



PUBLIC HEARING 5:00 City of Mosier Budget Message – The Budget for 2023-2024 (to be adopted by Mosier City Council June 28th)

PUBLIC HEARING NOTICE: 6:30 Mosier Comprehensive Plan Legislative Process to Adopt the Code Changes for the Last Several Years

City of Mosier City Council Agenda and Public Meeting Notice

6:30 PM JUNE 21, 2023, HYBRID MTG

MOSIER VALLEY SENIOR CENTER: 500 EAST 2nd Street, Mosier, Oregon 97040 (community meeting room)

ZOOM LINK INFORMATION

<https://us02web.zoom.us/j/2829710099?pwd=R1o5RUNSZDI5L2NUNmZ4SkhnV2FSQT09>

Meeting ID: 282 971 0099

Passcode: 97040

1 253 215 8782 US (Tacoma)

PLEASE CALL OR TEXT JAYME BENNETT IF YOU HAVE TECHNICAL ISSUES: 541-490-7411 jayme.bennett@cityofmosier.com

I	6:30 PM	Call to Order: Mayor Witt Anderson	
II		Agenda Corrections or Additions	
III		Business from the Audience - This is for Mosier residents and anyone else to express concerns, needs, or opportunities. Please keep your comments succinct and under two minutes. You may bring in written materials for Committee and Staff to review. The Facilitator can assign the issue to a future Committee, or to an appropriate staff member. Please realize that we cannot always offer a response immediately but will give the matter due consideration. We encourage the participation of all stakeholders in our community.	3 min
IV		<i>Approval of the previous MTG MINS (JUNE 07, 2023)</i>	2 min
V		BUSINESS (OLD)	
1.	6:35 PM	Cindy Walbridge Presents PUBLIC HEARING Department of Land Conservation and Development (DLCD) Grant Work: administrative process to comply with legislative requirements for past years planning work -comments accepted up to the 21 st of June	5 min
2.	6:40 PM	Short Term Rental Presentation (refresher) – Emily Stranz – Short Term Rental Committee will walk city council through the work the committee has done to form a recommendation – this will be a public hearing process in August/September – followed by adoption This is a review of previously presented materials.	20 min
3.	7:00 PM	Update on office location, hours and community standards and future meeting process	05 min
4.	7:05 PM	Announcements, updates on projects or other etc. ADJOURN	15 min

City of Mosier City Council Meeting Minutes June 7, 2023

Mosier Valley Senior Center 500 East 2nd Street, Mosier OR 97040

ZOOM ALSO

Attendance – (Mayor) Witt Anderson, Acasia Berry, (Council President) Brenna Campbell, Charlie Cannon, Bill Grater

John Grim, Scott Hege, Sheriff Magill, Jayme Bennett, Chris Longinetti

Ron Wright: Absent Excused

Call to order 630

Minutes: Approval of May 17th MTG MINS

Minutes: Motion to approve: Acasia Berry

2nd Brenna Campbell

All in – motion passes, no opposition

6:36 PM

Public: Charlie Cannon: Can we inquire into the low jet flying drills and try and provide notice in some manner being mindful of our Veterans and the trauma it causes with the drills?

Commissioner Hege lets the Mosier City Council and Staff know that the Wasco County Commissioners approved the purchase of a building for administrative services downtown The Dalles, and is pleased to share this progress.

Business Item I

Cindy Walbridge (Contract Planner for the Department of Land Development and Conservation District (DLCD) Grant)) presents the DLCD Comprehensive Plan Update work from the many years past of the former planning efforts and requires a legislative process to memorialize the documentation. This public meeting is one of the outreach efforts to update the community on the efforts.

The City of Mosier is committed to working closely with the county, state and local entities to improve our administrative process internally to keep up with the rapid growth of the region and city. This is a legislative process that requires fillings with the county and state. sunflower@gorge.net is the email to use with questions or comments. (Materials available at City of Mosier and provided at the council meeting).

Information is provided via newspaper, email lists, website and Main Street Mosier as appropriate. Bring questions or comments to the June 21st meeting – reference to materials available next week.

Business Item II

Amendment to the agreement for Operations and Maintenance of the water and sewer system, with Jacob's (formally CH2MHill, formally OMNI). This year's inflationary adjustment reflects roughly –

3.7% sewer and 6.2% water contract increase –

MOTION: Adopt Amendment No 15 to the agreement from 2008 for Operations and Maintenance of the Water and Wastewater System

Charlie Cannon makes motion as stated above

2nd Bill Grater

All in, motion passes, no opposition

6:56 PM

Business Item III – Backup Well Project – Well No 5

John Grim presents staff report and recommendation of award for gap financing of the water project: Current financing is 1.42m and cash of 263k match originally 100k 55% loan and 45% grant (originally). USDA is looking for completion in 2023 and considerable progress in Sept. Surplus of land has provided some of the funding for the overages. The loan will result in a 10/month rate increase if not paid off through other avenues.

Witt Anderson states again the directive from staff to council was emphatic EVERY SYSTEM HAS A BACK UP WELL –the historical documentation is public record and available upon request.

We are requesting a motion and Resolution to pursue a backup loan option for the short-term funding necessary to move United States Department of Agriculture (USDA) funding forward to allow for the subconsultants to proceed with their bid from several months ago.

Staff will review all alternatives and report back.

Motion: Brenna Campbell *Amended to reflect PURSUE financing-

2nd: Bill Grater

All in, Motion passes, no opposition

Business Item IV – 90 Day Workload - Bennett

Limited office hours, public works position concerns, flex Intergovernmental Agreement (IGA) for public works being sought, 45 days – identify the next step and clarify time and responsibilities with community expectations and level of service to meet the community standards. Presents allocation of time and Full-Time Equivalent (FTE) calculations outside of projects.

We just identified 15 hours of work to be done in the next 2 weeks on the water project – This is administratively incrementally burdensome.

Witt agrees that the workload is overwhelming –

We have to right size our help and do it in a smart way.

The needs during budget month are different than the fall, project loads and so on.

Other Updates and Notices:

Joe from the regional office is supposed to call Witt regarding the USPS

And Dan Marhr update on a negotiation on The USPS –

June 21st MTGS 5:00 (Budget Presentation) and 630 Regular Council MTG for Short Term Rental Presentation for new council members etc

June 28th for brief budget adoption or for another budget meeting if budget is not satisfactory.

July 19th follow up on meeting schedule. (July 5th is the first Wednesday and therefore not likely to be attended).

Starting in August City of Mosier City Council will convene once a month (first Wednesday) and reserve the second meeting (Third Wednesday) for Public Hearing process only as needed.

Adjourned 8:30

THE CITY OF MOSIER, OREGON COMPREHENSIVE PLAN

Article I 6/14 for DLC

Introduction

Mosier's first Comprehensive Plan was acknowledged in 1978. Since then only one other update has been acknowledged by the State, the 2019 Transportation System Plan. However, several land use studies have been completed since 1978 for Mosier and the information pertinent to inclusion into several land use goals hence the update of the Comprehensive Plan at this time. Some land use goals have not been updated but will be as time and finances allow.

This is the City of Mosier's Comprehensive Plan. Think of it as our community's map to the future. It describes:

1. where we are today,
2. where we want to be tomorrow, and
3. how we plan to get there.

The area covered by the Mosier Comprehensive Plan is approximately 403 acres and includes:

1. The Mosier City limits
2. The land within the Mosier Urban Growth Boundary (the Urban Growth Area (UGA)) outside the Mosier city limits but within Wasco County jurisdiction.

The Mosier Comprehensive Plan consists of two separate parts:

The Goals, Objectives and Policies (this document) to meet each state goal.

The Supporting Document consisting of inventories, reports, and factual data that describe the resources and features of Mosier.

The City of Mosier Comprehensive Plan can influence these forces and factors to shape the community the citizens want, and thereby can grow efficiently and effectively. The City can plan and zone land for new businesses, and new residential growth, in areas free from conflicts with other land uses, other overlay districts and with good access and suitable public services like sewer and water. The City can prepare for growth and development in our community through this Plan and it can choose to provide appropriate infrastructure in those areas. Such choices mean the Plan is a statement of what the community wants, not a prediction or forecast of what must be but what it may potentially become. The Plan is based on the assumption that we can shape our future in relationship to the community's visions and future predictions.

It's the Law

The original 1978 Comprehensive Plan (with one update in 2019 for Transportation Planning) was adopted as an ordinance by the City. It is a law, with the same force and

effect as other City ordinances. It prevails and guides other ordinances like zoning ordinances.

It's more than a map

Many people think of a city's plan as just a map showing areas where *different types* of development may occur in the future. Mosier's Comprehensive Plan contains such a map, but there's a lot more to the plan than that. The Plan states Mosier's general policies on land use, visioning, citizen involvement, community growth and development. The Plan map shows how various parts of the city are designated for residential, commercial, industrial and public use. It also shows the location of the City Limits, the Urban Growth Boundary and of urbanized lands where future annexations and urban development are expected to occur. The *crucial* details are found in the text and policies of the plan. It therefore is essential to consider both the Comprehensive Plan Map and the Comprehensive Plan Text when making decisions about growth and development in the City of Mosier.

Article II of the Plan reflects each of the applicable state goals. A goal is the broad statement of the community need, here based on each chapter. This is followed by a set of statements containing one or more of the chapter's goals and objectives. Sometimes these are the "implementing" policies because they are the last set identified to accomplish the objectives and meet the goal. However, a fourth set, if necessary, after each policy, contains implementing procedures or recommended actions, which describe how the City will carry out and can achieve each of the policies.

The local Comprehensive Plan's link to the state

Every city in Oregon has a comprehensive plan. State law requires it. And the state sets broad standards for those plans in the form of 19 statewide planning goals and various administrative rules and statutes. All local plans, including this one, are reviewed under those state standards by Oregon's Land Conservation and Development Commission (LCDC) or the commission's staff, the Department of Land Conservation and Development (DLCD). Mosier's plan is the product of a state-local partnership. It reflects both local and state interests.

After a plan has been reviewed and found to meet state standards, it is said to be "acknowledged," or "in compliance with Oregon's statewide planning goals." Acknowledgment is important, because it means Mosier's acknowledged Comprehensive Plan – not state law – is the controlling document for all land use decisions made within the City's jurisdiction. The answers to land use questions are determined by the provisions of Mosier's acknowledged Comprehensive Plan and the implementing ordinances of the plan, such as the Zoning Ordinance. All actions such as zoning, subdivisions, public facility extensions, and annexations must be in conformance with the plan. The comprehensive plan guides a community's land use, conservation of natural resources, economic development, and public facilities.

In the process of updating the Mosier City Comprehensive Plan each State goal was analyzed as to its applicability to the community. The goals represent State laws, which are flexible in nature to the extent that a community must interpret their validity to the local situation. These relevant statewide goals include the following: 1) Citizen Involvement, 2) Land Use Planning, 3) Agriculture Lands, 4) Forest Lands, 5) Natural Resources, Scenic and Historic Areas, and Open Spaces, 6) Air, Water, and Land Resources Quality, 7) Areas subject to

Natural Disasters and Hazards, 8) Recreational Needs, 9) Economic Development, 10) Housing, 11) Public Facilities, 12) Transportation, 13) Energy Conservation, and 14) Urbanization.

How plans are revised

Communities change, and as they change, their plans change, too. A plan can be changed a little or a lot, with a “plan amendment.” Plan amendments can involve changes for only a few properties or one or two strategies in the plan or a major reevaluation and update – an overhaul of the entire plan. There’s no set schedule for making plan amendments: they’re proposed as needed. Sometimes reviews are done every five to fifteen years in a schedule determined jointly by the state Department of Land Conservation and Development and the local government.

Plan amendments are very public processes. Citizens must be notified of any proposal to change the Plan; they must have an opportunity to comment on such a proposal in a public hearing; and the State’s Department of Land Conservation and Development must be notified, as well.

As part of a public process in 2011, the City of Mosier adopted the Mosier Vision Statement and Aspirations (**attached as a supporting document**).

The entire plan should be considered as:

1. a body of technical information about the City of Mosier Area, our assessment of that and findings of fact to support what we feel from that data analysis and prioritizing of goals,
2. a statement of desired goals, objectives and policies of the Mosier residents
3. a set of recommended actions to reach the goals and resolve issues and problems uncovered by the analysis
4. an appendix (*or Background Report*) of supporting documents.

Those who make land use decisions affecting the people of Mosier shall use the Comprehensive Plan as a basic reference and guideline. This Plan will replace the original Comprehensive Plan adopted in 1978 but will incorporate the applicable reports and studies completed by Mosier City Council to date.

Coordination with Wasco County – Urban Growth Boundary

The area outside the Mosier City Limits but inside the Urban Growth Boundary is within the jurisdiction of Wasco County. Wasco County shall retain responsibility for land use decisions in this area, subject to (**UGA Management agreement 2007 attached under Goal 14 as a supporting document**).

Master plans for sanitary sewer, parks, water, schools, storm drainage, airport, and transportation also support the goals, policies and implementing measures found in the Comprehensive Plan but are not policy documents in themselves. The projects, cost estimates, timing and funding sources found in public facilities plans are not intended to function as plan policies, unless explicitly adopted as part of the Comprehensive Plan. Such master plans typically are “accepted” by the City Council but are not necessarily adopted by the City Council or County Board. Public facilities master plans along with their projections for growth and development are expected to change over time as new information and technology becomes available. Therefore, periodic updates to master

facilities plans are not considered amendments to the Comprehensive Plan itself and their projections for growth and development are not limiting or overriding.

Article II

THE PLAN

GOAL 1: CITIZEN INVOLVEMENT

Goal 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” It requires each community to have a citizen involvement program that includes an officially recognized committee for citizen involvement and opportunities for citizens to be involved in all phases of the planning process.

BACKGROUND:

Goal 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

Citizen participation in the planning process is not only desirable but essential if the community is to have a complete understanding of the comprehensive plan. Residents from the City of Mosier have had the chance to become involved at the earliest stages of the planning process, through writing and distribution of questionnaires, activity on various tasks assigned to complete the plan.

Mosier’s City Council is guided by the principle that citizen participation in planning and land use issues is essential and also acts as the Committee for Citizen Involvement. The single most important factor influencing the effectiveness of this Plan is the extent of citizen participation in its development.

Mosier's Citizen Involvement Goal

To provide all City and Urban Growth Area residents an opportunity to be involved in all phases of the planning process. *Due to the large number of projects planned in the upcoming years, the City will focus on increased proactive communications with residents and organizations affected by the projects.*

GOALS and POLICIES:

1. The City Council shall represent the people in the community and shall be chosen in a fair, well-publicized manner.
2. City Meetings shall be well publicized. Minutes of the meetings shall be made available upon request.
3. The Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and other City Ordinances shall be available online or at City Hall.
4. The City Council shall respond to citizens' concerns and comments through direct response at meetings, by letter, or through the meeting minutes.
5. Comprehensive Plan Changes shall be made only after adequate public discussion and notifications, of interested and affected districts and agencies such as the Columbia River Gorge Commission and Wasco County specifically through the Urban Growth Area Joint Management Agreement.
6. Plan changes will only be adopted after well-advertised public hearings have been held by the City Council and are in compliance with the Oregon Revised Statutes.
7. The City Council and Main Street Mosier are the citizen involvement committees for the community.

IMPLEMENTATION STRATEGIES

1. Develop a Council Policy and Orientation Handbook.
2. Strengthen Staff-Council relationships by encouraging regular one-on-one communications.
3. Create and deliver presentations at key points in the project development and implementation.
4. Regular updates on the City website and Mosier Valley News which is distributed by Mainstreet Mosier.
5. Provide citizens better access to and a clearer understanding of the Strategic Plan and of City systems such as the new Development Permitting System.
6. Provide notice on land use issues as required by the Oregon Revised Statute.

GOAL 2: LAND USE PLANNING

Goal 2 outlines the basic procedures for Oregon's statewide planning program. It requires that each city and county in Oregon have a comprehensive plan that includes factual information, policies and implementing measures. Goal 2 contains procedures for reviewing and amending comprehensive plans.

BACKGROUND

With a 2019 population of 455 people, Mosier, Oregon is located in the Columbia River Gorge bordering on Hood River County and located in Wasco County and covers one square mile. The City is at sea level and contains some significant forest lands. The City of Mosier is a municipality in Wasco County on the eastern edge of the Cascade Range, transitioning to high desert in the west and is subject to several significant natural hazards, including: earthquakes, flooding, landslides, and wildfire. This region of the state is sparsely developed in the rural areas, with some moderate development in the City of Mosier and surrounding Cities and unincorporated communities.

Annual precipitation averages range from 20 inches on avg for 110 days per year. The City is bordered by two creeks (Rock Creek to the west and Mosier Creek to the east) and is located in the Miles Creek Subbasin Watershed. The Miles Creek Subbasin watershed consists of Rock Creek (west side of the City) and Dry Creek (east side of The Dalles) and the Columbia River which is on the North side of the City.

History

Jonah H. and Jane Mosier settled on Donation Land Claim No. 37 (DLC Claim #8061) in Wasco County near the confluence of the Columbia River and present-day Mosier Creek in 1854. This DLC would later become the town of Mosier. Although plans for a town site were started earlier, an official plat was not filed until after Martha Mosier's death in 1903. Jefferson Newton Mosier hired a surveyor to finalize the town plat. Jefferson promoted the productive fruit growing area, sold new lots in the town, organized and was first president of the Mosier Valley Bank; his biography was included in the 1922 and 1926 issues of "Who's Who in Finance and Banking."

Mosier became best known as an apple, cherry and prunes producing area. By 1914, when the town was incorporated, the population was 500. The Columbia River Highway was completed through Mosier the same year, which increased tourism and travel through the area. The town continued to prosper until 1919 when a fire destroyed one-half of the downtown area. The business of the town never fully recovered. By 1921, the population had dwindled to 250 despite productive farmlands surrounding the small community. People came and went over the ensuing decades, and the population in 1990 was still only 244. But the next decade brought a 68% increase, and after the opening of the Historic Columbia River Highway State Trail in 2000, cyclist and tourist traffic surged. Almost 500 people called Mosier home in 2020, and Mosier experiences substantial visitor traffic drawn by various outdoor activities nearby.

Mosier Oil Train Derailment

One June 3, 2016, on a hot, still day, a near-disaster occurred which garnered Mosier national attention: a Union Pacific train carrying crude oil derailed, spilling 42,000 US gallons of volatile oil, and several cars caught fire. The fire began to spread southward through trees and underbrush toward Mosier Community School and the Mosier Manor part of town before it was contained.

Carrying nearly three million gallons of oil derailed as it passed through downtown Mosier. Of the 96 tanker cars on the train, 16 derailed, spilling 42,000 gallons of oil. The volatile Bakken crude ignited, causing a fire that took 14 hours to extinguish and sending up a plume of smoke that could be seen for many miles around. The adjacent wastewater treatment plant was inundated with Bakken crude and was inoperable for a week.

This caused significant damage to Rock Creek and the Columbia River and set off a significant fire along the Old Highway and Waterfront Park with old growth trees within City limits. It was fortunate that there were no school age children near the train tracks at that time as it is a typical walking trail for our students. It was traumatic for the school children who had to be evacuated, it was traumatic for the parents who had no idea where the children were evacuated to, and it was traumatic to the community as a whole. The city's mobile home park, home to Mosier's most underserved residents, was also quickly evacuated without a plan for the shelter or care for many low-income families and without a way to communicate in Spanish with this majority Latino community. As a result of the fire over 200 residents were evacuated. Needless to say, an emergency evacuation plan would have been helpful.

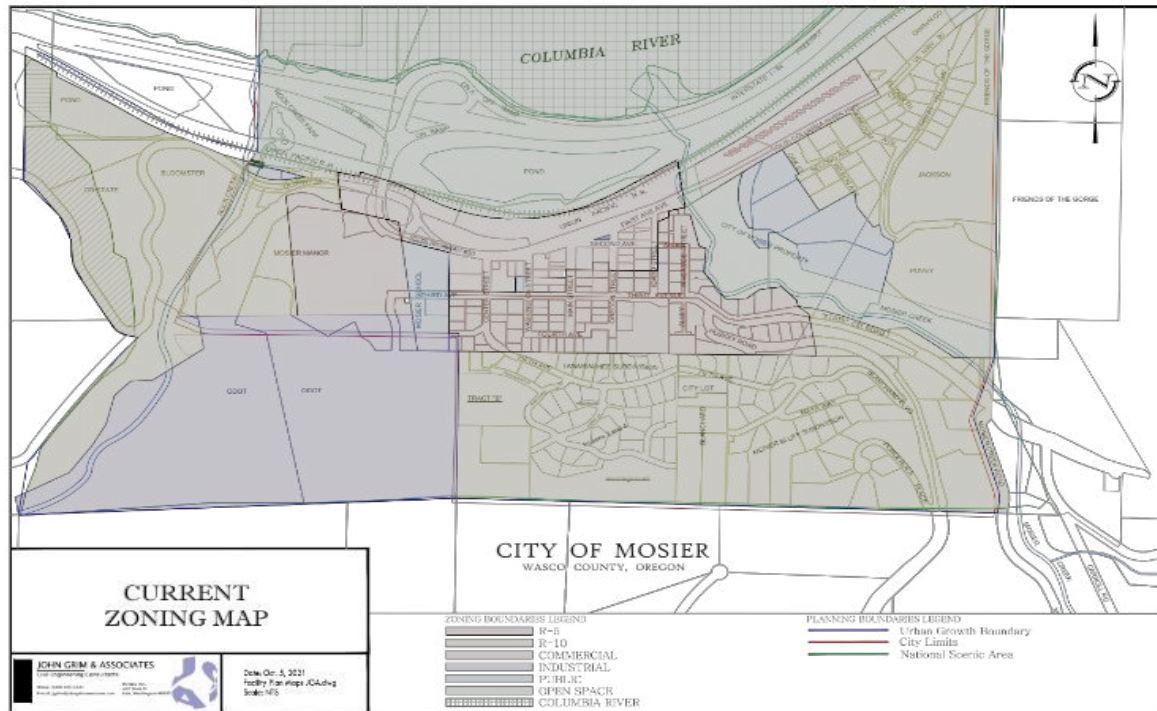
As of late 2022, the City government is still working with Union Pacific Rail to fully restore the site of the spill and fire.

Existing Land Use in the City of Mosier

One of the most important pieces in planning for future land use is identifying the amount, type, and location of existing land use. The location of existing residential, commercial, industrial, public, and open space areas provides a basis for understanding present conditions and for making projections for future land use patterns. The Comprehensive Plan Map and Zoning Map for the City of Mosier reflect zones and planned land uses within the City's Urban Growth Boundary. In this chapter, each land use will be discussed with a description of the goals, objectives and policies.

Land Use Designated Areas

The City of Mosier Comprehensive Plan and Zoning Map shows the zone designations for land in the City and the Urban Growth Boundary (UGB), including residential zoned areas of both low and medium density, commercial areas, industrial areas, public lands, and recreation areas. The map shows how land use in Mosier will look as the goals, objectives, policies and recommendations are implemented.



**The City of Mosier Zoning Map is recognized as the Comprehensive Plan Map for the City of Mosier*

State Requirements for State Goal 2, Land Use Planning:

Goal 2 outlines the basic procedures of Oregon’s statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan and that suitable “implementation ordinances” to put the plan’s policies into effect must be adopted. It requires that plans be based on “factual information”; that local plans are coordinated with those of other jurisdictions and agencies; and those plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

Population Requirements:

Oregon's land use planning program relies on population forecasts as a primary tool for determining Urban Growth Boundary (UGB) expansions and for crafting new land use planning policies. By estimating future populations based on historic and current trends, as well as assuming the likelihood of future events, population forecasts provide necessary information to help planners, public officials, private firms, and developers better understand the short and long term effects of population growth in local areas.

In the recent past, Oregon law required counties to create their own population forecasts. This resulted in widespread inconsistencies in the forecast methods used. Additionally, the costs of creating a forecast kept some communities from updating their forecast on a regular basis. Therefore, the legislature passed a law ([ORS 195.033](#)) that assigned the forecast creation task to the [Population Research Center](#) at Portland State University (PSU). In 2015, the Land

Conservation and Development Commission adopted rules (OAR 660-032) to implement the new law.

Mosier's Land Use:

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions; to encourage development outside of areas that have environmental or other constraints including steep slopes/open space and riparian areas, and to encourage the use of construction materials and standards that limit greenhouse gas emissions during building use.

Residential

Residential uses include lands used for single-family, duplex and multi-family development. There are essentially three levels of residential development: lower-density development, medium-density development and high-density development.

High-Density Residential – (minimum lot size of 5,000 square feet)

GOALS AND POLICIES:

1. Cluster or planned-unit developments are strongly encouraged.

Low Density Residential – (minimum lot size of 10,000 square feet)

GOALS AND POLICIES:

1. New or an expansion of existing facilities are an appropriate use where it can be shown that the proposal is compatible with adjacent residential uses.

Commercial

GOALS AND POLICIES:

1. To provide a wide range of retail and personal service uses to serve both City residents and tourists, and multi-family dwellings.
2. The City will continue to work with the City merchants to achieve an equitable long-term solution to creating a vibrant and pedestrian friendly Downtown.
3. Commercial uses which are consistent with the development of a compact, land-intensive City Center that facilitates pedestrian movement are encouraged.
4. Multi-family housing is encouraged.
 - a. Housing, in conjunction with commercial use shall also be encouraged.

Other Commercial

Union Pacific Railroad (UPRR) Land Acquisition: Since 2000, the City of Mosier has actively sought to gain control over a 3 acre commercial property owned by UPRR and located in the downtown core. The property includes the Totem Plaza and extends along Mosier's main street to Mosier Creek. As the largest undeveloped property in Mosier's

downtown core, it has a critical role to play in Mosier's downtown revitalization plans. This land was granted to the City as part of the UPRR oil train derailment settlement.

GOALS AND POLICIES:

1. Commercial development in Mosier should be clustered.

Industrial Land

The industrial uses in the City include the area in the southwest area of the UGA, as designated on the Map.

Public Areas

Public areas include lands designed for public buildings, public utilities, schools, playgrounds, churches, meeting halls, and other similar uses which are considered public facilities. The purpose of the public district is to recognize existing public facility land use and areas for those uses. Public facility land use generates large public gatherings and provides for the development of public facility services and other public-oriented uses.

GOALS AND POLICIES:

1. Recognize certain lands to be designated for public use and recreational activities and to preserve certain green spaces.
2. In conjunction with affected regional, state, and federal agencies, the City agrees to assume cooperative responsibility for land use planning.
3. The City shall cooperate with the school district to ensure that growth of the City does not outstrip the district's ability to provide facilities. Subdivisions or other major developments that could generate large enrollment increases shall be permitted only after consideration of their impact on schools.
4. Mosier's infrastructure of water, sewer, storm drains, streets and any park land is developed to good standards for a rural community and is well-maintained and renewed as needed from well-funded and well-managed reserve funds.

IMPLEMENTATION STRATEGIES:

1. Review Mosier's land use code and amend as needed to incorporate the desired policies of the City utilizing the findings from the documents in the Background Report that have been completed for the City of Mosier and listed herein under the following land use goals.

GOAL 3: AGRICULTURAL LANDS

Oregon Statewide Planning Goal 3 Agricultural Lands does not apply within the Urban Growth Boundary and Mosier does not have agricultural zoned lands within its boundaries.

GOAL 4: FOREST LANDS

Oregon Statewide Planning Goal 4 Forest Lands does not apply within the Urban Growth Boundary, however, the City supports efforts to preserve forest lands with the City's Forest Management Plan approved by the State of Oregon. **(attached in Supporting Documents will be Mosier's Forest Management Plan)**

GOAL 5: NATURAL FEATURES, NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

Goal 5 is designed to protect Oregon's natural and cultural resources. Local governments are required to inventory resources such as wetlands, riparian corridors and wildlife habitat. Communities use these inventories to determine which resources are most significant and to protect such resources in a manner that complies with Goal 5 and applicable administrative rules.

BACKGROUND

The City of Mosier is surrounded by active and passive recreational areas and natural resources that include the Columbia River waterfront and Rock Creek, Mosier Creek and the Columbia River floodplains, agricultural lands, and forestlands on the surrounding hillsides. A rich geographic setting of natural resources surrounds the urbanized area of the City. Mosier is in the heart of Mosier Valley.

General location and topography

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

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

Mosier, located in Wasco County, is a member of the Mid-Columbia Economic Development District. The district is comprised of five counties; Hood River, Wasco and Sherman Counties in Oregon and Klickitat and Skamania Counties in Washington.

The topography is characterized by steep slopes, basaltic cliffs, and deep stream channels, characteristic of much of the Gorge province. The steep slopes form a "bowl" in which all of the development has occurred. The elevation of the city is 112 feet; however, within portions of the city limits there is a 500 foot increase in elevation. The city limits delineate an area of approximately 400 acres of land surface but nearly 90 acres have been inundated by slack-water behind the Bonneville Dam, effectively decreasing Mosier's area to 310 acres.

Geology and geologic hazard

The geology and topography of the study area has had a profound effect on past development and will continue to exert a major influence on future development. The elevation differences and the nearness to bedrock in many areas make it extremely difficult to provide and install utilities. Geologic units exposed at Mosier include cliffs of Columbia River Basalt, scattered veneers of Pleistocene Lake deposits, and stream terrace alluvium along major streams.

Erosive action of the Missoula flood removed talus and superficial units in the area, exposing bare bedrock over large areas. Local deposition by the flood in protected areas produced pockets of sand and gravel at high topographic positions downstream from ridges and knolls. Therefore, any area to be developed should be carefully studied to assure that utilities can be economically installed.

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

Climate

Some of our most severe challenges in the winter are due to ice storms and the remote expanse of the main power source for the City which traverses through hilly and inaccessible terrain. Ice storms typically cause line and tree damage that have cut off the power supply for up to 4 days at a time. The ice storms have adversely affected the population, especially those in Senior/Disabled Housing. Mosier also had a significant flood in 1996. Though there were only a few houses affected, it nearly destroyed the Highway 30 Rock Creek Bridge that houses the fiber optics running east and west which would have brought internet and other communication systems down. The Wastewater Treatment Plant and the Rock Creek Waterfront Park had to be rebuilt.

The climate is relatively dry because the Cascade Mountains serve as an effective moisture barrier causing storms to dump much of their moisture west of the peaks, leaving areas to the east, including Wasco County, in a "rain shadow." The months of November through February generally receive the most precipitation due to winter storms which bring rain to lower elevations and snow to higher areas characteristic of the southern portion of the county. Tree crops are often protected from the wind by planting taller trees in rows across the orchards; this technique can be seen along the 1-84 just to the east of Mosier.

Over the last several decades, warmer and drier conditions during the summer months have contributed to an increase in fuel aridity and enabled more frequent large fires, an increase in the total area burned, and a longer fire season across the western United States, particularly in forested ecosystems (Dennison *et al.*, 2014; Jolly *et al.*, 2015; Westerling, 2016; Williams and Abatzoglou, 2016). The lengthening of the fire season is largely due to declining mountain snowpack and earlier spring snowmelt (Westerling, 2016). Recent wildfire activity in forested ecosystems is partially attributed to human-caused climate change: during the period 1984–2015, about half of the observed increase in fuel aridity and 4.2 million hectares (or more than 16,000 square miles) of burned area in the western United States were due to human-caused climate change (Abatzoglou and Williams, 2016). Under future climate change, wildfire frequency and area burned are expected to continue increasing in the Pacific Northwest (Barbero *et al.*, 2015; Sheeh).

Climatic warming has facilitated the expansion and survival of mountain pine beetles, particularly in areas that have historically been too cold for the insect (Littell *et al.*, 2013). Across the western United States, the time between generations among different populations of mountain pine beetles is similar; however, the amount of thermal units required to complete a generation cycle was significantly less for beetles at cooler sites (Bentz *et al.*, 2014). Winter survival and faster generation cycles could be favored under future projections of decreases in the number of freeze days (Rawlins *et al.*, 2016).¹³

According to the report “Future Climate Projections Wasco County Aug 2018” by *The Oregon Climate Change Research Institute*; in Wasco County, all the extreme heat metrics in Table 4 are projected to increase by the 2020s and 2050s under both the lower (RCP 4.5) and higher (RCP 8.5) emissions scenarios (Table 5). For example, compared to the 1971–2000 historical baseline, by the 2050s under the higher emissions scenario, the number of hot days greater than or equal to 90°F is projected to increase by 28 days on average with a range of about 11 to 40 days. Likewise, the temperature of the hottest day of the year is projected to increase by 7.8°F on average with a range of 2.6°F to 13.0°F and the frequency of daytime heat waves is projected to increase by 2.7 events per year.

The City is aware that climate change may greatly affect the community, the natural features and the natural resources in the community. In 2021, the City Council passed a Climate Emergency resolution (**attached in Supporting Documents under Goal 5**) maintaining and providing access to this natural environment that surrounds the city is important. Minimizing the adverse impacts and protecting the natural environment have become important in the growth and development of Mosier.

Soils

Many people think of soil as merely a substance which holds a supply of things necessary for plant life. When we look more closely at "what" soil really is, we can see it is obviously much more. Soil is the loose, land-surface material in which vegetation can complete its entire life cycle. Genetically, soil is the result of a slow mixing of organic and other materials traceable mainly to surface life, with equally necessary minerals and other material originating in subsurface rock strata. ¹ Geologic Hazards of Parts of Northern Hood River, Wasco, and Sherman Counties, Oregon, by John Beaulieu, State of Oregon Department of Geology and Mineral Industries, 1977.

Wildlife habitat

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

Historical

The City conducted a historic inventory of its buildings and homes over 50 years old via the Oregon Main Street Program. Whether a further analysis of what buildings and homes were considered “contributing” was completed is not known. Work and possible a grant from the State Historic Preservation Office (SHPO) will provide protection of Mosier’s historic buildings.

The Mosier Pioneer Preservation Plan (**attached in supporting documents under Goal 5**) was completed in accordance with SHPO standards in 2011 and will become part of this

Comprehensive Plan to ensure preservation. The cemetery was established in 1865 and based on the history of the site and those buried there, it is an important part of Mosier history and should be preserved.

There is a 2nd City Cemetery outside City limits which should also be inventoried and protected.

POLICIES AND GOALS

1. To foster high-quality development consistent with the natural and historical environment.
2. Access to the outdoors is a key part of Mosier's character and the community's experience of living. Open space, parks, and active and passive recreation shall be readily available to citizens and visitors.
3. It is the intent of the City to monitor development to minimize adverse impacts to the natural environment.
4. It is the intent of the City to monitor cluster development to protect the natural environment.
5. Riparian areas shall be preserved.
6. The City encourages open space in developments.
7. It is the intent of the City to preserve important historical areas to include the Mosier Pioneer Cemetery. The Plan will be incorporated into the Background Report and become part of the Comprehensive Plan.
8. Extension of Mosier Plateau Trail: Working with Friends of the Gorge, the city is helping to create a nature and winery loop with a connection to The Dalles. Similar walking trails have been instrumental in revitalizing small towns around the world.
9. The City is not only committed to protecting the beauty of the Columbia River Gorge but also to doing what we can to reduce our reliance on fossil fuels and to cut emissions.

IMPLEMENTATION STRATEGIES:

1. Formally adopt the Mosier Pioneer Cemetery Preservation Plan (2011) into the Comprehensive Plan along with the associated documents.
2. Apply for a SHPO (State Historic Preservation Office) grant for an analysis of the historic properties in the SHPO list (**located in supporting documents under Goal 5**) which are in Mosier to determine the level of protection of the historic commercial and residential structures in the city limits.

3. The City of Mosier has adopted and the State of Oregon has approved the Total Maximum Daily Load (TMDL) Implementation Plan (**attached in supporting documents under Goal 5**) for protection of the Mosier Creek and Rock Creek in Miles Creeks Sub basin. Updates will be completed as required.
4. The density of development in a planned-unit development or a cluster subdivision shall be consistent with the density permitted in the zone in which it is developed.
 - a. Increases in density may be permitted through an amendment to the zoning/subdivision code where the development provides facilities or areas which help meet community objectives.
 - b. Add to Zoning/Subdivision code: Any density increase shall be compatible with the site and adjacent areas using objective criteria.
5. Land-use management practices and non-structural solutions to problems of erosion are preferred to structural solutions and addressed in the Subdivision Code.
6. Adopt the Urban Forest Management Plan.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

Goal 6 requires that all comprehensive plans and implementing measures comply with state and federal environmental laws.

BACKGROUND

1. Air quality within the planning area is generally very good. Air pollution from automobiles is not a significant problem even with high volumes of summer tourist traffic going through town. A prevailing wind usually blows in Mosier and clears the air quickly. The City recognizes climate change as an issue that may greatly affect air and water quality as well as land resources.
2. The City of Mosier vigilantly safeguards its water supply to provide safe drinking water for our community. The Mosier Watershed Council, while not affiliated with the City of Mosier's watershed, works on preservation and enhancement of the Mosier valley and its aquifers. Significant water quality and quantity within the UGA depends in part on protecting designated significant riparian corridors. The Watershed Council is dedicated to the protection, preservation, and enhancement of the lower Mosier watershed through leadership, financing, cooperation and education and shall be supported for their work.
3. Mitigation of our contributions to climate change and adaptation to likely impacts are important in protecting the livability and quality of life for our citizens and visitors.

Chicago Climate Charter: The City of Mosier has joined 60+ cities to support the goals of the Paris Agreement. Based on those goals, our specific commitments include:

- Provide every resident with safe and accessible choices to walk, bike, or use public transit as part of Mosier's transportation system and land use policies.

- Adopt policies and investments that reduce the carbon footprint of public transit systems, Mosier’s vehicle fleet and privately-owned vehicles.
 - Accelerate municipal use of renewable energy and work to deliver affordable renewable energy access in all communities.
 - Reduce the carbon footprint of new and existing public and private buildings and infrastructure.
 - Reduce the carbon footprint of solid waste systems.
 - Invest in natural climate solutions such as tree canopy, vegetation, and shoreline restoration that conserve, restore and improve natural ecosystems that increase carbon storage. `
- Approved by the Mosier City Council on need to look up date*

State Requirements for Goal 6, Air, Water and Land Resources Quality:

This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as ground water protection.

1. To maintain, and where necessary, improve the City’s air and water resources.
2. To ensure the continued quality of air, water and land resources within the City and the UGA.

POLICIES:

1. The City will ensure that the actions it takes are consistent with appropriate state and federal environmental quality standards, statutes, programs and policies, including those for water quality, air quality and noise.
2. The City will control sedimentation and erosion resulting from urban development through its Subdivision Ordinance.
3. The State Department of Forestry should monitor the use of herbicides in the Mosier area, particularly around the City’s Watershed.
 - a. Persons or organizations using herbicides shall notify the City and public prior to use, and in no instances shall herbicides be used in the City’s Watershed or on land affecting the City’s Watershed, without City approval.
4. The City will encourage actions that limit emission of greenhouse gases.
5. All waste and process discharges from future development shall not violate applicable state or federal environmental quality statutes, rules and standards.

IMPLEMENTATION

1. The City of Mosier has adopted and State of Oregon has approved the Total Maximum Daily Load (TMDL) Implementation Plan for protection of the Mosier Creek and Rock Creek in Miles Creeks Subbasin.
2. Adopt the Climate Emergency Resolution into the Comprehensive Plan and identify specific actions to implement the Plan.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

Goal 7 addresses natural hazards. It requires that local governments apply “appropriate safeguards” when planning for development in areas of natural hazards, such as floodplains and areas subject to landslides.

The most significant natural hazards in Mosier are wildfire, landslides and flooding. In addition, climate change has the potential to make these natural hazards more frequent and severe, and to bring new natural hazards, identified in the Oregon Natural Hazards Mitigation Plan, that haven't typically been experienced. The Mosier Creek Fire affected the upper watershed, however, the City of Mosier has historically experienced devastating fires (destroying downtown). The City Council recognizes that Mosier must have a NHMP in order to best protect our communities, lands and residences from risk of all hazards. The risk assessment for the City will include three phases: hazard identification, vulnerability assessment, and risk analysis. From this the City will update ordinances that need to be updated for additional protections measures, identification of high risk areas for natural hazards as far as drought, landslides, wildland fire, severe local weather, volcanoes, earthquakes, and flood.

A previous fire, known as the Microwave Fire, burned right up to the Mosier City Limits in 2001. It was only by fortunate circumstance that the firefighters were able to stop the fire just before it reached the mobile home park, where it would have found enough fuel to continue through the rest of town. In the early 1900's, the City of Mosier experienced two significant fires that devastated the community by obliterating most of the commercial buildings and many of the residences. The City of Mosier spent the next 100 years trying to overcome that loss.

In 2020 the county experienced its most devastating wildfire season in recorded history with approximately 985 acres burned in the Mosier Creek fire. Fortunately, there was no loss of life but 37 structures, including 11 homes, were destroyed just outside the City of Mosier in County Lands. The County's Natural Hazard Mitigation Plan (NHMP) will help promote mitigation projects and activities aimed at reducing risk and preventing loss. It is intended to ensure that the City and its partners plan to promote resilience by protecting property, educating and doing outreach about natural hazards, promoting preventative measures, and by partnering to address multiple hazard areas among other measures.

A floodplain is the area adjoining a stream, river, or lake that is subject to regional flooding. It represents the largest flood which has a one percent chance of occurring in any one year in an area because of periods of higher than normal rainfall or stream flows, high winds, rapid snow melt, natural stream blockages, or combinations thereof.

A floodway is the channel of a watercourse that must be kept free of any encroachments so that the 1% annual chance flood can be discharged without cumulatively or substantially increasing the water surface elevation and flood height. Only Rock Creek has a floodway indicated in Mosier.

FEMA is updating the City floodplain maps. The City of Mosier has new “best available data” from the study that it will be utilizing for the Natural Hazards Plan as well as development reviews.

State Requirements for Goal 7, Areas Subject to Natural Disasters and Hazards:

Goal 7 deals with development in places subject to natural hazards such as floods and landslides. It requires that jurisdictions apply “appropriate safeguards” (floodplain zoning, for example) when planning for development there.

POLICIES:

1. To reduce risk to people and property from natural hazard the City shall adopt maps, plans, inventories, policies, and implementing measures that reduce risk to people and property from natural hazards.
2. The City shall give special attention to emergency access and evacuation when making development decisions.
3. The City shall seek to devote natural hazard areas as open space or other low intensity uses in so far as such measures will mitigate natural hazards and will maintain public safety and welfare.
4. The County is coordinating the City’s local Natural Hazard Mitigation Plan with local, state, and federal agencies.
5. The City shall coordinate with regional planning efforts for emergency preparedness, response, recovery and mitigation.
6. The physical capabilities and limitations of the land shall be utilized in establishing the type and density of development that can occur.
7. Flexible development approaches such as planned-unit developments and cluster subdivisions are encouraged, particularly in areas where development constraints such as wildfire hazards and steep slopes exist.
8. For the purpose of identifying and mitigating geologic hazards the City shall require geologic site investigation reports prepared by appropriately qualified professionals that evaluate the risk to the site as well as the risk the proposed development may pose to other properties.
9. Site-specific geologic studies and investigations by a qualified expert may be required in areas suspected of being subject to landslide hazard when appropriate to assure safe development consistent with local, state, and federal criteria:
 - For all proposals for divisions of land.
 - When required by the building official.
 - When required by the City to assure public safety and welfare;
 - For grading, excavation, and/or the placement of fill in the development of streets and public rights-of-way.
 - For the construction of utilities.
 - Where ground disturbing activities are proposed; and

- As required in the current Mosier Zoning Ordinance.
10. When a site report is required, construction shall occur only if the investigation indicates that development is feasible, and construction shall be in conformance with the site report. Where necessary, an engineer approved foundation may also be required.
 11. When a geologic site investigation report is required, the report shall be prepared at the subject property owner's expense by an appropriately qualified professional engineer and certified engineering geologist licensed to work in the State of Oregon.
 12. The geologic site investigation report shall be provided prior to permit approvals and prior to project commencement and shall be required as a condition of approval for public hearings where a geologic site investigation report will be required for the project.
 13. The geologic site investigation report shall provide stormwater drainage management recommendations consistent with the current Mosier TMDL report.
 14. The density of development allowed by the City within a zone shall be supported by the recommendations of the geologic site investigation report.
 15. The City encourages site design which utilizes the natural topography and vegetation including but not limited to the following techniques:
 16. Flexible development approaches such as planned developments; and efforts shall be made to maintain streams in their natural state.
 17. Access roads and driveways should follow natural slopes and contours and need not be constructed in block patterns.
 18. In cases of undeveloped platted lands, the City supports property line adjustments and the re-plotting of existing lot lines and/or public right-of-way consistent with natural features.
 19. Grading should be minimized in areas with a slope greater than 15%.
 20. All development inside the Urban Growth Boundary but outside the City's Limits shall be consistent with the City's Flood Hazard Overlay Zone requirements.

IMPLEMENTATION

1. Continue to update, as needed or required, the Mosier TMDL dated March 25, 2020 and adopt as the working document for the Total Maximum Daily Load Implementation Plan.

2. Complete the Mosier Train Derailment Site Restoration. On June 3, 2016, the tree lined paths and Western gateway to the City of Mosier were demolished by an oil train derailment. Restoration will include recovery of watershed processes and natural habitat as well as the beatific walking conditions and site amenities that restore community heritage.
3. Mosier shall use the Special Flood Hazard Area (SFHA) designated by the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) to determine flood areas.
4. The City shall ensure that all development is documented by the property owner as consistent with the requirements of the NFIP. The property owner shall submit, with any development application evidence, that the proposed development will not increase flood hazards on adjacent property or create any adverse impacts to adjacent property.
5. The City has agreed to work with the County Planning Department to participate in creating an addendum to the County's Plan for the City's first Multi-Natural Hazards Mitigation Plan.

GOAL 8: RECREATIONAL NEEDS

Goal 8 calls for each community to evaluate its recreational areas and facilities and develop plans to deal with the projected demand for new recreational opportunities.

BACKGROUND:

Mosier's Urban Growth Boundary is surrounded by the National Scenic Area and forest and agricultural lands. Although Mosier is a small community, it has an abundant amount of recreational opportunities. Maintaining and providing access to this natural environment that surrounds the City and the waterfront of the Columbia River, is important.

Trails

Trails support access to parks and other recreational areas. Mosier has the opportunity to become the 'connecting hub' with the Friends of the Gorge Trail both from the Historic Columbia River Highway and the Plateau Trail. A water trail along the Columbia River and the Mark Hatfield Columbia River Highway trail connects Mosier and Hood River without vehicle access, and is a nationally recognized recreation trail.

Parks and other Recreational Amenities

The City of Mosier maintains and oversees the Waterfront Park and helps with the Totem Park and bike hubs. Parks are spaces where people can participate in active, outdoor and recreational pursuits, which encourage increased movement and can help reduce the risks of health problems. The trees and plants in the park help clean the air and soil of environmental contaminants, decreasing potential harm to residents. Parks and recreation areas encourage passive and active recreational activities and preserve open space, wildlife habitat, and historical and cultural resources. Parks serve aesthetic purposes and create gathering spaces for

public activities and events. Parks and recreation areas also provide a number of health and psychological benefits to residents of a community.

Mosier elementary and middle school playground is located at the west end of Third Street, to the north of the school building. Future expansion is limited to the rear (south of existing Mosier School); however, development and improvement is possible. The school also provides a gymnasium with spectator seating and a small stage. At present there are no tennis courts at this site or anywhere within the city limits.

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

The most significant open space area in Mosier is located just east of Mosier Creek and south of Highway 30 surrounding the Mosier Pioneer Cemetery. The City owns several contiguous lots, two of which were donated to the City by the O.E. Wilson family. The vegetation consists of Ponderosa Pine, oak and grass and is relatively undisturbed. The site is about 8 acres in size and provides a scenic vantage point of the Mosier Creek and Columbia River Gorge. There is a developed trail called Mosier Plateau Trail. This area has significant potential as a day use park, but care should be taken in developing the site to protect the natural vegetation and to prevent vandalism in the historic cemetery.

The Mosier Creek Canyon (or Gorge) is one of Mosier's most beautiful natural features. The canyon is more than 60 feet deep and is characterized by vertical cliffs of basalt and a waterfall. This canyon has been planned as "Open Space" to preserve its natural beauty from urban development.

This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts.

To satisfy park and recreational needs and demands, with input from residents, City employees and other stakeholders, the City will need to implement the following:

GOALS AND POLICIES

1. To retain and provide for park facilities and open space.
2. Open space, parks, and active and passive recreation are readily available to citizens and visitors.

IMPLEMENTATION

1. The City might consider the establishment of a park and recreation reserve fund to accumulate matching funds for state or federal programs.

2. Subdivisions and planned developments shall, where appropriate, make provisions for a suitable amount of open space or park and recreation facilities.
3. Subdivisions or planned-unit developments are encouraged to provide public pedestrian access.
4. The City will coordinate its parks and recreation planning with appropriate local state and federal agencies and the private sector.

GOAL 9: ECONOMIC DEVELOPMENT

Goal 9 requires communities to inventory commercial and industrial lands, project future needs for such lands and plan and zone enough land to meet those needs. As a result, every city in Oregon will have a supply of land to sustain a healthy local economy.

Develop and Maintain a Thriving Local Economy

The City of Mosier is committed to providing robust infrastructure, resilient social systems, and a strong local economy while protecting Mosier's historic and small-town character. **(attached 2018 Strategic Plan in Supporting documents under Goal 9)**

Despite limited resources, the City of Mosier is committed to pursuing this outcome by continually looking for ways to:

- Create quality public spaces with an emphasis on arts and culture.
- Take advantage of recreational and inherent assets.
- Prioritize local entrepreneurship.
- Emphasize production and innovation (a sustainable economy not built solely on consumption)
- Connect Mosier Valley agricultural businesses with downtown Mosier

According to the 2018 Strategic Plan Mosier's permanent low tax rate of \$1.14 per \$1,000 of property value means that as Mosier grows, the City's ability to serve its residents diminishes. The City must look for new sources of revenue that will allow the City to maintain its critical infrastructure and to provide necessary services.

Challenges:

- Few historic downtown buildings or business spaces
- Attainable housing shortage
- Only industrial zoned properties is the 1 quarry
- Transportation gaps
- Students travel out of town for High School
- Lack of ethnic population representation
- Potential aquifer depletion in the County lands

- Threat of consumption and tourism-based economy changing character of Mosier (transition of economy to rich, vacation play-zone)
- Risk that the quarry re-opens without City control
- Effects of climate change
- Needs of a growing, aging population

Strengths:

- Location within the Columbia River Gorge National Scenic Area
- Strong ties with agricultural base in Mosier Valley and growth of wine industry and value-added ag industry
- Significant recreational assets including the Historic Columbia River Highway and State Trail, Mosier Plateau Trail, Waterfront Park, Columbia River
- Strong social connectivity, community organizations
- Strong partnerships with state agencies and other local governments - regional collaboration
- Strong, cohesive, consistent sense of community identity and vision
- Strong community volunteer culture
- Healthy infrastructure: water, sewer
- Growing economic base of recreational tourism
- Socio-economically diverse population
- Access to healthcare & other services in neighboring communities

City Vision

It's also a vision for Mosier that reaches back in many ways to the early 1900s when Mosier was a hub of civic and economic activity including a bank, newspaper, six different stores, a restaurant, hotel, barber shop, pool hall, five real estate agencies, and two churches. While no one is looking to reintroduce that full list again today, the community has made it clear in survey after survey that they'd like to see a bit more of that bustle.

POLICIES ,OBJECTIVES and IMPLEMENTATION

1. Develop efforts to improve the economic base of the community and support local businesses and regional economic development organizations.
2. Actively participate in the region's key economic development activities and organizations
3. Participate in and support regional economic development plans/programs.
4. Seek the input of local businesses and carefully consider the economic impacts of proposed programs, regulations and decisions related to implementing the community's Comprehensive Plan.

5. Maintain active working relationships with key economic development players including Mid Columbia Economic Development Commission (MCEDD), Mosier Watershed Council, Wasco County Planning and the Columbia Gorge Commission. Attend partnership/stakeholder meetings as often as possible.

GOAL 10: HOUSING

Goal 10 specifies that each city must plan for and accommodate a variety of housing types, locations and densities. It requires communities to inventory their buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet housing needs.

State Requirements for Goal 10: Housing:

This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

- To provide for housing which will meet the needs of a variety of age and income groups.
- To support housing development that meets the needs of the City's residents.

POLICIES:

(FIX)

- a. The city recognizes and supports identified future housing needs for a broad range of housing types, including single-family attached and detached homes, manufactured homes, duplexes and multi-family dwellings.
 - b. The city supports the efforts of the Mid-Columbia Housing Authority
 - c. and other mechanisms that help reduce the cost of or leverage other monies to provide affordable low and moderate income housing for area residents, and continues to provide opportunities for development of the housing needs identified in the Housing Needs Analysis.

- d. The city supports the efficient development of housing and land to minimize environmental impacts and provide public services in a cost-effective manner.
- e. The city recommends the use of sustainable development and building materials including the use of energy efficient materials and design principles.
- f. The city will allow for and encourage and support the development of housing units in conjunction with commercial development (e.g., housing located above commercial uses) with mixed use buildings to provide diversity and security in commercial areas and a range of housing options.
- g. The city will ensure compliance with federal and state fair housing laws which affirm access to housing opportunities for all people in Mosier.
- h. The city may allow for accessory dwelling units (ADU's) in certain residential zones.
 - i. The city's inventory of buildable land and the City's housing needs analysis should be regularly updated as needed and used to both identify housing development,
 - j. opportunities and assess the ability to meet future housing needs.

IMPLEMENTATION:

1. The Buildable Lands Inventory (BLI) for the city is outdated and a new and updated BLI and housing needs analysis shall be completed in order to implement the adopted housing policies.
2. Short term rentals in Residential Zones shall be regulated by the city for location, number, impact and taxation. An ordinance shall be adopted regulating this.

GOAL 11: PUBLIC FACILITIES AND SERVICES (still working with City Engineer on this goal)

Goal 11 requires that cities of more than 2,500 have a public facility plan to guide development. Efficient planning of public services such as sewer, water, law enforcement

BACKGROUND:

COMMUNITY FACILITIES AND SERVICES

Police Protection

The City of Mosier has police coverage from two sources: The Wasco County Sheriff's office and the Oregon State Police. The sheriff's office has the responsibility of the entire county. The State Police patrol Interstate 84 and usually respond to city calls within a short period of time. The State Police are based out of The Dalles.

Fire Protection

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

Medical services - No hospital or medical clinics exist within the city of Mosier. The closest medical services of this kind are in the city of The Dalles, 12 miles away, or Hood River approximately 6 miles to the west.

A full range of urban services are provided within the City of Mosier. These services include water, sanitary sewer, storm sewer, parks and roadways, solid waste collection, fire protection, and police protection. This section summarizes those services and lists the city's objectives, policies and implementing procedures for maintaining and improving them.

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

City Vision

Mosier's infrastructure of water, sanitary sewer, storm drains, streets and parks is developed to good standards for a rural community, well-maintained and renewed as needed from well-funded well-managed reserve funds and grants and loans. The City of Mosier's water and sewer billing is currently managed by the City of Hood River. The City of Mosier's water and sewer service are operated by Jacobs Engineering. ODOT owns and operates the primary arterial through town - The Historic Columbia River Highway (HCRH).

State Requirements for Goal 11, Public Utilities and Services:

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Objectives

The city should maintain an adequate, orderly and efficient system of public facilities that supports the land uses and densities and necessary extensions throughout the city.

Policies

1. Land uses and densities in the Urban Growth Boundary area shall be consistent with the capacity of existing public facilities or the long-range expansion plans for key public facilities, such as sanitary sewers and water.
2. Public facilities and services shall be extended in an orderly and efficient manner.
3. The cost of public services or facilities shall be distributed equitably among those residents or land developments creating a need for such services.
4. Adequate storm drainage facilities shall be part of all subdivisions, planned-unit developments or other developments which may impact storm drainage patterns.
 - a. Developers shall also make adequate provisions for handling the storm
5. The City of Mosier has adopted a system development charge capable of maintaining and improving the water service by having the City of Hood River manage the billing for the City of Mosier.
 - a. Review and update system development charges on a regular basis to keep pace with the need for capacity-related improvements.
 - b. water on site.

This one needs a lot of work. See attached SDC study for a description of the purpose of SDCs. It is totally unrelated to Hood River's administration of billing. See paragraph 1A.

6. Large developments or heavy water users should make equitable contributions to the improvement of the water system and shall pay all costs associated with the extension of water lines.
- 7.

This really applies to all systems – roads, sewer, water parks, stormwater. Also applies to the paragraphs below.

8. Water lines within a proposed development shall be adequately sized to meet future needs at the projected density or usage, including fire flow requirements.
9. Fire hydrants shall be installed by developers to the satisfaction of the City of Mosier Fire Department and State Fire Marshall.
10. The City of Mosier continue to provide water service to areas and developments outside its Urban Growth Boundary, consistent with its ability to provide such service. LCDC prohibits sanitary sewer outside City, usually without annexation, however I'm not sure water is included. It's not in Hood River, but may be a NSA requirement – will look into it.
 - a. The density of new developments for which water service is provided shall be at rural density established by the City of Mosier. Rural Density Zoning?

Since Mosier Community School (MCS) is a charter school it has a unique relationship with Wasco County School District. MCS needs to coordinate with the School District and with the MCS Foundation.

The City of Mosier has made significant investments in the past 12 years to establish first rate water, sewer and **transportation systems** that are capable of handling future residential, business, and light industrial growth development. **We have only completed the TSP, not implemented**

Water & Sewer projects to address this goal:

Water System Capital Improvements: In 2016 the Mosier City Council adopted a Water System Capital Improvement Plan that includes the remaining projects necessary to maintain a reliable and resilient system. **Estimated completion 2024**

- Mosier Creek Bridge Water/Sewer Main Replacement: As part of the restoration of the Historic Mosier Creek bridge, ODOT worked with the City of Mosier to use the bridge infrastructure to update and enhance the East-side Mosier water delivery and sewer collection system infrastructure. **Completed 2017**
- ~~Our next step is an application to the USDA Rural Development loan and grant to finance a series of capital improvements—development, construction and repair to the municipal water system with a focus on the East side of town (sometimes referred to as the Eastside Water Systems Upgrade).~~ **Ongoing**

The City is currently implementing the Water System Improvements Project which is funded, in part, by a USDA loan and grant. Phase 1 of this project, the Eastside Booster Pump Station and Telemetry Improvement project is complete. Phase 2, the Well No. 5 Improvement project, is underway and will be completed in early 2024.

- Groundwater Remediation: Mosier groundwater levels have declined significantly in the last 40 years. The Mosier Watershed Council, in cooperation with the City, Soil and Water Conservation District and Oregon Water Resources Department, is working to ensure a sustainable water supply for homeowners, orchardists, and the city. These groups are fixing leaky commingling wells, developing new groundwater aquifer sources, and improving water conservation. ~~The city is investigating moving its primary water supply well inside city limits to rely on a different source than the surrounding valley.~~ **Ongoing**

~~Civic Center/Joint Use Facility: The city is currently working with the Mosier Fire Department to investigate the feasibility, funding, and implementation of a combined city hall, fire station and multi-purpose community space. Early studies indicate potential for stimulating commercial activity in downtown *Estimated completion 2023.*~~

Civic Center/Joint Use Facility: The City is currently working with Mosier Fire to investigate the feasibility, funding, and implementation of a combined city hall, fire station and multi-purpose community space. Early studies also show potential for stimulating commercial activity in downtown. Estimated completion 2023 nd fire protection promotes cost effective and efficient provision of urban and rural services.

GOAL 12: TRANSPORTATION (This section is based on an approved TSP in 2019 by DLCD and City Council)

Goal 12 requires communities to adopt transportation system plans to provide for “a safe, convenient and economic transportation system.” It requires land use decisions and local transportation planning be closely coordinated with the Oregon Department of Transportation.

These goals and policies were developed as a set of over-arching goals and objectives in the TSP process. Minor changes to some policies have been made to ensure a consistent format and to the some of the statements more in the form of policies than objectives or actions.

Goal 1: Develop a multi-modal transportation system that promotes safety throughout the city for all modes and ages, especially in the Downtown district.

Policies

1. Reduce frequency and severity of crashes and promote safety of all modes through education, enforcement, infrastructure, and encouragement programs when applicable.
2. Prioritize investment in projects that improve safety and public health for all users, especially those who are most vulnerable.
3. Ensure that existing roadways and roadway standards comply with local and state standards, including speed, volume, and safety.
4. Plan for emergency vehicle use of the roadway network and access to all developed properties.
5. Coordinate with law enforcement to increase safety via improved enforcement of applicable laws and regulations.
6. Separate modes where possible to improve safety and comfort of multimodal facilities.
7. Connections among residential areas and schools should provide a safe and comfortable route for children walking or bicycling to school.

Goal 2: Provide transportation options within Mosier that support connectivity among regional destinations and meet future mobility needs of the area. Options should consider all modes and ability levels and should also encourage connections among modes as a means to improve the quality of life in Mosier.

Policies

1. Develop and maintain a transportation network that provides connections within Mosier to schools, places of employment, commercial areas, and residential areas.

2. Develop and maintain a transportation network that provides connections to area destinations, including employment, recreation sites, and services.
3. Ensure that city policies and standards support network connectivity, including development standards related to street improvements.
4. Ensure that roadway cross section standards accommodate the needs of all modes while considering the function of the roadway within the network and supporting efficient movement of people and goods.
5. Maintain the function, operation, and capacity of state and local roadways in accordance with adopted State and local plans.
6. Develop a transportation network that considers the function and character of different areas within Mosier and supports a vibrant downtown.
7. Develop and maintain a wayfinding system that highlights areas of interest and destinations to facilitate walking and bicycling and transit trips.

Goal 3: Develop a transportation system that supports a vibrant, successful Downtown business district; supports tourism (including bicycle tourism) as an economic strength; and supports regional economic activity, including agricultural production.

Policies

1. Maintain and improve key freight routes through Mosier.
2. Develop and maintain a multi-modal transportation network that supports existing industry and allows for future economic growth and development.
3. Develop and maintain a multi-modal transportation system that supports anticipated population growth within Mosier.
4. Develop and maintain a multimodal network that supports existing and future growth in tourism, including bicycle tourism along the Columbia River Highway State Trail.
5. Ensure that Mosier's transportation system is consistent with the community's desire to maintain a small town, rural lifestyle with strong connections to history and agricultural roots.

Goal 4: Develop a transportation system that supports all modes, including pedestrians and bicyclists, through provision of dedicated facilities and related safety improvements.

Policies

1. Develop a connected network that facilitates travel within Mosier without a motor vehicle.
2. Support efforts to provide end-of-trip facilities to encourage and support walking and bicycling trips.
3. Develop and maintain an integrated network that provides for multi-modal trips, allowing users to transition among modes.
4. Improve the comfort level of pedestrian and bicycle facilities to encourage greater network use.
5. Develop a Safe Routes to Schools (SRTS) Plan to improve transportation safety for children walking and biking to school.

Goal 5: Develop a transportation system that balances community mobility needs and transportation options with the need to protect the environment.

Policies

1. Reduce reliance on single-occupancy motor vehicle use.
2. Increase bicycling and walking trips for both utilitarian and commuting purposes, particularly for distances less than 2 miles.
3. Comply with all relevant policies and regulations relating to environmental impacts, including noise, water and air quality, and land use.
4. Evaluate existing facilities for compliance with relevant policies and regulations relating to environmental impacts.

Goal 6: Identify a funding structure that supports a viable transportation system that is consistent with local, regional and state goals in coordination with regional planning efforts.

Policies

1. Prioritize projects identified in previous planning efforts with public support.
2. Encourage regional coordination for transportation improvements in order to provide a connected network and maximize the use of available funds.
3. Build, maintain and enhance regional partnerships to leverage funding, as applicable, for transportation improvements.
4. Identify maintenance interventions that can increase the life of existing facilities.
5. Prioritize investments in infrastructures that promote safety and public health.

Goal 7: Develop a transportation system that provides mobility choices for individuals of all ages, abilities, incomes, races, and ethnicities, specifically those who experience unequal access to transportation.

Policies

1. Ensure that network options consider access to transportation options for disadvantaged and vulnerable populations, including the elderly, families in poverty, and individuals with disabilities.
2. Evaluate existing network access across all populations and identify gaps in access for disadvantaged and vulnerable populations.
3. Integrate equity criteria into project evaluation and prioritization practices, including providing access to schools, community services, and employment opportunities.

This staff report summarizes the proposed amendments and rationale for them; and includes findings to justify and support the proposed amendments.

Implementation Strategies

Mosier Streetscapes Project: The city has recently passed a Transportation System Plan and has been awarded STP Enhance Non- Highway ODOT funds for the Mosier Streetscapes Project.

Slow Mo' Plan: In 2015, the Mosier City Council adopted an aspirational transportation plan that outlines a long-range vision for Highway 30 in Mosier. It invites locals and tourists alike to slow down and stay awhile, by exploring improvements along Highway 30 through Mosier, as well as a bicycle and pedestrian connection to the Historic Columbia River Highway State Trail.

Mosier Creek Bridge Bike/Ped Safety Project: In 2017 we took advantage of the ODOT Mosier Creek Bridge construction to transform the road from two way into a single vehicle lane with bike and walking lanes added on either side. This allows safe crossing of all modes of transportation. Final signage will be developed via the Streetscape Project.

Safe Routes to School: An action plan in partnership with Mosier Community School is in development.

GOAL 13: ENERGY CONSERVATION

Goal 13 requires communities to manage and control their local land uses in ways that promote energy conservation.

Protecting the environment, livability, and natural beauty of Mosier is an important piece of the City's Comprehensive Plan. Therefore, encouragement of energy conservation and use of alternative sources of energy in the long-term planning for development is important.

Goal 13 declared that “land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

Policies

1. The city will encourage the use of domestic energy conservation efforts as applicable.
2. The city will encourage energy conservation in building construction.
3. The city supports the efforts of organizations, such as the Area Agency on Aging, to weatherize and insulate homes of low-income persons, particularly the elderly.

Implementation

1. The city should continue to coordinate with Geo Institute Cohort and develop a Climate Action Plan.
2. The city should continue to report to CDP (climate disclosure) and receive support from this group.
- 3.

GOAL 14: URBANIZATION URBAN GROWTH BOUNDARY AND URBAN GROWTH AREA

Goal 14 requires cities to estimate future growth and to plan and zone enough land to meet those needs. It calls for each city and surrounding county to establish an “urban growth boundary” to identify and separate urbanizable land from rural land. The land inside the boundary is where a city will grow over the next 20 years.

BACKGROUND:

City Limits

The City Limits is the boundary line that defines the City of Mosier proper. Within these limits the properties receive all City services (water, sewer, police). The City Limits can be expanded through the process of annexations of land within the Urban Growth Boundary.

City Urban Growth Boundary and Urban Growth Area

The Urban Growth Boundary (also known as the UGB) is the boundary line beyond the City Limits that indicates the outermost limit of the City of Mosier’s planned expansion. The boundary is designed to indicate the planned extent of Mosier’s growth over a period of time. The Urban Growth Area (also known as the UGA) includes the land that is inside the UGB but outside the City Limits. It is the area for future urban development and growth, served by urban services.

State Requirements for Goal 14, Urbanization:

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an “urban growth boundary” (UGB) to “identify and separate urban land from rural land.” It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

(Urban Growth Management Agreement in supporting documents under Goal 14)

Article III Plan Implementation.

Implementation

The Comprehensive Plan revision is only an initial step in implementing a planning process in Mosier. Specific actions must be undertaken to realize the plan. The Comprehensive Plan sets forth policies and implementation strategies to guide the physical development of the community. This section describes ways in which the Comprehensive Plan may be implemented. The city implements the Comprehensive Plan through regulatory controls such as zoning and subdivision ordinances, through the timely placement of public facilities and establishment of public programs.

Regulatory Controls

Zoning:

Zoning is the cornerstone of the effectiveness of the Comprehensive Plan. It implements the land use part of the Comprehensive Plan. Zoning divides the community into residential, commercial, industrial and other use types in conformance with the Comprehensive Plan. Those zones are shown on the City Comprehensive Plan and Zoning Map.

State laws and some Oregon Supreme Court decisions have given better definition to the role of zoning and comprehensive plans. Oregon Law (ORS Chapter 197) not only requires cities and counties to adopt comprehensive plans, it also requires that their zoning ordinance conform to the comprehensive plan. This requirement is further amplified by the “Baker vs. City of Milwaukie” court decision. In this decision, the court ruled that in the event of a conflict between a City's zoning ordinance and comprehensive plan, the comprehensive plan shall be the guiding document. Therefore, when the city has adopted its comprehensive plan it must provide, within a reasonable time, amendments to its zoning ordinance to conform to the comprehensive plan. Furthermore, another court decision, "Fasano vs. Washington County", has ruled among other things that all zone changes must conform to the comprehensive plan. Thus, once the city has amended its zoning ordinance to conform to the adopted City Comprehensive Plan, any subsequent zone change in non-conformity with the Comprehensive Plan Map must first be preceded by a change to the City Comprehensive Plan. Changes to the City Comprehensive Plan should be based on special studies or other factual information, which establish public need and justify the particular change.

The City Zoning Ordinance establishes uniform regulations within each zone as to use, maximum building height, lot size, setbacks and other similar requirements. The Zoning Ordinance also establishes the criteria and requirements for the City's overlay districts, site and general development, partitioning, signs, off-street parking and loading, conditional uses, special uses, non-conforming uses, and variances to the criteria.

Subdivision Ordinance and Streets Standards:

The subdivision ordinance provides standards for the development of vacant land. It establishes minimum standards for street, block and lot size and lists improvements to be provided by the land developer. It enables the city to insure the provision of adequate rights-of-way, street improvements and water facilities. Close coordination between the city and Wasco County is necessary to ensure the extension of logical street and utility systems when subdivision occurs outside city limits.

Building Codes:

The building codes are managed at the State level. Building construction codes establish minimum standards for new buildings, additions, rehabilitation and changes of use. These codes include fire and life safety, plumbing, mechanical, and electrical and are extensions of national or state uniform standards. These codes help to ensure the safety and welfare of the public but have little effect in preventing or reversing blight in built-up older neighborhoods.

Article IV City of Mosier Community Growth Management Report

Urban Growth Management and Urban Service Area Policies and Implementation Guidelines
The unincorporated land within the Urban Growth Boundary requires a coordinated set of policies between the City and the County. These policies relate to zone management and urbanization.

Implementation Strategies:

1. Passed an ordinance that bans single use plastics, Styrofoam and straws.
2. Forged an agreement to change all **street lights** to LED bulbs as they expire.
3. Committed to building Mosier's new city hall/fire station/community center as a **'Net Zero' facility**.
4. Plans to implement **on-site stormwater facilities** in Mosier streetscapes include bioswales, tree canopy and vegetation, and reducing impervious surfaces in town.
5. Completed a strategic plan that sets these values of sustainability in motion.

6. Provide every resident with safe and accessible choices to walk, bike, or use public transit as part of Mosier's transportation system and land use policies.
7. Adopt policies and investments that reduce the carbon footprint of public transit systems, Mosier's vehicle fleet and privately-owned vehicles.
8. Accelerate municipal use of renewable energy and work to deliver affordable renewable energy access in all communities
9. Reduce the carbon footprint of new and existing public and private buildings and infrastructure.
10. Reduce the carbon footprint of solid waste systems.
11. Invest in natural climate solutions such as tree canopy, vegetation, and shoreline restoration that conserve, restore and improve natural ecosystems that increase carbon storage.

Quarry Industrial Area: The City is engaged in long-term partnership building and evaluation of land use alternatives for the Mosier Quarry property, which is currently owned by the Oregon Department of Transportation.



City of Mosier

Short Term Rental Committee Recommendations & Associated Information

Public Hearings

June 21 at 6:30PM: Presentation, Discussion, and Community input on recommendations.

August 2 at 6:30PM: City Council approval and adoption of the Mosier Short Term Rental Policy.

Mosier Valley Senior Center, 500 E 2nd St, Mosier (community meeting room)

us02web.zoom.us/j/2829710099?pwd=R1o5RUNSZDI5L2NUNmZ4SkhnV2FSQT09

Meeting ID: 282 971 0099

Passcode: 97040

Call-in: 1-253-215-8782

Short Term Rental Committee Process

In spring of 2021, the City of Mosier convened a committee, including community members, City Councilors, and staff, to draft a set of recommendations for short term rental (STR) policy within the City of Mosier. Over the course of two years, the Committee researched, deliberated, and eventually, developed a list of recommendations intended to reflect the unique values and qualities of the community. The following pages provide background and results of this effort.

Step 1: Input Gathering – What does the Mosier Community Think About Short Term Rentals in Mosier?

The Committee developed a survey to gather input on the value and impact of STRs within our community. Over 117 people from the Mosier community responded to the survey.

Based off the survey results, the Committee developed *guiding principles* that captured the community values, interests, and desired future conditions for STR's in Mosier. These principles were used to guide the development of recommendations, and are listed below:

- STRs and the well-being of the community should have a positive reciprocal relationship:
 - A vibrant, healthy community draws visitors to Mosier which supports local STRs.
 - STRs should provide benefit to the local community.
- Some of the economic incentives of STRs that we would like to promote include:
 - Increasing the feasibility of home ownership for full-time residents.
 - Support for local businesses.
 - Financial support for the broader Mosier community (i.e. all Mosier residents and the City of Mosier).
- Maintaining the high quality of life for the Mosier community is a priority. Aspects of our community that we want to promote include:
 - The genuine “small town” culture.
 - Knowing our neighbors; neighborhoods that primarily consist of full-time residents.
 - The quiet, peaceful, and slow pace of life.
 - Affordable housing that supports a diverse community.
 - Safe streets and low traffic.

Step 2: Research and Deliberate – What Have Other Communities Done and How Well Has it Worked? What Will Work Best for Mosier?

The Committee researched ordinances and lessons learned from other communities throughout the country, assessed the status of STRs in Mosier, and deliberated in open public meetings. Eventually, the Committee agreed on a set of recommendations for the Mosier City Council to consider adopting as City ordinance.

Step 3: Community Review and City Council Approval of the Recommendations

The next step is for the community to make sure that the Committee hit the mark! The City Council is requesting that community members join them in reviewing and commenting on the recommendations. The Council will hold two public hearings: the first to discuss the recommendations and identify any changes needed, and the second to adopt the recommendations.

STR Committee Recommendations

Provisions that would apply to all STRs in Mosier:

- Limit the number of STR licenses available, based on the type of STR to be operated (hosted homeshare or vacation house rental).
- Require operators of STRs to apply for and receive an annual STR license; licenses are not transferrable with the sale of the property.
 - Licenses will require a fee, fire and safety inspections, and compliance with all applicable city regulations including STR Ordinance, Transient Lodging Tax Ordinance, and Zoning Code.
- A property owner is only allowed 1 STR license (regardless of how many properties they hold within the City). Each family, business, corporation, or organization is also limited to one STR license.
- STR operators must provide a local representative (with contact information within 10 miles of the STR) to be available 24 hours per day to respond to issues that come up at the STR.
- STR operators must provide “Good Neighbor Guidelines” to their STR users. The “Good Neighbor Guidelines” address: community values, contact information, parking, noise, lights, recycling/garbage, water/resource conservation, and a local business directory.
- STR operators must provide for, and limit, a reasonable number of motor vehicle parking spaces for users.

The Committee recommends a two-pronged approach to managing types of STRs in Mosier:

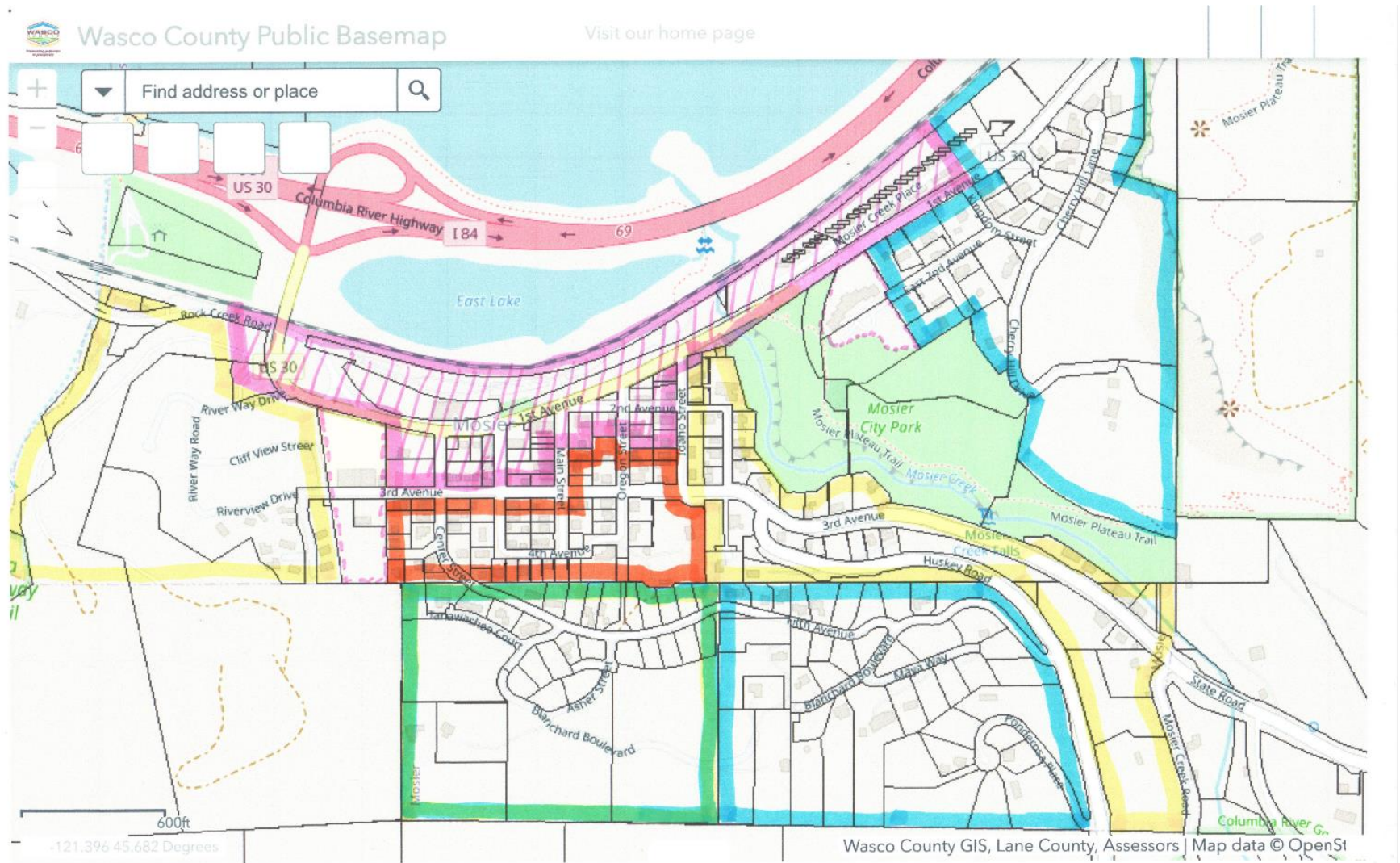
Hosted Homeshare: *A short-term rental operating on the same property where the Owner maintains the Owner’s primary residence.*

- **For Hosted homeshares, the STR address must be the STR operator’s PRIMARY residence.** A hosted homeshare may be a portion of or attached to the Owner’s primary residence, or a detached dwelling unit.
- **No cap.** Any owner-occupied home may be operated as an STR, but operators must still apply for and receive an STR license.

Vacation Home Rental - *A short-term rental on a property that is not the Owner’s primary residence.*

- **Establish a cap on the number of STR licenses available within the City for vacation home rentals.** The maximum number of licenses available would be calculated annually, based on a fixed percentage of the total number of housing units, where STRs are allowed, within the City. (Mosier Manor and Mosier Bluffs do not currently allow STRs.)
 - The cap would maintain the percentage of STR vacation rentals at 5-8% of the total number of housing units where STRs are allowed. The cap will not apply to existing STRs at the time of STR ordinance implementation, provided the operator applies for and meets all new STR requirements, including TLT taxes.
 - When the number of applications for vacation home rentals exceeds the cap, priority for licenses is given to applicants that live in 97040.
- **Set a density limitation.** With the goal of distributing vacation home rentals more evenly around the City, that percentage cap is applied individually to each neighborhood.
 - The number of vacation home rentals permitted for a given neighborhood is the percentage cap times the number of housing units within that neighborhood.

Proposed Neighborhood Boundaries



Current Short Term Rental Data

	Neighborhood Zone	# of housing units	# of STRs (all full home)	% density by neighborhood
Residential Zone	Mosier Manor	82	0	0
	Mosier Bluffs	22	0	0
	Tanawasee	19	2	11%
	Downtown (residential)	42	2	5%
	Downtown east & State Rd	35	1	3%
	Cherry Heights (including senior center)	44	7	16%
Commercial Zone	Downtown & East Hwy-30	48	14	29%
Totals		292	26	

All data is current as of April 2023

Sources: Wasco County Assessor Map (data on housing units); Granicus Host Compliance (data on STRs in Mosier)

Percentage of STRs/housing units in neighborhoods that allow STRs (excluding Mosier Manor and Bluffs)	9%
Percentage of STRs/housing units in residential zone (all residential housing units)	5%
Percentage of STRs/housing units in Mosier (all housing units in residential & commercial zones combined)	9%

Short Term Rental – Vacation House Rental Percentage Cap

	Neighborhood Zone	# of Housing Units	Current # of Vacation House Rentals	% Density	# of STRs @ 5% cap	# of STRs @ 6% cap	# of STRs @ 7% cap	# of STRs @ 8% cap
Residential Zone	Mosier Manor	82	0	0	0	0	0	0
	Mosier Bluffs	22	0	0	0	0	0	0
	Tanawasee*	19	2	11%	1	1	1	2
	Downtown (residential)	42	2	5%	2	3	3	3
	Downtown east & State Rd	35	1	3%	2	2	2	3
	Cherry Heights (including senior center)	44	7	16%	2	3	3	4
	Totals		12	9%	7	8	10	11

* Planned build-out is not included in these numbers.

Short Term Rental Good Neighbor Guidelines

Welcome to Mosier! Please use these Good Neighbor Guidelines to help guide your stay in our small town. It is your responsibility to be a good neighbor.

1. Community Values.

- ❖ **The Mosier Way:** We are a small rural town with deep agricultural roots and an interesting history. We slow down and take time to say hello before getting down to business; we try to listen more than we talk; and we have potlucks.
- ❖ **Diversity:** We are all neighbors -no matter age, economic status, race, gender, self-identity, political leanings, religion, and so on. We believe that differing views plus respect leads to better ideas.
- ❖ **Interdependence:** We believe in strong relationships: with each other, the wider valley, the county, and with regional partners. Our volunteer spirit is based on our ag roots - we help each other out when needed, coming together to get things done. We are stronger together.
- ❖ **Sustainability:** It's important to maintain a dynamic balance as we preserve the future of our environment, infrastructure, and economy. This means a focus on economic diversity, financial integrity, emergency preparedness and overall self-reliance as a town. We make decisions that consider the next generations of community members.
- ❖ **Preservation of Beauty:** There's no other place like the Columbia River Gorge. We protect our natural and cultural resources. We value the river, the valley, the hills and the air. And art - we value art.
- ❖ **Compassion:** We are kinder than necessary. We protect our most vulnerable residents. We know that people make mistakes so we believe in the power of an apology and the choice to forgive. We choose to give just a little more than we take. We drive as if the person in the other car is our elderly neighbor (because it probably is).
- ❖ **Innovation:** We're creative and entrepreneurial with the tenacity to follow through. We don't give up just because it's hard - we surf the tsunami.
- ❖ **Vision:** We believe that size doesn't matter when it comes to doing what's right and ethical. We believe in taking the time to look ahead and know what we want to do and where we want to go. And we believe we can achieve a dynamic, vibrant community while maintaining our Mosier quality of life.
- ❖ **Going Deeper:** We don't make decisions based on assumption but will take the extra time to be informed with vetted facts and multiple sources. We believe in direct communication as an antidote to small town rumors. We value curiosity, greater awareness and expanding our educational resources.

2. **Business Directory.** [Insert Business Directory or reference where to find one.]
3. **24-Hour Contact information.** If at any time you have concerns about your stay, please contact the 24-hour contact phone number that is posted in your rental unit. In the event of an emergency, dial 911.
4. **Noise.** Mosier is a quiet community, nestled in a National Scenic Area. Be considerate of the noise you make, especially during the evening hours. Obey quiet hours.
5. **Light.** You can see the stars at night in our town. Please preserve the dark night sky by preventing light trespass and turning off all non-essential exterior lighting when they are not needed.

6. **Parking & Safe Driving.** Many people in our town walk and bicycle when moving from place to place. As a result, we have many pedestrians at all times. Please drive slowly through town and watch for pedestrians and children playing in the streets. Please also note that there are limits on the number of motor vehicles allowed at this rental unit. Park on-site at the property when available. Do not park on lawns or in a manner that blocks driveways, sidewalks, or mailboxes. Obey all parking regulations.
7. **Recycling and Garbage.** Mosier aims to be a leader in environmental sustainability. Place trash and recyclable items in the appropriate place at the appropriate time for pickup. Return trash and recycling containers to their designated locations within 12 hours after pickup.
8. **Wildfire Safety & Prevention.** Wildfire is a serious risk in this town, especially in the summer months. Be aware of where you place your cigarette butts, barbecues, stoves, and flammable items. Obey all fire bans.
9. **Fire or Medical Emergency.** Dial 911
10. **Pets.** This community is surrounded by rural, natural areas, and it is not uncommon to observe a variety of wildlife in town that are not commonly found in cities. Keep your pet close to you and obey leash laws when your pets are outside. Promptly clean up after your pets. Be considerate of the noise that your pets make, and prevent excessive or prolonged barking.
11. **Good Neighbor.** It is your responsibility to be a good neighbor. Treat your neighbors like you would want to be treated. Respect them and their property. Be friendly, courteous, and kind, smile, wave, and enjoy your stay!

BUDGET SUMMARY

GENERAL FUND

CITY OF MOSIER

	Historical Data			DESCRIPTION	Budget For Next Year 2023-24			
	Actual		Adopted Budget This Year 2022-23		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2020-21	First Preceding Year 2021-22						
1				1	RESOURCES			1
2	310,494	69,757	296,450	2	Available cash on hand*	730,500		2
3	82,047	89,889	92,000	3	4600 · Taxes-Current	94,760		3
4	416	433	450	4	4205 · Cigarette Tax	350		4
5	8,378	9,497	7,500	5	4215 · Liquor Tax	9,365		5
6	6,454	8,728	4,000	6	4230 · State Revenue Sharing	5,760		6
7	1,499	459	1,300	7	4245 · HB 3400 Tax	648		7
8	32,267	37,506	42,000	8	4320 · Franchise Fees	44,100		8
9	40	-	20	9	4420 · Liquor License	-		9
10	2,000	-	78,000	10	4440 · Short Term Rental Tax	72,270		10
11	8,030	8,565	42,000	11	4450 · Land Use Fees	7,500		11
12	4,002	396	500	12	4530 · Interest Income	16,436		12
13	1,218	6,150	6,000	13	4425 · Rock Creek Parking	16,000		13
14	6,046	1,277	400	14	4436 · Cemetery Plots	400		14
15	-	100	200	15	4437 · Cemetery-Interments	200		15
16	13,436	8,470	5,980	16	4430 · Connection Fees	3,000		16
17	-	-		17	OTHER RESOURCES			17
18	-	-	-	18	Transferred IN, from other funds	-		18
19	-	-	-	19	4540 · Grant Administration	350,000		19
20	65,023	61,479	50,000	20	4580 · State Grants	25,000		20
21	2,324	-	-	21	4590 · Miscellaneous Revenue	-		21
22	-	25,000	40,200	22	FEMA Hazard Mitigation Grant	15,000		22
23	79,511	-	300,000	23	OPRD Plaza and HUB Grant	-		23
24	-	-	15,000	24	Wasco County Grant Match	-		24
25	-	-		25	Hub Shortfall Loan	278,104		25
26	623,184	327,707	982,000	26	TOTAL RESOURCES	1,669,393		26
27				27	PERSONNEL SERVICES			27
28	68,741	82,292	76,348	28	6150 · Payroll Expenses	104,310	Assumptions .xls	28
29	-	-	-	29		-		29
30	68,741	82,292	76,348	30	TOTAL PERSONNEL SERVICES	104,310	0	0
31				31	Total Full-Time Equivalent (FTE)			31
32				32	MATERIALS AND SERVICES			32
33	30,690	20,742	15,000	33	6275 · Cost Recovery	5,000	<i>Per J. Grim</i>	33
34	1,000	-	7,500	34	Development Related Permit Administration	7,500		34
35	3,019	458	500	35	6200 · Advertising	500		35
36	1,850	40	1,000	36	6220 · Beautification/Art/Lighting	1,000		36
37	5,793	10,095	6,500	37	6230 · Chemical Toilets	8,000		37
38	158	1,916	-	38	6235 · Communications/Announcements	-		38
39	-	600	-	39	6240 · Community Appropriations Grant	-		39

40	23,770	31,661	5,000	40	6260 · Contracted Services	9,500			40
41	-	-	-	41	6280 · Council Education/Travel	-			41
42	15,636	10,748	4,000	42	6300 · Dues and Subscriptions	2,500			42
43	1,209	3,333	1,000	43	6310 · Education/Travel	1,000			43
44	300	-	-	44	6320 · Electricity	-			44
45	45,530	38,785	25,000	45	6340 · Engineering Services	35,000			45
46	396	351	-	46	6360 · Fire Patrol & Fuel Reduction	-			46
47	650	124	1,500	47	6370 · Gas/Oil	1,500			47
48	2,241	10,477	2,700	48	6400 · Insurance	6,156			48
49	16,047	29,083	20,000	49	6410 · Land Use Planning	25,000			49
50	14,969	23,028	25,000	50	6420.1 · Legal & Professional Fees	25,000			50
51	3,564	21,902	26,500	51	6420.3 · Fees - Audit	27,500			51
52	-	-	600	52	6430 · Licenses and Permits	1,000			52
53	611	4,557	2,500	53	6440 · Maintenance & Supplies	8,000			53
54	170	6,040	2,000	54	6450 · Mayor & Council Expenses	2,000			54
55	1,590	1,888	-	55	6460 · Miscellaneous-Operating	-			55
	310				6465 · Miscellaneous Expense				
56	12,463	7,476	6,000	56	6470 · Office Supplies	6,000			56
57	7,543	7,084	25,000	57	6501 · Repairs & Maintenance	5,000			57
58	6,000	7,792	6,500	58	Public Right of Way/Trees/Annual Maintenance	6,500			58
59	2,177	-	2,200	59	6540 · Telephone/Internet	2,200			59
60	73	2,078	-	60	6560 · Utilities	-			60
61	-	166	3,239	61	Community Appropriations Grant	3,239			61
62	-	-	-	62		-			62
63				63					63
64	197,757	240,422	189,239	64	TOTAL MATERIALS AND SERVICES	189,095			64
65				65	CAPITAL OUTLAY				65
66	-	-	48,000	66	6610.10 · Hub Grant Work	653,104			66
67	13,171	-	300,000	67	OPRD Plaza and Hub	-			67
68	-	-	15,000	68	Wasco Hub Match Work	-			68
69	-	-	200,000	69	6610.12 · Rock Creek Park Project	200,000			69
70	-	7,313	30,200	70	FEMA Hazard Mitigation Plan	-			70
71	2,500	-	-	71	Mosier School and City Sign	-			71
72	51,340	-	-	72	Mosier Plaza and Hub Design Services	-			72
73	15,000	-	-	73		-			73
74	3,921	8,065	-	74	Parks SDC Study	-			74
75	-	-	-	75		-			75
76				76					76
77	85,932	15,377	593,200	77	TOTAL CAPITAL OUTLAY	853,104	0	0	77
78				78	DEBT SERVICE				78
79			-	79		-			79
80				80		-			80
81				81		-			81
82	0	0	-	82	TOTAL DEBT SERVICE	0	0	0	82
83				83	SPECIAL PAYMENTS				83
84			-	84		-			84
85				85		-			85

86	0	0	-	86	TOTAL SPECIAL PAYMENTS	0	0	0	86
87				87	INTERFUND TRANSFERS				87
88			-	88	Transfer to Water Fund	300,000			88
89				89		-			89
90				90		-			90
91				91		-			91
92				92		-			92
93	0	0	-	93	TOTAL INTERFUND TRANSFERS	300,000	0	0	93
94	0	12,855		94	OPERATING CONTINGENCY	15,000			94
95				95	RESERVED FOR FUTURE EXPENDITURE				95
96		10,000		96	FEMA Hazard Mitigation Grant Balance	-			96
97		19,500		97	Restricted Tourism	54,203			97
98	0	29,500		98	RESERVED FOR FUTURE EXPENDITURE	54,203			98
99		32,408		99	UNAPPROPRIATED ENDING BALANCE	438,600			99
100	352,431	338,091	933,550	100	Total Requirements	1,954,312	0	0	##
101				101	Total Requirements for ALL Org.Units/Programs within fund				##
102				102	Ending balance (prior years)				##
103	352,431	338,091	933,550	103	TOTAL REQUIREMENTS	1,954,312	0	0	##

150-504-030 (Rev 05-21)

48,450

Check

(284,918)

BUDGET SUMMARY

SEWER FUND

City of Mosier

	Historical Data			DESCRIPTION	Budget For Next Year 2023-24			
	Actual		Adopted Budget This Year 2022-23		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2020-2021	First Preceding Year 2021-2022						
1				1 RESOURCES				1
2	259,014	116,082	191,000	2 Available cash on hand*	255,000			2
3	149,456	250,741	244,500	3 4405 - Sewer Service Revenue	268,863			3
4	2,744	-	16,416	4 4430 - Connection Fees	16,416			4
5	-	-	-	5	-			5
6	-	-	-	6	-			6
7	-	-	-	7	-			7
8	-	-	-	8	-			8
9	-	-	-	9	-			9
10	-	-	-	10	-			10
11	800	1,320	-	11 4530 - Interest Income	5,738			11
12	-	-	-	12	-			12
13	-	-	-	13	-			13
14	-	-	-	14	-			14
15				15				15
16				16 OTHER RESOURCES				16
17	-	-	-	17 Transferred IN, from other funds	-			17
18	-	-	280,000	18 4540 - Grant Administration	-			18
19	-	-	-	19 OR DEQ Grant	2,500,000			19
20	-	-	-	20	-			20
21	-	-	-	21	-			21
22	412,015	368,143	731,916	22 TOTAL RESOURCES	3,046,017			22
23				23 PERSONNEL SERVICES				23
24	38,054	21,786	3,700	24 6150 - Payroll Expenses	23,783			24
25				25				25
26	38,054	21,786	3,700	26 TOTAL PERSONNEL SERVICES	23,783	0	0	26
27				27 Total Full-Time Equivalent (FTE)				27
28				28 MATERIALS AND SERVICES				28
29	1,000	11,567	3,053	29 6260 - Contracted Services	3,000			29
30	3,500	15	-	30 6300 - Dues and Subscriptions	-			30
31	3,746	5,271	7,500	31 6340 - Engineering Services	3,500			31
32	-	-	-	32 6380 - Gen. Op. Exp.-Capital	-			32
33	3,000	-	3,000	33 6400 - Insurance	3,390			33
34	-	2,500	2,500	34 6420.1 - Legal & Professional Fees	1,200			34
35	1,782	8,000	3,000	35 6420.3 - Fees - Audit	6,000			35
36	-	3,009	2,200	36 6430 - Licenses and Permits	2,200			36
37	1,619	4,997	5,000	37 6440 - Maintenance & Supplies	3,000			37
38	93	1,491	1,500	38 6470 - Office Supplies	1,500			38
39	1,260	1,529	325	39 6540 - Telephone/Internet	1,000			39

40	8,213	5,869	11,195	40	6560 - Utilities	13,000			40
41	19,886	2,525	9,047	41	6565 - Utility Billing Services	9,948			41
42	-	-	-	42		-			42
43	63,574	87,848	91,000	43	6640 - Jacobs Water Operations	94,347	3.7%		43
44	-	-	-	44		-			44
45	-	-	-	45		-			45
46	-	-	-	46		-			46
47	-	-	-	47		-			47
48	-	-	-	48		-			48
49	-	-	-	49		-			49
50	-	-	-	50		-			50
51	-	-	-	51		-			51
52	-	-	-	52		-			52
53	-	-	-	53		-			53
54	-	-	-	54					54
55				55					55
56				56					56
57				57					57
58	107,673	134,620	139,320	58	TOTAL MATERIALS AND SERVICES	142,085	0	0	58
59				59	CAPITAL OUTLAY				59
60	-	5,265	-	60	6610.5 - Contingency & Misc	-			60
61	4,541	895	280,000	61	6610.14 - WWTP Grant Work	2,500,000			61
62	1,960	3,084	-	62	SDC Rate Study	20,000			62
63	-	-	-	63		-			63
64				64					64
65				65					65
66				66					66
67				67					67
68				68					68
69	6,501	9,243	280,000	69	TOTAL CAPITAL OUTLAY	2,520,000	0	0	69
70				70	DEBT SERVICE				70
71	141,200	136,065	132,820	71	Principal & Interest Payments (SDC)	134,519			71
72	-	-	7,003	72	Mosier Creek Bridge Debt Service (SDC)	7,000			72
73	-	-	-	73		-			73
74	141,200	136,065	139,823	74	TOTAL DEBT SERVICE	141,519	0	0	74
75				75	SPECIAL PAYMENTS				75
76	-	-	-	76		-			76
77				77					77
78	-	-	-	78	TOTAL SPECIAL PAYMENTS	0	0	0	78
79				79	INTERFUND TRANSFERS				79
80	-	-	-	80		-			80
81				81					81
82				82					82
83				83					83
84				84					84
85	-	-	-	85	TOTAL INTERFUND TRANSFERS	0	0	0	85
86			25,752	86	OPERATING CONTINGENCY	15,000			86

	-	-	55,775	Debt Reserve	55,775		
	-	-	50,000	Emergency Reserve	50,000		
	-	-	-		-		
	-	-	20,000	Short Lived Asset Reserve	20,000		
	-	-	-		-		
87	-	-	125,775	RESERVED FOR FUTURE EXPENDITURE	125,775		87
88			17,546	UNAPPROPRIATED ENDING BALANCE			88
89	293,428	301,715	731,916	Total Requirements	2,968,162	0	0
90				Total Requirements for ALL Org.Units/Programs within fund	77,855		90
91				Ending balance (prior years)			91
92	293,428	301,715	731,916	TOTAL REQUIREMENTS	3,046,017	0	0

150-504-030 (Rev 05-21)

-

Check

(0)

BUDGET SUMMARY

STREETS FUND

City of Mosier

	Historical Data			DESCRIPTION	Budget For Next Year 2023-24			
	Actual		Adopted Budget This Year 2022-23		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2020-21	First Preceding Year 2021-22						
1				1 RESOURCES				1
2	62,488	59,902	47,000	2 Available cash on hand*	53,900			2
3	28,326	38,248	33,000	3 4220 - ODOT Annual Revenue	33,000			3
4	-	-	5,000	4 Transportation Utility Fee	15,000			4
5	-	-	-	5	-			5
6	-	-	-	6	-			6
7	-	-	-	7	-			7
8	-	-	-	8	-			8
9	-	-	-	9	-			9
10	4,514	4,514	18,060	10 4430 - Connection Fees	9,000			10
11	240	396	-	11 4530 - Interest Income	178			11
12	-	-	-	12	-			12
13	-	-	-	13	-			13
14	-	-	-	14	-			14
15				15				15
16				16 OTHER RESOURCES				16
17	-	-	-	17 Transferred IN, from other funds	-			17
18	-	49,942	250,000	18 4540 - Grant Administration [ODOT GRANT]	-			18
19	-	-	100,000	19 4590 - Miscellaneous Revenue [Surplus Land Sale]	-			19
20	-	-	180,000	20 EV Charging Station Grant - Pacific Power	355,951			20
21	-	-	-	21	-			21
22	95,568	153,002	633,060	22 TOTAL RESOURCES	467,029			22
23				23 PERSONNEL SERVICES				23
24	9,064	17,013	12,020	24 6150 - Payroll Expenses	16,848			24
25				25				25
26	9,064	17,013	12,020	26 TOTAL PERSONNEL SERVICES	16,848	0	0	26
27				27 Total Full-Time Equivalent (FTE)				27
28				28 MATERIALS AND SERVICES				28
29	8,167	6,486	-	29 6260 - Contracted Services	10,000			29
30	-	-	-	30 6300 - Dues and Subscriptions	-			30
31	-	-	-	31 6310 - Education/Travel	-			31
32	1,721	7,036	7,500	32 6340 - Engineering Services	2,000			32
33	414	-	700	33 6400 - Insurance	791			33
34	-	-	1,500	34 6410 - Land Use Planning	1,500			34
35	-	1,036	1,500	35 6420.1 - Legal & Professional Fees	2,500			35
36	1,782	1,902	3,000	36 6420.3 - Legal Fees - Audit	3,000			36
37	508	2,071	10,000	37 6440 - Maintenance & Supplies	15,000			37
38	-	71	-	38 6470 - Office Supplies	1,000			38
39	248	413	1,200	39 6520 - Signs	2,000			39

40	-	-	-	40	6530 - Street Maint and Repair	7,000			40
41	-	-	-	41	6550 - Training	-			41
42	4,545	4,014	4,800	42	6560 - Utilities	4,800			42
43	-	-	-	43		-			43
44	-	-	-	44		-			44
45	-	-	-	45		-			45
46				46					46
47				47					47
48				48					48
49				49					49
50				50					50
51				51					51
52				52					52
53				53					53
54				54					54
55				55					55
56				56					56
57				57					57
58	8,167	23,030	30,200	58	TOTAL MATERIALS AND SERVICES	49,591	0	0	58
59				59	CAPITAL OUTLAY				59
60	-	-	-	60	Pavement Repair	-			60
61	-	16,705	180,000	61	EV Charging Station	355,951			61
62	-	878	100,000	62	HWY 30 Phase II	-			62
63	-	54,060	250,000	63	Sidewalk (Washington and 3rd)	-			63
64	-	-	-	64		-			64
65	-	-	-	65					65
66	3,921	6,167	-	66	SDC Rate Study				66
67				67					67
68				68					68
69	3,921	77,809	530,000	69	TOTAL CAPITAL OUTLAY	355,951	0	0	69
70				70	DEBT SERVICE				70
71	-	-	-	71	6632 - Debt Interest Expense				71
72	-	-	-	72	6631 - Principal Repayment				72
73	-	-	-	73					73
74	-	-	-	74	TOTAL DEBT SERVICE	0	0	0	74
75				75	SPECIAL PAYMENTS				75
76				76					76
77				77					77
78	0	0	-	78	TOTAL SPECIAL PAYMENTS	0	0	0	78
79				79	INTERFUND TRANSFERS				79
80	-	-	-	80		-			80
81	-	-	-	81		-			81
82				82					82
83				83					83
84				84					84
85	0	0	-	85	TOTAL INTERFUND TRANSFERS	-	0	0	85
86			7,114	86	OPERATING CONTINGENCY	10,000			86

87			-	87	RESERVED FOR FUTURE EXPENDITURE	-			87
88			6,726	88	UNAPPROPRIATED ENDING BALANCE	34,639			88
89	21,151	117,852	586,060	89	Total Requirements	467,029	0	0	89
90				90	Total Requirements for ALL Org.Units/Programs within fund	0			90
91				91	Ending balance (prior years)				91
92	21,151	117,852	586,060	92	TOTAL REQUIREMENTS	467,029	0	0	92

150-504-030 (Rev 05-21)

47,000

(0)

BUDGET SUMMARY

WATER FUND

City of Mosier

	Historical Data			DESCRIPTION	Budget For Next Year 2023-24			
	Actual		Adopted Budget This Year 2022-23		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2020-21	First Preceding Year 2021-22						
1				1 RESOURCES				1
2	384,068	353,112	75,000	2 Available cash on hand*	325,700			2
3	151,789	228,810	182,700	3 4410 · Water Service Revenue	240,608			3
4	50,159	35,935	15,464	4 4430 · Connection Fees	8,000			4
5	-	-	-	5	-			5
6	-	-	-	6	-			6
7	-	-	-	7	-			7
8	-	-	-	8	-			8
9	-	-	-	9	-			9
10	-	-	-	10	-			10
11	-	-	-	11	-			11
12	-	-	-	12	-			12
13	1,361	2,245	1,125	13 4530 · Interest Income	1,508			13
14	-	-	-	14	-			14
15	-	-	-	15 Transfer from General Fund	300,000			15
16	-	-	-	16 OTHER RESOURCES				16
17	-	-	-	17 Transferred IN, from other funds	-			17
	-	-	-	4520 · USDA Grant	833,019			
18	-	-	659,000	18 4540 · Grant Administration	-			18
19	-	-	-	19 4550 · Investment Income	-			19
20	594	-	250,000	20 4590 · Miscellaneous Revenue [Surplus Land Sale]	-			20
21	-	-	-	21 RCAC LOAN	300,000			21
22	587,972	620,102	1,183,289	22 TOTAL RESOURCES	2,008,834			22
23				23 PERSONNEL SERVICES				23
24	42,330	21,786	25,200	24 6150 · Payroll Expenses	21,805			24
25				25				25
26	42,330	21,786	25,200	26 TOTAL PERSONNEL SERVICES	21,805	0	0	26
27				27 Total Full-Time Equivalent (FTE)				27
28				28 MATERIALS AND SERVICES				28
29	-	-	-	29 6235 · Communications/Announcements	-			29
30	4,280	1,222	-	30 6260 · Contracted Services	-			30
31	175	-	-	31 6300 · Dues and Subscriptions	-			31
32	-	30	-	32 6310 · Education/Travel	-			32
33	44,096	3,836	7,500	33 6340 · Engineering Services	2,500			33
34	-	-	-	34 6360 · Fire Patrol & Fuel Reduction	-			34
35	-	-	-	35 6380 · Gen. Op. Exp.-Capital	-			35
36	5,949	-	4,000	36 6400 · Insurance	4,520			36
37	-	1,977	2,800	37 6420.1 · Legal & Professional Fees	2,800			37
38	1,782	11,902	2,500	38 6420.3 · Fees - Audit	7,500			38

39	-	-	300	39	6430 · Licenses and Permits	1,200			39
40	2,144	8,439	8,600	40	6440 · Maintenance & Supplies	4,000			40
41	-	-	-	41	6460 · Miscellaneous-Operating	-			41
42	282	500	500	42	6470 · Office Supplies	1,000			42
43	3,242	3,500	3,664	43	6540 · Telephone/Internet	5,000			43
44	-	-	-	44	6550 · Training	-			44
45	7,467	7,595	8,650	45	6560 · Utilities	9,000			45
46	12,158	1,714	6,760	46	6565 · Utility Billing Services	8,902			46
47	445	-	-	47	6570 · Water Samples	-			47
48	-	-	-	48		-			48
49	-	-	-	49		-			49
50	28,581	103,775	73,000	50	6640 · Jacobs Water Operations	77,557			50
51	-	-	-	51		-			51
52	-	-	-	52		-			52
53	-	-	-	53		-			53
54	-	-	-	54		-			54
55	-	-	-	55					55
56	-	-	-	56					56
57				57					57
58	110,601	144,489	118,274	58	TOTAL MATERIALS AND SERVICES	123,979	0	0	58
59				59	CAPITAL OUTLAY				59
60	83,149	458,566	-	60	6610.4 · Water System Proj Construction	1,423,311			60
61	-	-	-	61	6610.5 · Contingency & Misc	-			61
62	12,154	3,935	7,500	62	6610 · Capital Outlay > 5,000 - Other	-			62
63	1,248	3,925	-	63	6610.15 · Rate Study	-			63
64				64		-			64
65				65	Lead Service Line Inventory	20,000	Needs Scope of Work		65
66				66					66
67				67					67
68				68					68
69	96,551	466,426	7,500	69	TOTAL CAPITAL OUTLAY	1,443,311	0	0	69
70				70	DEBT SERVICE				70
71	67,279	67,279	54,854	71	6632 · Debt Interest Expense	54,854			71
72	-	-	5,422	72	6631 · Principal Repayment	5,422			72
73	-	-	7,300	73	6630 · Debt Service - Other	7,000			73
74	67,279	67,279	67,576	74	USDA Water Project				74
74				74	TOTAL DEBT SERVICE	67,276	0	0	74
75				75	SPECIAL PAYMENTS				75
76			-	76		-			76
77			-	77		-			77
78	0	0	-	78	TOTAL SPECIAL PAYMENTS	-	0	0	78
79				79	INTERFUND TRANSFERS				79
80			-	80		-			80
81			-	81		-			81
82				82					82
83				83					83
84				84					84

85	0	0	-	85	TOTAL INTERFUND TRANSFERS	-	0	0	85
86			8,279	86	OPERATING CONTINGENCY	15,000			86
					RESERVED FOR FUTURE EXPENDITURE				
	-	-	33,712		Water OMGA Cash Flow Reserve	34,000			
	-	-	13,500		Water SLA Reserve	13,500			
	-	-	34,000		Debt Reserve	34,000			
	-	-	50,000		Emergency Reserve	50,000			
	-	-	-			-			
			118,788		Capital Reserve (Unrestricted)	-			
87			250,000	87	RESERVED FOR FUTURE EXPENDITURE	131,500			87
88			1,460	88	UNAPPROPRIATED ENDING BALANCE	205,963			88
89	316,761	699,980	478,289	89	Total Requirements	2,008,834	0	0	89
90				90	Total Requirements for ALL Org.Units/Programs within fund	0			90
91				91	Ending balance (prior years)				91
92	316,761	699,980	478,289	92	TOTAL REQUIREMENTS	2,008,834	0	0	92

150-504-030 (Rev 05-21)

705,000

Check

0

BUDGET SUMMARY

STORMWATER SDC

City of Mosier

	Historical Data			DESCRIPTION	Budget For Next Year 2023-24			
	Actual		Adopted Budget This Year 2022-23		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2020-21	First Preceding Year 2021-22						
1				1	RESOURCES			1
2	32,124	37,939	26,928	2	Available cash on hand*	42,000		2
3	-	-	-	3		-		3
4	8,935	5,233	5,996	4	4430 · Connection Fees	3,000		4
5	-	-	-	5	4520 · USDA Grant	-		5
6	-	-	-	6		-		6
7	-	-	-	7		-		7
8	-	-	-	8		-		8
9	-	-	-	9		-		9
10	-	-	-	10		-		10
11	-	-	-	11		-		11
12	-	-	-	12		-		12
13	800	1,320	400	13	4530 · Interest Income	945		13
14	-	-	-	14		-		14
15				15		-		15
16				16	OTHER RESOURCES			16
17	-	-	-	17	Transferred IN, from other funds	-		17
18	-	-	-	18		-		18
19	-	-	-	19		-		19
20	-	-	-	20		-		20
21	-	-	-	21		-		21
22	41,860	44,492	33,324	22	TOTAL RESOURCES	45,945		22
23				23	PERSONNEL SERVICES			23
24	-	-	-	24	6150 · Payroll Expenses	-		24
25				25		-		25
26	-	-	-	26	TOTAL PERSONNEL SERVICES	0	0	0
27				27	Total Full-Time Equivalent (FTE)			27
28				28	MATERIALS AND SERVICES			28
29	-	-	1,000	29	6340 · Engineering Services	1,000		29
30	-	-	-	30		-		30
31	-	-	-	31		-		31
32	-	-	-	32		-		32
33	-	-	-	33		-		33
34	-	-	-	34		-		34
35	-	-	-	35		-		35
36	-	-	-	36		-		36
37	-	-	-	37		-		37
38	-	-	-	38		-		38
39	-	-	-	39		-		39

40	-	-	-	40				40	
41	-	-	-	41				41	
42	-	-	-	42				42	
43	-	-	-	43				43	
44	-	-	-	44				44	
45	-	-	-	45				45	
46	-	-	-	46				46	
47	-	-	-	47				47	
48	-	-	-	48				48	
49	-	-	-	49				49	
50	-	-	-	50				50	
51	-	-	-	51				51	
52	-	-	-	52				52	
53	-	-	-	53				53	
54	-	-	-	54				54	
55				55				55	
56				56				56	
57				57				57	
58	-	-	1,000	58	TOTAL MATERIALS AND SERVICES	1,000	0	0	58
59				59	CAPITAL OUTLAY				59
60	-	-	-	60	6610.5 · Contingency & Misc	-			60
61	-	-	-	61	6610 · Capital Outlay > 5,000 - Other	-			61
62	-	-	-	62	DEQ Stormwater Grant	6,000			62
63	3,921	6,167	-	63	6610.15 · Rate Study	-			63
64	-	-	-	64	Stormwater Plan	11,000			64
65				65					65
66				66					66
67				67					67
68				68					68
69	3,921	6,167	-	69	TOTAL CAPITAL OUTLAY	17,000	0	0	69
70				70	DEBT SERVICE				70
71			-	71	6632 · Debt Interest Expense	-			71
72			-	72	6631 · Principal Repayment	-			72
73			-	73	6630 · Debt Service - Other	-			73
74	0	0	-	74	TOTAL DEBT SERVICE	0	0	0	74
75				75	SPECIAL PAYMENTS				75
76				76		-			76
77				77		-			77
78	0	0	-	78	TOTAL SPECIAL PAYMENTS	0	0	0	78
79				79	INTERFUND TRANSFERS				79
80				80		-			80
81				81		-			81
82				82					82
83				83					83
84				84					84
85	0	0	-	85	TOTAL INTERFUND TRANSFERS	0	0	0	85
86			5,000	86	OPERATING CONTINGENCY	5,000			86

				RESERVE FOR FUTURE EXPENDITURES			
		27,324		Future Capital Outlay Reserve	-		
		-			-		
87		27,324	87	RESERVED FOR FUTURE EXPENDITURE	0		87
88			88	UNAPPROPRIATED ENDING BALANCE	22,945		88
89	3,921	6,167	33,324	Total Requirements	45,945	0	0
90			90	Total Requirements for ALL Org.Units/Programs within fund	0		90
91			91	Ending balance (prior years)			91
92	3,921	6,167	33,324	TOTAL REQUIREMENTS	45,945	0	0

150-504-030 (Rev 05-21)

-

Check

-