |
| 28E | HESSLAN-SKYLINE COMPLEX, 5 TO 40 PERCENT SLOPES | 7s |
| 43F | SKYLINE-HESSLAN COMPLEX, 40 TO 65 PERCENT SLOPES | 7s |
| 67F | WRENTHAM-ROCK OUTCROP COMPLEX, 35 TO 70 PERCENT SLOPES | 7s |
| 38 | ROCK OUTCROP-RUBBLE LAND COMPLEX | 8s |
| 39 | ROCK OUTCROP-XEROPSAMMENTS COMPLEX | 8s |
| COMMENTS | | |
| NOTE: | Thirteen "Complex" soils are separately identified in the N. Wasco County Soil Survey. Nine are identified as straight Class VII (7) or VIII (8) soils, Unsuitable for agriculture. Four complexes are identified as a mixture containing significant amounts of class VII soils. Those Four mapping units are similarly not suitable for cultivation and for planning purposes could be considered Class VII. They are listed below | Capability Class (per soil survey) |
| 16D | CHERRYHILL-ROCK OUTCROP COMPLEX, 3 TO 25 PERCENT SLOPES | 6e |
| 18D | CONDON-BAKEOVEN COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| 21E | DUART COMPLEX, 20 TO 55% SLOPES | 6e |
| 61D | WAMIG-SKYLINE COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| | One complex soil identified in the Trout Creek Shaviko Area Soil Survey is the same as the 18D soil listed above and should be considered for similar treatment. | |
| CoC | CONDON-BAKEOVEN COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| | | |
| | | |
| | | |
| | | |
| | Ron Graves, District Manager | |
| | Wasco County Soil and Water Conservation District | |

REF B p.1 of 2

March 13, 2008

Todd Cornett
Wasco County Planning Dept.
2705 E. 2nd St.
The Dalles OR 97058

SOILS COMPLEXES

With winter giving way to spring we are likely to see an upsurge in the number of planning / development requests and I would like to make a recommendation on how the planning department should treat Soils Complexes which are mixtures of 2 or more soil types. There are 13 complex soils included in the N. Wasco County Soil Survey. They are:

| Symbol | Soil Name | Capability Class (per soil survey) |
|--------|---|------------------------------------|
| 16D | CHERRYHILL-ROCK OUTCROP COMPLEX, 3 TO 25 PERCENT SLOPES | 6e |
| 18D | CONDON-BAKEOVEN COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| 21E | DUART COMPLEX, 20 TO 65 PERCENT SLOPES | 6e |
| 61D | WAMIC-SKYLINE COMPLEX, 2 TO 20 PERCENT SLOPES | 6e |
| 3D | BAKEOVEN-CONDON COMPLEX, 2 TO 20 PERCENT SLOPES | 7s |
| 4C | BAKEOVEN-MAUPIN COMPLEX, 0 TO 12 PERCENT SLOPES | 7s |
| 5C | BAKEOVEN-WATAMA COMPLEX, 0 TO 12 PERCENT SLOPES | 7s |
| 27F | HESSLAN COMPLEX, 30 TO 70 PERCENT SLOPES | 7s |
| 28E | HESSLAN-SKYLINE COMPLEX, 5 TO 40 PERCENT SLOPES | 7s |
| 43F | SKYLINE-HESSLAN COMPLEX, 40 TO 65 PERCENT SLOPES | 7s |
| 57F | WRENTHAM-ROCK OUTCROP COMPLEX, 35 TO 70 PERCENT SLOPES | 7s |
| 38 | ROCK OUTCROP-RUBBLE LAND COMPLEX | 8s |
| 39 | ROCK OUTCROP-XEROPSAMMENTS COMPLEX | 8s |

None of these complexes are suitable for farming. Class 4 and better soils are generally suitable for farming. I believe that the Planning Dept. currently uses a formula to estimate percent class 7 soils in the complexes.

My recommendation is that

1. Planning adhere to the capability classes in the soil survey and that these complexes be categorized as 100% the capability class given by the soil survey unless site specific sampling is done to determine the actual percent class 7 or worse soils in the mapping unit at a specific site.

Ref B p. 2 of 2

This should simplify Planning Department's soils reviews and reduce the number of soils for which field determinations may be needed without compromising the integrity of the land use rules.

Sincerely,

Ron Graves
District Manager

C: file c, p, County Court (Judge Ericksen, Commissioners Holliday and Lennox),
D: Eddy USDA NRCS

Exhibit C

| MUSYM | LANDUSECLA | Acres |
|-------|------------|-------------|
| 5C | X | 24.92935837 |
| 54C | 4 | 3.726204003 |
| 54B | 4 | 10.74264758 |
| 54C | 4 | 0.143540291 |
| SUM | | 39.54 |

Exported from GIS
Acreage for each polygon
We must get over 50% Class VII to approve the dwelling

| | |
|----------|-------------|
| Class IV | 14.61239187 |
| Complex | 24.92935837 |
| SUM | 39.54 |

Combine all Class IV together

Soils Complex Analysis

| Classs | Total Acres | Percentage | Net Acres |
|----------|-------------|------------|-----------|
| 5C (IV) | 24.92935837 | 0.235 | 5.858399 |
| 5C (VII) | 24.92935837 | 0.765 | 19.07096 |
| Sum | | 1 | 24.92936 |

Begin analysis of Soil Complex
Our policy tables show that Soil 5C is composed of 23.5% Class IV soils and 76.5% Class VII soils

You will notice time and time again that I include a sum.
This is to ensure I don't miss a soil component

| | | |
|-----------|-------------|-------------|
| Class IV | 14.61239187 | 20.47079109 |
| Class IV | 5.858399217 | |
| Class VII | 19.07095915 | 19.07095915 |
| Sum | 39.54175024 | 39.54175024 |

Here are the results of the analysis.
Remember that we need more than 50% of the soils to be Class VII.
We have 20.47 acres of Class IV and 19.07 acres of Vlass VII.

No Dwelling

No Dwelling

| MUSYM | LANDUSE | Class | Acres | Subcomponent |
|-------|---------|----------|----------|--------------|
| 12B | 2 | 14.60453 | 31.09135 | |
| 12B | 2 | 6.149208 | | |
| 12B | 2 | 10.33761 | | |
| 12C | 3 | 105.0251 | 475.4237 | |
| 12C | 3 | 3.886148 | | |
| 12C | 3 | 25.35824 | | |
| 12D | 3 | 8.337372 | | |
| 12D | 3 | 6.167669 | | |
| 12D | 3 | 59.08401 | | |
| 12D | 3 | 38.0865 | | |
| 12D | 3 | 12.83879 | | |
| 12D | 3 | 10.60289 | | |
| 17B | 3 | 15.27773 | | |
| 17B | 3 | 20.57152 | | |
| 17B | 3 | 9.300676 | | |
| 17B | 3 | 20.79515 | | |
| 17B | 3 | 0.551246 | | |
| 17B | 3 | 21.43556 | | |
| 17C | 3 | 20.17858 | | |
| 17C | 3 | 11.58329 | | |
| 17C | 3 | 22.84139 | | |
| 17D | 3 | 25.68743 | | |
| 17D | 3 | 0.536858 | | |
| 17D | 3 | 37.06994 | | |
| 20B | 3 | 0.207623 | | |
| 12E | 4 | 9.647532 | 47.49051 | |
| 12E | 4 | 17.3369 | | |
| 12E | 4 | 20.50607 | | |
| 50E | 6 | 29.21519 | 29.21519 | |
| 30E | 7 | 108.7128 | 186.8768 | |
| 30E | 7 | 24.83183 | | |
| 57F | 7 | 33.90262 | | |
| 57F | 7 | 19.42954 | | |

This is more likely to happen. The Timely property is approximately 1232 acres in size

First, you sort all the data by Landuse Class and Soil Type.

Then you sum each soil type. And Create a new Table based on Soil Classification.

Remember to carry your sum so you don't make any errors.

You see that I added spaces for the Class 9 and Class X soils. This is to calculate the subcomponents.

I also added a column showing the subcomponent percentage.

| Class | Acres | Subcomponent Class | Subcomponent Percentage | Subcomponent Acres |
|-------|------------|--------------------|-------------------------|--------------------|
| | 2 31.09135 | 2 | | 1 31.09134814 |
| | 3 475.4237 | 3 | | 1 475.4236678 |
| | 4 47.49051 | 4 | | 1 47.49051125 |
| | 6 29.21519 | 6 | | 1 29.21518861 |
| | 7 186.8768 | 7 | | 1 186.8768189 |
| | 9 107.8268 | 3 | 0.765 | 82.48749032 |
| | 107.8268 | 7 | 0.235 | 25.33929441 |
| X | 354.1658 | 3 | 0.235 | 83.22896227 |
| | 354.1658 | 7 | 0.765 | 270.9368346 |
| Water | 0.480991 | | | 1 0.480990773 |
| Sum | 1232.571 | | | 1232.571107 |

Now make a third table to show the soils by Class

| Class | Acres | Percentage |
|-------|----------|------------|
| II | 31.09135 | 2.52% |
| III | 641.1401 | 52.02% |
| IV | 47.49051 | 3.85% |
| VI | 29.21519 | 2.37% |
| VII | 483.1529 | 39.20% |
| Water | 0.480991 | 0.04% |
| SUM | 1232.571 | 100.00% |

This equals the Class III plus both Class 3 subcomponents

This equals the Class VII plus both Class 7 Subcomponents

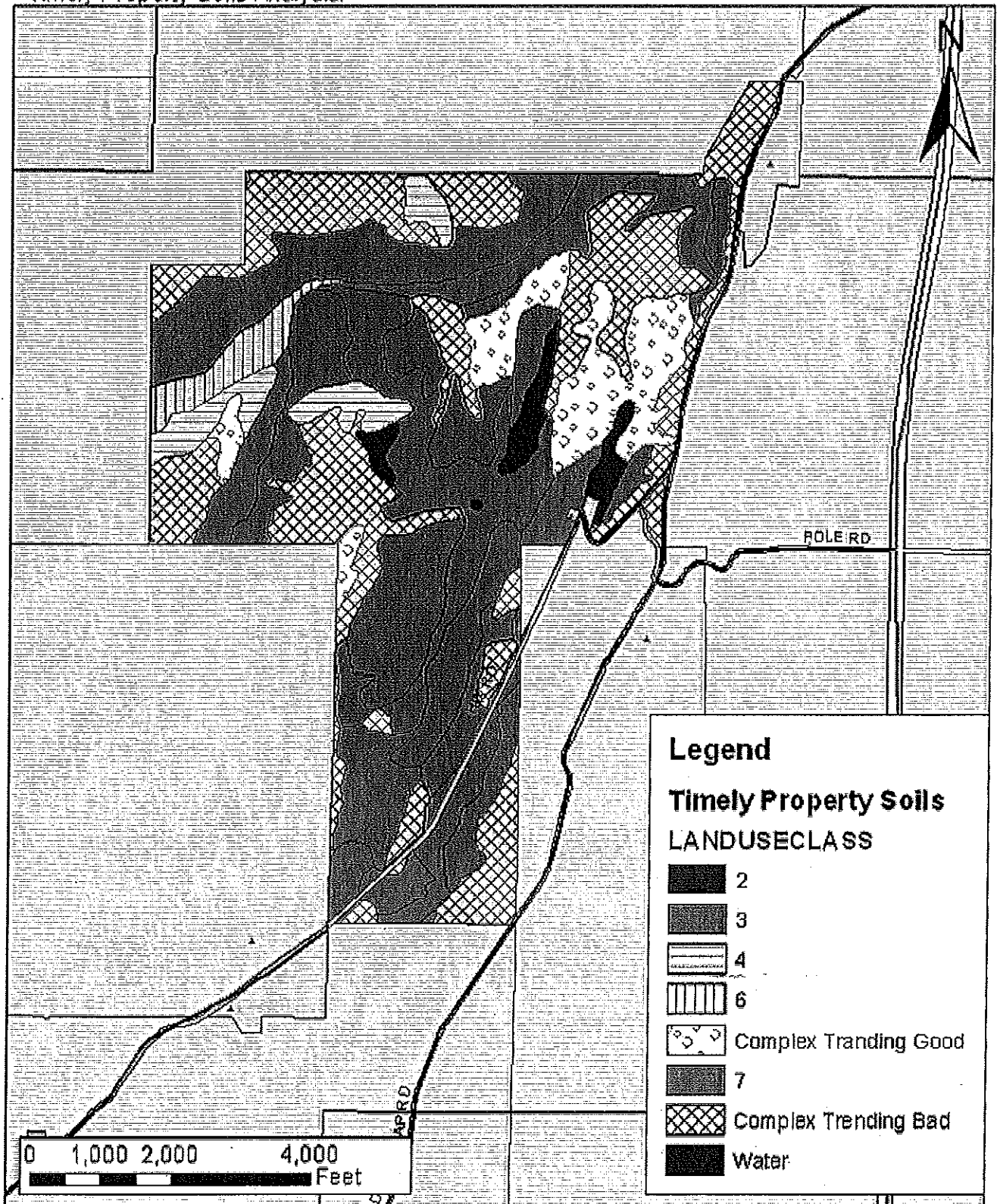
Remember to sum again to catch your errors.

Now Calculate the percentage for each

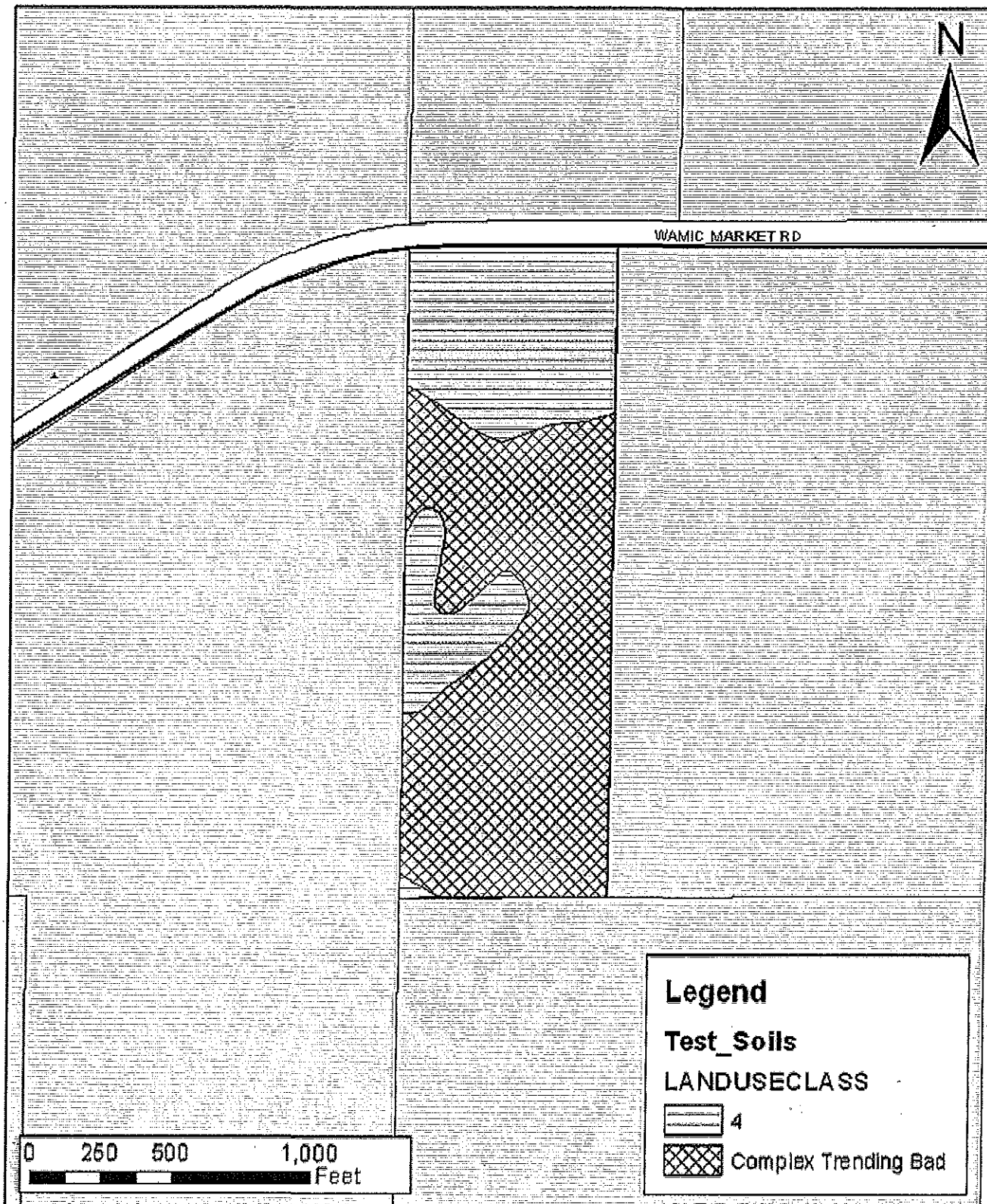
| | | | |
|-----|---|----------|----------|
| 18D | 9 | 68.34545 | 107.8268 |
| 18D | 9 | 7.285776 | |
| 18D | 9 | 0.062233 | |
| 18D | 9 | 25.94808 | |
| 18D | 9 | 6.185253 | |
| 3D | X | 78.77124 | 354.1658 |
| 3D | X | 81.24306 | |
| 3D | X | 15.41991 | |
| 3D | X | 26.31164 | |
| 3D | X | 2.251468 | |
| 3D | X | 63.31265 | |
| 3D | X | 68.10964 | |
| 3D | X | 4.112159 | |
| 3D | X | 7.834652 | |
| 3D | X | 6.799374 | |
| W | W | 0.480991 | 0.480991 |
| SUM | | 1232.571 | 1232.571 |

This was just for the parcel. We would also have to perform this calculation for the proposed Non-Farm Parcel
As well as a Analysis Area that would include the subject property and all surrounding properties.

Timely Property Soils Analysis:



Test Property Soils Analysis:
Made up of three soil types.
54B - 10.74 acres of Class IV
54C - 3.87 acres of Class IV
5C - 24.93 acres of Complex



**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
March 16, 2011**

CONSENT AGENDA

1. Standard Form of Contract between Friend & Reagan, P.C. and Wasco County.
2. Proclamation proclaiming the Month of April, 2011 as National County Government Month.
3. Order #11-063 in the matter of transferring \$98,900.00 from the Community Corrections Fund Facilities Transition Account to the Community Corrections Fund Equipment-Capital Account during Fiscal Year 2010-2011.
4. Order #11-064 in the matter of transferring funds from within the Health Grants Fund during Fiscal Year 2010-2011.
5. Resolution #11-003 in the matter of accepting and appropriating additional and unanticipated Public Health Grant Funding during Fiscal Year 2010-2011.
6. Resolution #11-004 in the matter of accepting and appropriating additional and unanticipated Oregon State Marine Board Grant Funding during Fiscal Year 2010-2011.
7. Amendment to Fiscal Year 10/11 Marine Safety and Law Enforcement Contract between the Oregon State Marine Board and Wasco County.
8. Regular Session Minutes of March 9, 2011.