



*Pioneering pathways  
to prosperity.*

**WASCO COUNTY CITIZEN'S ADVISORY GROUP**

**October 9, 2018**

**4:00 p.m.**

**Public Works Conference Room**

**2705 E. 2<sup>nd</sup> Street**

**The Dalles, OR 97058**

**CALL TO ORDER**

- Members Present: Chair Mike Davis, Vice Chair Lynne MacIntyre and Vicki Ashley
- Absent Members: Brad DeHart, Rus Hargrave, Chris Schanno and Jeff Handley
- Staff Present: Planning Director, Angie Brewer, Long Range Planner Kelly Howsley Glover, Planning Coordinators Brenda Coleman and Jensi Smith

**Chair Mike Davis** called the Citizen's Advisory Group meeting to order at 4:01 p.m.

**Chair Davis** asked if everyone had read the materials. They acknowledged by all raising their hands.

**Chair Davis** then went over the ground rules for how to conduct the meeting:

- Do not interrupt presentations, please write down your questions for discussion after presenters are finished.
- You must be recognized by the chair or vice chair before speaking.
- Stay on the agenda, and reserve any non-agenda items for the 'parking lot' for future discussion.
- Consensus means majority. Items that have reached consensus can be recommended to the Planning Commission for a formal vote.
- Meetings should conclude by determining action items and setting agenda for subsequent meetings.

**Chair Davis** asked if there were any questions about the rules. There were no questions.

One member of the Group may arrive before the end of the meeting. There was consensus to move the Minutes discussion to the end of the meeting, as there isn't currently a quorum.

**Public Comment:**

**Chair Davis** asked for any public comment. **Kathy Schwartz** introduced herself as the new Commissioner-Elect. She was welcomed by the group. There were no other public comments.

**Long Range Planner Howsley-Glover** updated the group on her presentation to the Board of County Commissioners (BOCC) last week. She noted there were not any edits so there will be a final reading next week. She also noted there may be another Citizen Advisory Group meeting next week, depending on how much is accomplished at today's meeting.

**Chair Davis** asked **Long Range Planner Howsley-Glover** to give the Presentation on Work Tasks 5-8 and amendments to Goals/Chapters 2, 3, 6 and 9. **Long Range Planner Howsley-Glover** presented a PPT on these items. She noted timing for future work, stating the winter months can sometimes cause issues, so she has set a timeline that allows for adjustments, if needed. See **Attachment A** for **Long Range Planner Howsley-Glover's** presentation.

Group discussion during the presentation:

**Long Range Planner Howsley-Glover** noted the connection between the comp plan updates and current planning practices for Conditional Use Permits (CUPs).

**Policy One:** **Vice Chair MacIntyre** asked if Oregon Department of Fish & Wildlife (ODFW) go to the U.S. Army Corp. of Engineers to permit development near impacted wetlands, if they are involved. She understood that if there were impacted wetlands, it would be permitted through the Army Corp. of Engineers. **Director Brewer** and **Long Range Planner Howsley-Glover** noted these would normally come through Department of State Lands (DSL). **Vice Chair MacIntyre** stated she would like to have USACE added to the list of partner agencies to the list for the permitting process for wetlands and waterways. **Long Range Planner Howsley-Glover** added this language.

**Vice Chair MacIntyre** asked about the EPDs section for hazards and sensitive wildlife habitat, the section referencing western pond turtles. **Long Range Planner Howsley-Glover** affirmed that it is its own EPD. **Director Brewer** stated there will be a meeting regarding the EPDs with ODFW at a later date where we might circle back on this.

**Policy Two:** **Long Range Planner Howsley-Glover** noted that we need the DEQ to do detailed air studies. She stated they keep a robust set of data and maps the public can check if they have concerns. **Long Range Planner Howsley-Glover** shared they added references to the new data, noting the specific info for wildfires and air quality section, including some education about burning practices. Another suggestion to think about is vehicle traffic impacts for things like CUPs, emissions, etc.

**Vice Chair MacIntyre** asked about "support proper burning practices" How would that be done? She is concerned with two things: (1) –'supporting burning' – she would prefer emphasis on education, less on burning. She recommended "provide education on proper burning practices." Who is going to do the education? **Chair Davis** wondered about this also. Would that be those burning trash or farmers burning fields? Would that be permitted? **Director Brewer** noted that this is higher level, noting we also have the Fire Safety Standards Ordinance that

could be updated to reflect any changes. We could flush this out with more detail in the ordinance update. In the meantime, we could link the partner agencies to our website, as they have a lot of good messaging. **Chair Davis** noted that linking these points together, it becomes educational. But who trains who? There was more discussion on what the language should specifically say. **Vice Chair MacIntyre** stated she is looking for language that identifies how it will be implemented and who is going to do it and how you can come back and measure its success. **Ms. Ashley** suggested it would be the local fire districts. **Chair Davis** suggested at this level, it should be linked to various public safety policies. **Director Brewer** clarified that it would be more a communication strategy than facilitation and education. **Chair Davis** shared that everyone would have a piece of the education component. We would not be the ones doing the education but instead bring those data points together for best practices. **Director Brewer** stated we should wordsmith that some. **Long Range Planner Howsley-Glover** stated she would come up with language to update this.

**Vice Chair MacIntyre** also noted ‘consider impact of increased vehicle miles traveled and vehicle type’. She would like an example of how that would be implemented and what ramifications of that would be.

**Long Range Planner Howsley-Glover** shared that when staff prepares a report, particularly a CUP, they have two required criteria: (1) to look at adverse impacts to the types of uses out in the area and (2) adverse impacts to neighborhood compatibility. She stated that Planners don’t necessarily think about the traffic impacts, the carbon footprint, in some remote places, this would be an added consideration. This would include the vehicle type, such as industrial use, etc. **Vice Chair MacIntyre** questioned how to measure the vehicle miles traveled? How would you get at that? **Long Range Planner Howsley-Glover** stated it would likely be project specific. It was discussed that it could be a business plan or a trucking company could be measured by where they have deliveries. **Vice Chair MacIntyre** said it would be complicated and we would need a way to measure it so that it isn’t arbitrary. **Director Brewer** shared that existing CUPs already can require a transportation impact plan and that is the kind of detail we would request. It is based on what the applicant provides, unless ODOT has to be involved about specific roads that are impacted.

There was a discussion about Agritourism and recreational tourism. **Ms. Ashley** commented on the bike tours through farm land. She has noticed there are cars that accompany the bikes, wondering if this is an issue we can address. It was noted this is not our jurisdiction, it would be public safety.

**Vice Chair MacIntyre** asked that when it says ‘consider impact’ does that mean we will evaluate the impact with each application, or just for CUPs? **Long Range Planner Howsley-Glover** stated all applications are vastly different, but Conditional Use is where they have those criteria, with administrative review, not a lot of discretion. **Long Range Planner Howsley-Glover** will update the language to make it more explicit to state during adverse impact analysis, these impacts

would be considered. **Vice Chair MacIntyre** wants to ensure if there is an implementation strategy there is a way to do it. **Director Brewer** shared that she want to make sure we have thought through what that means. It was noted that it should not be too narrow and that it can be modified later, if needed.

**Vice Chair MacIntyre** had concerns about the vagueness of the language for the wildfire mitigation. **Long Range Planner Howsley-Glover** stated it was intentional because the mitigation efforts change. She stated FEMA requires the Natural Hazards Mitigation Plan be updated every five years. She also noted we are doing the Community Planning Wildfire Assistance Program that will feed into our Community Wildfire Protection Plan, where plans could change, the vagueness could be beneficial. These things will change more than this plan will change. **Director Brewer** asked opinions on combining the support proper burning practices and air quality one into 'prevent smoke related air quality degradation by sharing DEQ and Fire partner agencies information.' **Long Range Planner Howsley-Glover** noted the mitigation one was also speaking to our fire safety standards, which does not want to lose, noting it is important for the public to understand why we have them.

### **Policy 3:**

**Long Range Planner Howsley-Glover** stated this is specifically about water. She noted the State and Feds are the real bosses. The public want a bunch of new rules. She stated this section had a lot of old reference documents, some very vague. These have been taken out. In coordination with our partners, who are the movers and shakers, making this very transparent. She noted the information regarding the onsite water storage and its importance. We heard that there are parts of the county that are very dry and could have a crisis with the aquifer. **Long Range Planner Howsley-Glover** wants to strengthen the connection on why we are not encouraging development. She highlighted the new implementation strategies.

**Vice Chair MacIntyre** spoke to the language 'Adequacy and quality of ground water supply shall be made with consideration'. She asked if there is a sense there is good, quality data and maps that can provide that information from partner agencies? **Long Range Planner Howsley-Glover** said yes, she believes their experts believe this is good data. It was noted that the best available data would be used.

### **Policy 4:**

**Long Range Planner Howsley-Glover** felt this policy's implementation strategies had a disconnect. We want better coordination. For the rivers with EPDs, another impact is noise. Another thing that they heard from the public is OMGs. People are concerned about these things, about impact on wildlife. The new policy is to mitigate conflict between uses. References to management issues were removed. There were a lot of undefined noise references which have been made more actionable. It defined certain EPDs that deal with habitat or natural areas that could be impacted by development.

**Chair Davis** stated we are suggesting being more sensitive in the approval process to properties that adjoin EPDs. How would that be determined? **Long Range Planner Howsley-Glover** said planners are already thinking about this. This is to connect the criteria to what is happening on the ground. There was more discussion regarding residential densities and encouraging development and uses with more noise to go to less populated areas or where there are topographical buffers. It was noted these areas may have impact on wildlife and the EPDs that seek to protect wildlife would be considered noise sensitive. It was recommended to add Oregon State University as a partner, as they have a lot of statistics.

## **Chapter 9:**

### **Goal 9:**

The discussion on Economic Development included the changes to forestry and reasons to decouple it from AG, as things have changed since the last Comp Plan. Another critical link identified by MCEDD was the need for broadband. **Ms. Ashley** noted it currently is only in populated areas. **Long Range Planner Howsley-Glover** stated that is why it has been elevated to one of the goals to assure we do not cause more hurdles.

**Long Range Planner Howsley-Glover** noted they received feedback requesting a better definition of tourism as it is thought of very broadly. It needs to be current and accurate. People also want more support for home based businesses. She noted the approach being taken is to streamline the data, providing snapshots and referencing where data can be found. The goal would be to have the info there so that folks in the future would know the policy came from public feedback.

### **Policy 1:**

**Long Range Planner Howsley-Glover** shared that forestry language has been taken out and value added AG has been added, to help diversify agriculture, increase opportunities.

**Ms. Ashley** inquired if there were some kind of income test? What is the difference between value added verses basic agriculture? **Long Range Planner Howsley-Glover** stated we not adding a new use. **Ms. Ashley** suggested adding a definition for 'value added'. **Long Range Planner Howsley-Glover** said her understanding is that it is basically secondary processing.

**Chair Davis** wanted clarification if the value added would only be for businesses that are already in agriculture. **Long Range Planner Howsley-Glover** responded 'No'. There was discussion on what types of business would be considered value added and which ones would not and the definition of the term value added. **Director Brewer** shared that MCEDD had used this language in their outreach and we should see if they had a definition that we could pull. **Chair Davis** wants this clearly defined. **Long Range Planner Howsley-Glover** stated she would put the definition in the findings section. **Long Range Planner Howsley-Glover** asked if there was an interest in encouraging cluster businesses that support agriculture as a strategy.

**Director Brewer** suggested this could be part of a larger discussion about incentive strategies at a later time.

**Policy 2:**

**Long Range Planner Howsley-Glover** stated this section is about commercial and industrial development that supports our existing AG. She noted the reference to the auction yard had been removed and is in the National Scenic Area so it's not relevant to this document.

**Policy 3:**

**Long Range Planner Howsley-Glover** shared we have added support for new uses. Adverse impact considerations have also been added. Planners are required to think about this, to mitigate conflicts between uses. This looks at all the adverse impacts including natural environment, infrastructure or things that dramatically change the neighborhood.

**Chair Davis** questioned what the intent with adding this new language? **Long Range Planner Howsley-Glover** explained it was to support new stuff, particularly strengthening industry and existing businesses. She noted the industrial and commercial activity, particularly the advancement in transportation - the idea that technology has changed the way we do business. In order to mitigate the impact of activity, thinking strategically about how we allow, plan for and permit the activities that are directly correlated to resource activity. **Chair Davis** asked if this would be restrictive. **Long Range Planner Howsley-Glover** replied that it wouldn't, it would just be something the Planner would review, allowing when the criteria is met. This is not making up new rules, just clarifying practice.

**Vice Chair MacIntyre** asked to go back to Policy 2 – the Urban Growth Boundaries (UGBs) - we would support non AG, commercial and industrial development within UGBs of incorporated cities. **Vice Chair MacIntyre** asked if rural service centers are considered UGBs. **Long Range Planner Howsley-Glover** replied they were not. She also noted we have limited commercial and industrial lands outside of incorporated cities. **Chair Davis** added he thought it should be put in for consideration. **Long Range Planner Howsley-Glover** clarified language “support and encourage non-agricultural commercial and industrial development within the Urban Growth Boundaries of incorporated cities and rural service centers.”

**Vice Chair MacIntyre** spoke about implementation strategies – ‘Commercial activities in conjunction with farm use including storage of AG goods would be allowed as conditional uses.’ **Long Range Planner Howsley-Glover** stated that language comes from state law. She will add a reference to state law for clarity.

**Policy 4:**

**Long Range Planner Howsley-Glover** said the original document was very large so they streamlined it to support MCEDD, making clear our active participation and partnership. We work and collaborate with them on their efforts. The strategies have been added, specific to

what our department does now. We do this to be subject experts and to get ideas on how we can enhance our program. They flag us on things that are relevant.

**Long Range Planner Howsley-Glover** spoke about the data related strategy – always giving out the best info we have regarding economics. We also help support grant opportunities and try to collaborate as best we can, on things like housing improvements and infrastructure.

**Vice Chair MacIntyre** asked if CEDs take the place of OADP and if this is a three or five year plan. **Long Range Planner Howsley-Glover** responded that it is five years.

#### **Policy 5:**

**Long Range Planner Howsley-Glover** reviewed the tourism policy. The support for agritourism has been added, some transportation considerations and some public recreation. She noted the important coordination with other jurisdictions for critical partnerships, making it clear to the public who we are talking about. These strategies will be adopted into the LUDO, assuring good access to tourism destinations. There will be coordination with other agencies for clarity with local land use regulations. There was discussion about the depth of what and how to participate in the promotion of agritourism. **Long Range Planner Howsley-Glover** stated that we just don't want to be obstructionists, we need to make adjustments but aren't in a position to promote. **Director Brewer** stated we do want to be aware of the conflicts, where agritourism conflicts with commercial agriculture, setting the sidebars for what that really looks like. **Ms. Ashley** stated there are periods of time where they shouldn't be out there. **Long Range Planner Howsley-Glover** shared they had heard that feedback from the public. **Vice Chair MacIntyre** commented on the section regarding preserving our historic and pre-historic sites to support tourism, stating she feels there are other reasons why we should be doing that, in part to maintain our cultural identity. **Long Range Planner Howsley-Glover** said that is address in Goal 5.

**Vice Chair MacIntyre** had another comment on # 4 – participating in statewide tourism to insure coordination with planning regulation saying she wonders if it is also about sharing opportunities, conveying opportunities. **Long Range Planner Howsley-Glover** will add this language – 'to promote tourism and convey opportunities to ensure coordination.'

#### **Policy 6:**

**Long Range Planner Howsley-Glover** said that forestry needed to put it back in somewhere, using the language economic development target. She noted not a lot was removed, but added language related to Goal 4 and Oregon Practices Act. We wanted to make it clear to everyone we are trying to allow for uses that are consistent with those two guiding forces. Recreation activity component was also added.

### **Policy 7:**

**Long Range Planner Howsley-Glover** reviewed the policy about home based businesses. We want to encourage them and remove barriers but still be consistent with the neighborhood. Staff will create educational materials to help clarify the rules.

**Vice Chair MacIntyre** asked if the fifteen and nine percentage change on the economy snapshot was referring to the percentage change of jobs. **Long Range Planner Howsley-Glover** replied yes.

**Long Range Planner Howsley-Glover** reviewed the section regarding incentives: We made modifications to Chapter 2, adding Policy 5. As part of the 2040 objectives, we have added pre-app conferences, potential for fee reduction for things like people continuing with defensible space or residential solar arrays. Also using land use planning to solve problems like housing development. **Vice Chair MacIntyre** suggested adding 'where applicable TDRs... should be implemented to support development, growth and preservation of resources'.

**Chair Davis** suggested intensifying this with fee reduction and minimizing time by streamlining the process. **Director Brewer** this would be expediting the permitting process. **Long Range Planner Howsley-Glover** said this is a good idea, where it is allowed. She updated the language to say 'develop incentive programs including fee reductions and expedited permitting for applications that need specific'. **Chair Davis** suggested doing this for things we want to bring to the county, things to promote. **Director Brewer** noted that there is method used for NSA applications that are 'proven winners' that help folks navigate the process with choices that will be easily approved. **Long Range Planner Howsley-Glover** stated we can't be planning advisors but this would be feasible with something like a checklist.

### **Chapter 3:**

**Long Range Planner Howsley-Glover** reviewed the section on Agritourism: We have added a policy to encourage activities that support commercial agriculture, allow what state law allows, have education materials, not to make restrictions but allow for modification if needed.

Guest Shelia Dooley shared her perspective. She noted the noise standards from state and federal law, wondering about ten years ago with wind turbines. They were done under pressure and were less than what was seen in other places. She was glad to see the effective noise issue addressed in these updates for surrounding environment. Shelia stated that fixing issues that may arise from Agritourism might be harder to fix if they are already in place. **Long Range Planner Howsley-Glover** said we can't un-ring the bell but can limit in the future. Shelia also commented that with more people there are more fire risks. The Group thanked her for her comments.

### **Directors report:**

- New Associate Planners starting next week – Daniel Dougherty
- Maintaining our current permitting load
- Dawn Baird is retiring at the end of the calendar year
- Big new applications in the door - Wind app in Bake Oven, staff is going out for site visit tomorrow.
- Community planning for wildfire assistance grant has been moving forward. We have preliminary recommendations on this and, when ready, these will be brought into our Community Wildfire Prevention Plan.
- Kelly has been working on the Spring 2019 Road Show
- New effort coming soon will be a one pager hot sheet about what we are working on-produced on a monthly basis

**Long Range Planner Howsley-Glover** shared that the selection committee for the vacancies on the Planning Commission will be filled after the group reconvenes and make their final selection.

There was discussion about the need to go ahead with the plan to have another Citizen Advisory Group meeting next week or wait until the meeting on November 6<sup>th</sup>. It was decided to wait until November, have a CAG meeting prior to the Planning Commission meeting, where the group can recommend these updates and hopefully have a quorum to approve the minutes.

Adjournment 6:11 pm.

---

Mike Davis, Chair  
Wasco County Citizen's Advisory Group

---

Angie Brewer, Planning Director  
Wasco County Planning & Development