



*Pioneering pathways
to prosperity.*

WASCO COUNTY PLANNING COMMISSION

September 7, 2021

3:00 p.m.

Presented via Zoom

by phone: 1 (253) 215 8782

Meeting ID: 829 0950 5937

YouTube Video of Live Stream:

<https://www.youtube.com/watch?v=X7QTKdggqXE&t=1s>

(Minutes timestamp from beginning of audio recording)

CALL TO ORDER

ROLL CALL:

Members Present: Chair Lynne MacIntyre; Vice Chair Kate Willis; Vicki Ashley; Russell Hargrave; Mike Davis; Marcus Swift;

Absent Members: Chris Schanno

Staff Present: Interim Planning Director Kelly Howsley-Glover; Long Range Planning Assistant Isaak Staats; Associate Planner Daniel Dougherty; Planning Coordinator Jeni Smith; Office Assistant Crysta Harris

Chair MacIntyre called the meeting to order at 3:02. She asked for roll call.

1:38 Chair MacIntyre reviewed meeting platform and procedure.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

2:26 Chair MacIntyre asked for comments on non-agenda items.

3:07 Scott Edleman from Department of Land Conservation & Development (DLCD) spoke regarding the recent work of the Planning Department on the Periodic Review process. He thanked the group for the work and complimented everyone for the exemplary job they had done. Planning staff had presented to the DLCD, who had been excited and stated Wasco County was a real model for Planning with the amazing work.

APPROVAL OF PAST MINUTES

5:14 Chair MacIntyre called for any additions or corrections for the Minutes from July 6, 2021. There were none.

5:29 Chair MacIntyre called for a motion to approve the Minutes.

5:36 Commissioner Davis motioned to approve the Planning Commission Minutes from July 6, 2021 as stated. Commissioner Ashley 2nd.

The motion was approved 6 to 0; (1 absent – Commissioner Schanno)

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes

Vice Chair Willis - yes

Commissioner Schanno – absent

Commissioner Hargrave – yes

Commissioner Ashley – yes

Commissioner Davis – yes

Commissioner Swift – yes

The Planning Commission Minutes from July 6, 2021 were approved.

PLANNING COMMISSION HEARING (1) NSA LUDO Update (921-21-000088-PLNG):

6:40 Chair MacIntyre opened the hearing. **Chair MacIntyre** reviewed the proposal being presented to the Commission.

6:27 Chair MacIntyre reviewed the procedures and rules of evidence.

- There were no disclosures of Interest or Ex Parte contact from Commissioners.
- There were no challenges to the right of any Commission member to hear the matter.
- There were no questions regarding the Commissions jurisdiction to hear the matter.

9:15 Chair MacIntyre called for the staff presentation.

9:20 Director Howsley-Glover shared a presentation, using PowerPoint slides. (Attachment A)

22:47 Director Howsley-Glover called for questions from the Planning Commission. **Commissioner Ashley** asked if the 20-acre growth boundary was from the Scenic Area to the County. Can the County go an additional 20-acres past the Scenic Area? **Director Howsley-Glover** stated this impacts urban areas – The Dalles and Mosier. It doesn't extend beyond that. Our boundaries are fairly consistent with the Oregon Urban Growth Boundaries (UGBs) To extend the boundaries, it would have to go through both processes – Oregon UGB and National Scenic Area (NSA) expansion. The NSA caps us at 20 acres. It was clarified that this only applies to the NSA, no other areas of the County.

25:07 Commissioner Willis inquired about the timeline for optional changes that may be recommended to the NSA ordinances. **Director Howsley-Glover** stated items like short term rentals would be reviewed in 2023, when this issues goes through the public process for the County LUDO updates, to make the rules consistent. Other things like climate change and diversity and inclusion will be discussed once the Gorge Commission has those ready for review.

26:44 Chair MacIntyre called for public comment. The list of registered participant was read.

29:13 Shelia Dooley stated she had comment about Chapter 2 and had a question on Chapter 1. The definition on legally established – continuous use: Does that mean if you were living in a house and you didn't live there continuously, it would mean that it wasn't legally established? **Director Howsley-Glover** stated that if no one had been living in it for a very long time, then it would not qualify as a lawful use.

30:11 Chair MacIntyre called on other registered participants.

30:33 Casey Gatz introduced himself and stated he was just listening in and did not have any questions.

31:56 Melissa Lee stated she does not have questions but wanted to listen as she has several properties that are impacted by this.

There were no further comments from the public.

33:53 Chair MacIntyre closed the public hearing. The Planning Commission entered into deliberation.

34:21 Commissioner Willis stated she had no comments.

34:33 Commissioner Ashley stated that as these are mandates, there isn't much choice at this point. We can object to them but won't go very far.

35:01 Commissioner Hargrave responded to Commissioner Ashley's comment. He stated he understood her comment but would encourage the Commission to remember that we work for the County, thinking about it through the lens of the people we are representing. If we object, we should discuss and decide if we want to raise those objections. The reality is that we are required to follow these rules, nevertheless. If they are codified, we are obligated but still stay true to the prospective we represent and make sure we looking at it critically and not just rubber stamp this stuff. Commissioner Ashley stated she agrees and that she has a problem with this 20-acre urban growth requirement, around The Dalles especially. Commissioner Hargrave stated The Dalles has been struggling with the UGB for as long as he can remember so this change might not have any real impact.

37:20 Commissioner Willis inquired about the water requirement, not for new buyers, but current property owners. Would that be retroactive? What would be the requirement for current land owners? She also inquired about the gross annual income requirement. Director Howsley-Glover stated the rule related to water is for to new cultivation. It's not so much about ownership but more about use. To grow a particular crop, you would need to demonstrate water availability. We don't have the implementation drafted but has had significant conversations with a planner at the Department of Agriculture. He recommended we evaluate water rights to understand water availability. It follows use or new crop cultivation. As for the increase in income, she believes the thought was to increase with inflation, with the amount not having been increased in at least a decade. There are concerns about potential limitations, for young farmers just starting out or niche crops that may take some time to develop an income.

41:32 Chair MacIntyre questioned the removal of historic buildings and structures, taking the 50-year reference out. Director Howsley-Glover stated she didn't have knowledge of that conversation but can get back on it.

42:12 Commissioner Willis inquired about the removal of cottage industry and going to home occupation. Is it different words or does it have different implications? Director Howsley-Glover stated the Columbia River Gorge Commission's (CRGC) interpretation is that it is a new term. Past Director Angie Brewer had expressed concern that there could be unintended consequences of eliminating cottage industries. She did provide comment during the Gorge 2020 process regarding this. Director Howsley-Glover stated there is a landing page that includes the comments that were submitted during that process. She encourages citizens to read those comments if interested.

44:16 Commissioner Davis shared there were discussion about this. He thinks there is a very defined difference between the two. The implied restriction to the home occupation verses the cottage industry, the definition isn't specifically clear to the public to know what is going to be eliminated. Can we raise this as an issue? **Director Howsley-Glover** stated there is the ability to put it on the record. This was adopted by the CRGC into the Management Plan, the rule has already been made and we have to follow the rule. We no longer have the opportunity to manipulate those definitions. **Commissioner Davis** said that this is a concern of his that he wants very definitely stated. He wants to be vocal that he is against that terminology.

47:00 Commissioner Willis stated that Columbia Gorge Community College and others for economic development do have to deal with makers. She feels we do need to be on the record and wonders if there could be a challenge if it is not well enough defined. **Commissioner Davis** stated the college is moving to stimulate cottage industries, so we are concerned for that. We are trying to stimulate small business in these areas, to bring employment. This is a not well considered change in this definition.

49:53 Chair MacIntyre called for a motion to adopt changes as recommended by staff.

49:57 Commissioner Davis moved to recommend adoption, with the stated concerns on record, of the updates to the National Scenic Area Land Use and Development Ordinance that staff presented.

Commissioner Ashley also added the expansion areas. **Chair MacIntyre** stated concerns were noted. **Commissioner Ashley 2nd**. There was no further discussion.

Chair MacIntyre called for the vote.

The motion was approved 5 to 1 (1 absent – Commissioner Schanno)

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes

Vice Chair Willis - no

Commissioner Schanno – absent

Commissioner Hargrave – yes

Commissioner Ashley – yes

Commissioner Davis – yes

Alternate Swift – yes

The proposed amendments of the Wasco County National Scenic Area Land Use and Development Ordinance will be recommended for adoptions to the Board of County Commissioners. That will be heard on October 20th and November 3rd by the Board of County Commissioners.

PLANNING COMMISSION HEARING (2) WASCO COUNTY LUDO Update (921-21-000167-PLNG):

53:30 Chair MacIntyre opened the hearing. **Chair MacIntyre** reviewed the proposal being presented to the Commission.

54:29 Chair MacIntyre reviewed the procedures and rules of evidence.

- There were no disclosures of Interest or Ex Parte contact from Commissioners.
- There were no challenges to the right of any Commission member to hear the matter.

- There were no questions regarding the Commissions jurisdiction to hear the matter.
- 56:02 Chair MacIntyre called for the staff presentation.
- 56:22 Associate Planner Dougherty presented PowerPoint slides. (Attachment B)
- 1:03:09 Chair MacIntyre asked for Commission questions. There were none.
- 1:04:03 Chair MacIntyre called for the next staff presentation.
- 1:04:45 Long Range Assistant Planner Isaak Staats presented PowerPoint slides. (Attachment C)
- 1:14:01 Chair MacIntyre called for questions from Commissioners.
- 1:14:05 Commissioner Ashley asked about the setbacks for Wild and Scenic Rivers.
- 1:14:40 Director Howsley-Glover stated the setbacks are not changing, neither to flood plains or property development standards.
- 1:15:04 Director Howsley-Glover presented PowerPoint slides (Attachment D)
- 1:27:25 Director Howsley-Glover called for questions.
- 1:27:46 Chair MacIntyre noted some repetitive language regarding easements that had been mentioned in the last meeting. Director Howsley-Glover made note of the needed update.
- 1:29:16 Chair MacIntyre called for comments from registered participants.
- 1:29:49 Shelia Dooley commented on Chapter 2, the mandatory change to notification zone, from 500 feet to 750 feet. She wondered if the application was for a lot was located within a tract owned by one owner if the notification could start at the boundary of the tract instead of boundary of the lot. Otherwise it might be only the owner being notified of their own development. She supports the 750 feet. Director Howsley-Glover stated a note could be made to staff that they wouldn't need to notify the property owner of their own development.
- 1:31:51 Chair MacIntyre closed the hearing. She stated the Planning Commission would begin deliberation.
- 1:32:16 Commissioner Willis stated she had no questions or comments.
- 1:32:25 Commissioner Davis stated he had no questions or comments.
- 1:32:35 Commissioner Hargrave stated he had no questions or comments.
- 1:32:42 Commissioner Ashley thanked staff for the cleaning up.
- 1:32:49 Chair MacIntyre agreed with Commissioner Ashley.
- 1:33:02 Commissioner Swift thanked staff for their work, a huge effort. He is constantly impressed by the staff and the work they do.
- 1:33:33 Chair MacIntyre read the staff recommendation.
- 1:33:50 Chair MacIntyre called for a motion.
- 1:33:51 Commissioner Ashley moved to present to the County Commissioner the recommended changes. Commissioner Davis 2nd. There was no further discussion.
- 1:34:15 Chair MacIntyre called for the vote.

The motion was approved 6 to 0 (1 absent – Commissioner Schanno)

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes
Vice Chair Willis –yes
Commissioner Schanno – absent
Commissioner Hargrave – yes
Commissioner Ashley – yes
Commissioner Davis – yes
Commissioner Swift – yes

The proposed amendments to the Wasco County LUDO will be recommended for adoption to the Board of County Commissioners on October 20th & November 3rd.

1:35:00 Director Howsley-Glover gave the Director's Report that included thanking the Commission and public for their participation and feedback, encouraging citizens to share their thoughts going forward. She noted the issue of housing has been pushed to 2023 as well as updates to natural hazards related to Environmental Protection Districts. Next year will focus on energy facilities, commercial and residential. Forest updates concerning optional uses that have been passed by the legislature are things staff would like to hear opinions about. Agritourism has been discussed with the public but she would like to hear more. There have been many discussions on wildfire and water. Another possible adoption will be a communication facility chapter. This would be in conjunction with the work that will be part of the grant received from the Department of Defense for military airspace, for coordination for any potential encroachment into their space. **Director Howsley-Glover** stated the hope is to go back out for more Road Shows in the communities for more feedback, especially regarding internet access. She shared updates on staffing, office hours and staff recruitment. She talked about the challenges to the Code Compliance program, recruitment of staff and possible restructuring of the program. She shared highlights of upcoming hearing topics.

1:42:37 Commissioner Willis complimented on the work done with all the transitions and asked if any of the updates that had been pushed out would be presented sooner. **Director Howsley-Glover** complimented staff and stated her appreciation. She shared that the Scenic Area ordinance updates had added significant work, which was part of the reason that things had gotten pushed out. This timeline has not changed and is available on the project website (Wasco2040.com). She also shared that **Associate Planner Dougherty** has gotten a grant to work with DOGAMI to update our landslide data (EPD 2), as the data we were using was out of date. Destination Resort will also be discussed in 2023.

1:48:44 Chair MacIntyre called for a motion to adjourn.

1:48:52 Commissioner Willis motioned to adjourn the meeting. **Commissioner Davis 2nd**. **Chair MacIntyre** called for the vote.

The motion was approved 6 to 1 (1 absent – Commissioner Schanno)

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

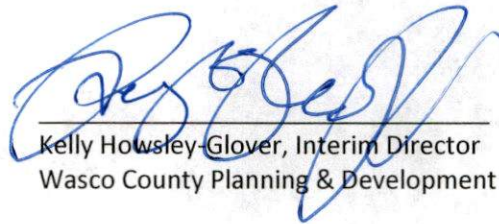
Chair MacIntyre- yes
Vice Chair Willis - yes
Commissioner Schanno – absent
Commissioner Hargrave – yes
Commissioner Ashley – yes
Commissioner Davis – yes
Commissioner Swift – yes

Meeting adjourned at 4:53 pm.

For chair:



Lynne MacIntyre, Chair
Wasco County Planning Commission



Kelly Howsley-Glover, Interim Director
Wasco County Planning & Development

ATTACHMENT A



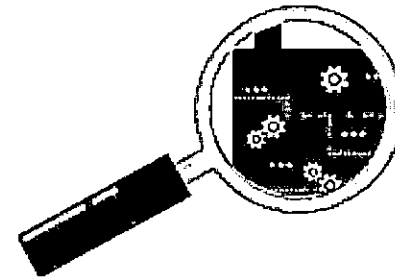
Planning Department

National Scenic Area Land Use and Development Ordinance Update

ATTACHMENT A

Overview

- **Reasons for Update**
- **Revision Summary**



ATTACHMENT A Reasons for Update

- Gorge 2020 Management Plan Update
- National Scenic Area Act requires an update every decade. This update was to fulfill that requirement
- The National Scenic Area Act requires Wasco County, in order to implement the program, to update our local ordinance with all mandatory changes

National Scenic Area Act

§ 544e Sec. 7. Administration of scenic area requires:

“Within two hundred and seventy days of receipt of the management plan, each county shall adopt a land use ordinance consistent with the management plan, and thereafter may adopt an amendment, revision or variance to a land use ordinance at any time. Each county upon adoption of a land use ordinance shall promptly submit the ordinance to the Commission. “

Revision Summary

- Staff focused on mandatory updates only
- Optional updates for future:
 - Columbia River Gorge Commission's completion DEI
 - and Climate Change work
 - Short Term Rentals
 - Policies related to light intensity, available water reviews for new cultivation

Revision Summary

Removal of several permitted uses including:

- Eliminates cluster developments from all zones
- Eliminates cottage industries and replaces with home occupation
- Removes allowance for dwellings in the Industrial Forest (F-1) Zone
- Limits life estates from all forest zones

Limits uses:

- Removes ability to expand existing quarries and new production of mineral resources within three miles of Key Viewing Areas
- Development must achieve no loss of wetland acreage and functions
- Expansion of existing development must be compatible with scale of similar, nearby buildings

Removes variances/modifications:

- Prohibits approval of a variance from setbacks and buffers within the General Management Area (GMA) for additions
- Eliminates variance for new buildings or alterations for structures existing prior to 1976

Revision Summary

Adds new requirements:

- Adds new standards for approval of renewal energy systems
- Requires primary dwelling, to be used for a temporary hardship dwelling, to have been in continuance use
- Requires new cultivation demonstrate sufficient water availability
- Increases the requirement in annual income for farm dwellings to \$80k/year
- Adds a new requirement for outdoor lighting to be limited in intensity
- Requires local government to require additional vegetative screening after five years if approved vegetation is insufficient
- New standards for roads not in conjunction with farm and forest use/practices
- Requires Oregon white oak not be removed if practicable alternatives exist
- Requires mass transit facilities for Recreation Intensity Class 3 day use sites
- Changes the definition of legally established to require it have been in continuance, lawful use

Revision Summary

Adds new uses:

- Expands winery provisions to allow for cideries

Adds new allowances:

- Expands allowances for products at farm stands to include up to 25% incidentals to farm products

Reduces potential urban area growth:

- New urban area boundary policies that only allow for an expansion up to 20 acres

Compels new procedural requirements:

- Requires applicants to pay for all required reconnaissance or historic surveys
- Requires cultural survey for proposed uses within 100 foot high probability area buffer
- Requires a complete site plan, to include the actual proposed development site
- Changes the map submittal requirements for mineral resources
- Provides new guidance on key viewing areas and visual subordination
- Requires the County to share Firewise principles with all development applicants

ATTACHMENT A

Next Steps

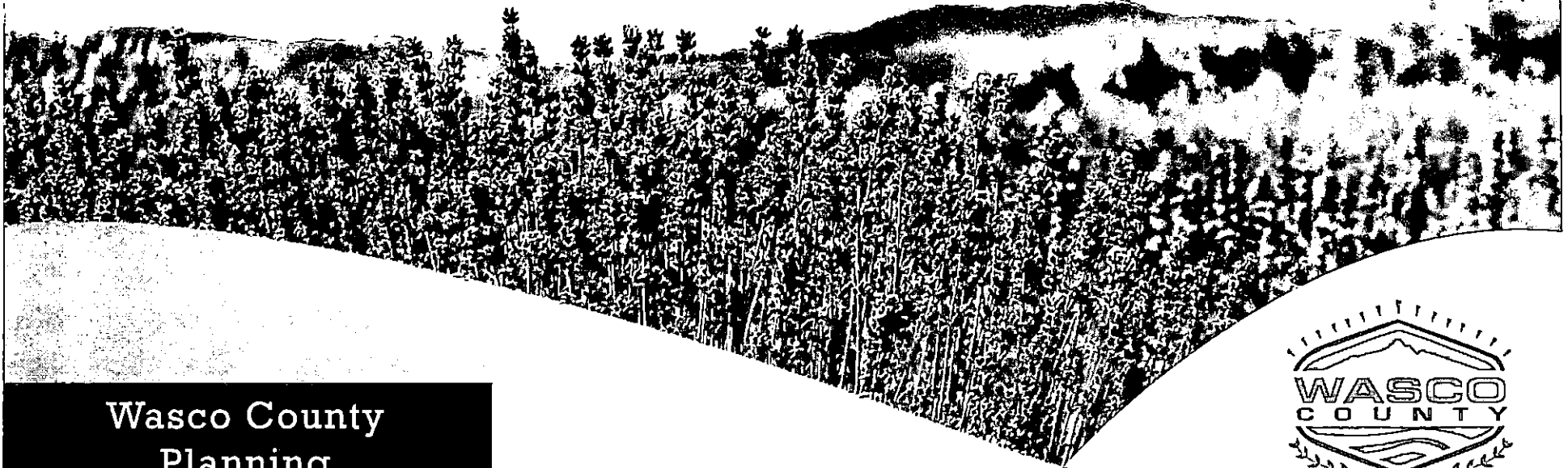
Two Board of County Commissioner Hearings

October 20th

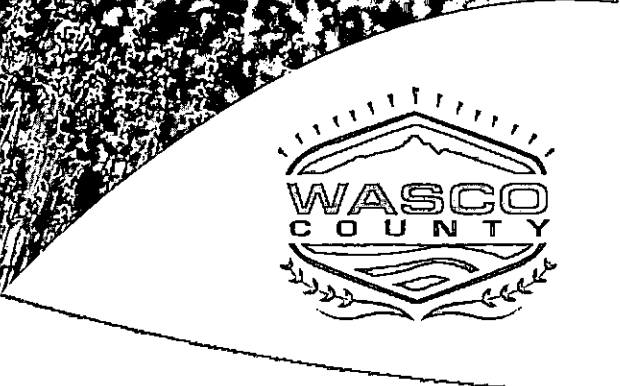
November 3rd

Transmit to the Columbia River Gorge
Commission by December 11.

ATTACHMENT B



Wasco County
Planning

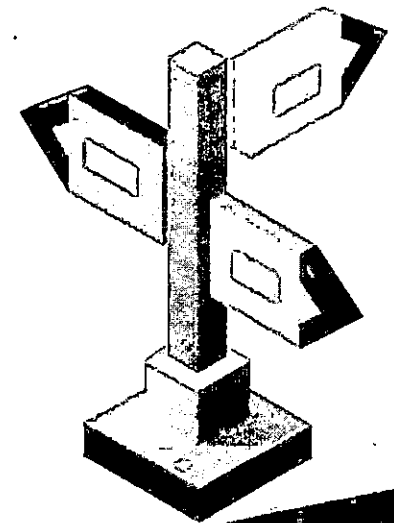


Chapter 2: Development Approval Procedures

Daniel Dougherty
Associate Planner

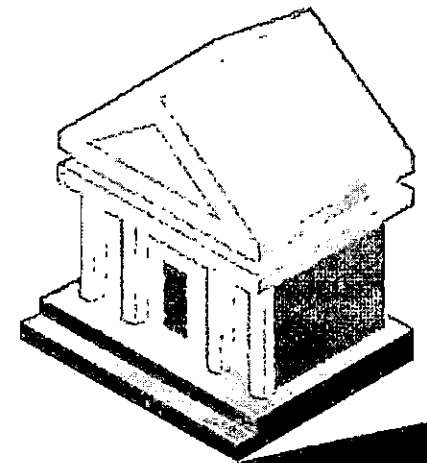
What is Chapter 2: Development Approval Procedures?

- Provides Procedures to all Permit Processing
 - ✓ Permit Roadmap
 - ✓ Public Notice
 - ✓ Legal Compliance
 - ✓ Efficiency & Equity



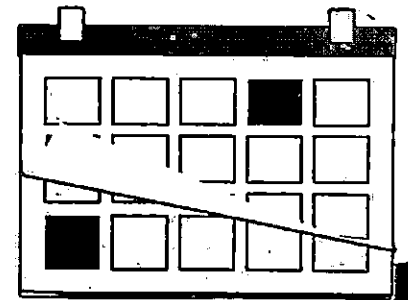
What is the Goal of Chapter 2 Revisions?

- Ensure Permitting Process is:
 - ✓ Easier to Understand
 - ✓ More Efficient
 - ✓ Complies with State Law



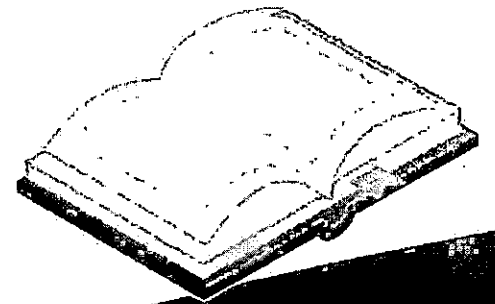
What is the Process for Chapter 2 Revisions?

- Staff Review & Edits
 - ✓ 2019-2020: In-depth sectional assessment
 - ✓ 2020: Combine and collate revisions
 - ✓ 2020-2021: Attorney review
 - ✓ 2021: Public review & input



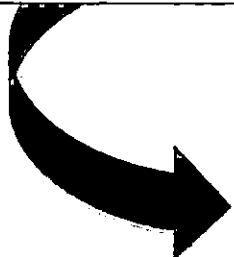
What are the Major Alterations?

- Conformance with state law
- Less redundancy and fewer sections



Section 2.010 - Purpose	1
Section 2.020 - Review Process.....ATTACHMENT:B.....	1
Section 2.030 - Coordination of Development Approval.....	1
Section 2.040 - Who May Apply.....	2
Section 2.050 - Pre Application Conference	2
Section 2.060 - Application/Completeness (Amended 4/12)	3
Section 2.070 - Filing Fees.....	5
Section 2.080 - Notice.....	5
Section 2.090 - Contents of Notice	6
Section 2.100 - Administrative Action Procedure of the Director	8
Section 2.110 - The Decision of the Director	8
Section 2.120 - Notice of a Decision by the Director	10
Section 2.125 - Time Limits for Permits and Extensions of Time.....	11
Section 2.130 - Establishment of Party Status	11
Section 2.140 - Hearing Procedure	12
Section 2.150 - Official Notice.....	14
Section 2.160 - Appeal from Decision of the Director	14
Section 2.170 - Review of a Decision of the Planning Commission.....	16
Section 2.180 - Review by the County Governing Body	17
Section 2.190 - General Conduct of All Hearings; Legislative, Administrative or Quasi-Judicial.....	19
Section 2.200 - Additional Hearing Notification Requirements.....	20
Section 2.210 - Zoning Maps.....	21

Less redundancy
and fewer sections



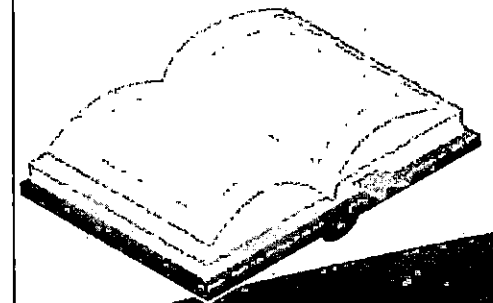
Section 2.010 - Purpose.....	1
Section 2.020 - Review Authorities	1
Section 2.030 - Pre-Application Conference.....	1
Section 2.040 - Application Submittal and Completeness Review.....	2
Section 2.050 - Filing Fees	5
Section 2.080 - Final Action on Permit or Zone Change Application.....	6
Section 2.090 - Review Procedures (Notice, Decision, & Appeal).....	6
Section 2.100 - Time Limits for Development Permits and Extensions of Time.....	25
Section 2.110 - Hearing Procedure.....	26
Section 2.120 - Official Notice	30
Section 2.130 - Appeals Procedures.....	30
Section 2.140 - General Provisions	33

What are the Major Alterations?

- Conformance with state law
- Less redundancy and fewer sections
- In-text hyperlink citations & cross references

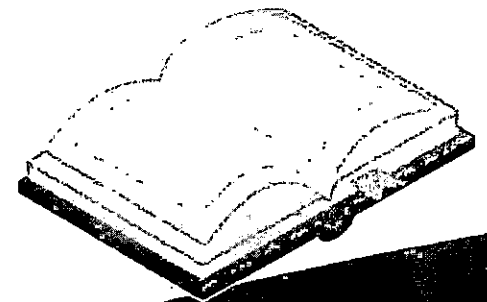
D. After submittal of an application, the request shall be reviewed for completeness as follows:

1. Except as otherwise provided in ORS 215.427, the application shall be reviewed for completeness within 30 days of receipt.
2. Determination of completeness shall be based upon the submittal requirements of Subsection 2.040.B of this Chapter. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the County will make a favorable decision on the application.



What are the Major Alterations?

- Conformance with state law
- Less redundancy and fewer sections
- In-text hyperlink citations & cross references
- Reduced legalese and jargon where possible
- Concise review and appeals process

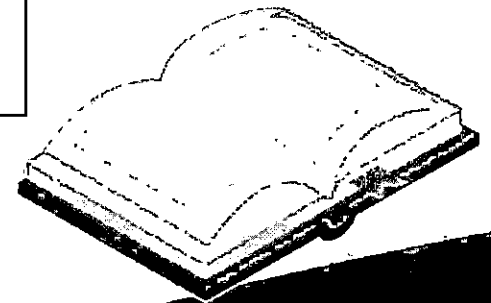


ATTACHMENT B

Review procedures for the four review types are described as follows:

A. Type I Nondiscretionary Review Procedures (Development Permit):

- 1. **Notice of Application:** Notice of the application to the public is not provided.
 - a. A public hearing is not provided for Type I Permits.
- 2. **Decision:** The Planning Director shall approve or deny the application based on the applicable standards and approval criteria, and issue a decision.
 - a. The Planning Director has discretion to determine the form of Type I Permit decisions.
- 3. **Notice of Decision:** A copy of the decision shall be provided to the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof by either electronic or postal mail.
- 4. **Appeal:** The Planning Director's decision is the County's final decision and may be appealed as provided by law for a non-discretionary decision.



What are the Major Alterations?

Conformance with state law

Less redundancy and fewer sections

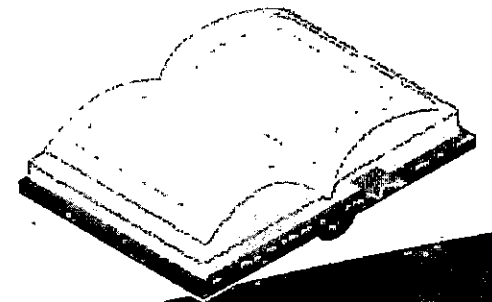
In-text hyperlink citations & cross references

Reduced legalese and jargon where possible

Concise permit review and appeals process

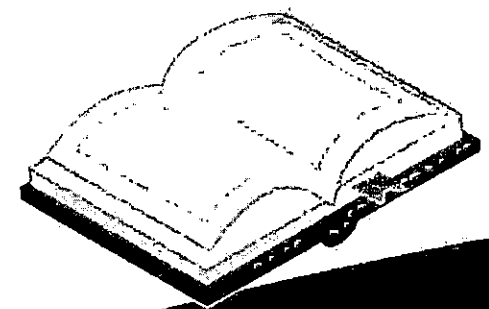
Concise hearing procedures

Permit & review table



**TABLE 2-1: REVIEW PROCEDURES SUMMARY
ATTACHMENT B**

<i>Overlay zones may modify the review procedure.</i>			Review Authority	
Common Land Use Permits/Actions	Review Procedure Type	Public Notice	Initial Decision Review Authority	Appeal Review Authority
Structural Without Land Use Application	I		PD	NA
Land Use Verification Letter	I		PD	NA
Ministerial Non Structural	I		PD	NA
Temporary Use Renewal	I		PD	NA
Preliminary Boundary Line Adjustment	I		PD	NA
Preliminary Replat	I		PD	NA
Final Plat Review	I		PD	NA
Telecommunications Tower - Collocation	I		PD	NA
Administrative Variances	II		PD	PC
Temporary Use Permits	II		PD	PC
Preliminary Partition/Replat (Not involving public or private roads)	II		PD	PC
Site Plan Reviews	II		PD	PC
Uses Permitted Subject to Standards	II		PD	PC
Significance Determination for Aggregate Overlay	II		PD	PC
Non-Conforming Use Verification, Restoration, or Alteration	II		PD	PC
Preliminary Partition/Replat (Involving public or private roads approval)	III	X	PC	BOCC
Preliminary Property Line Adjustment (Involving public or private road approval)	III	X	PC	BOCC
Conditional Use Review	III	X	PC	BOCC
Subdivision (Preliminary and Final Plat Approval)	III	X	PC	BOCC
Planned Unit Development (Preliminary and Final Plat Approval)	III	X	PC	BOCC
Mobile Home/Recreational Vehicle Parks	III	X	PC	BOCC
Division of Non Resource Land in Designated Resource Areas	III	X	PC	BOCC
Variance	III	X	PC	BOCC



Thank You

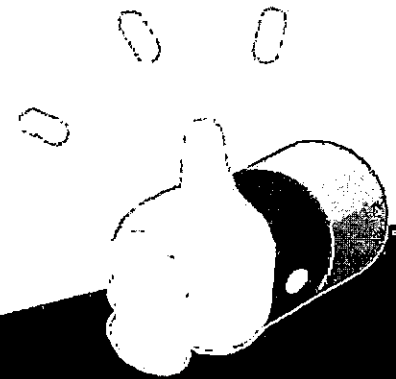
Questions?

Contact

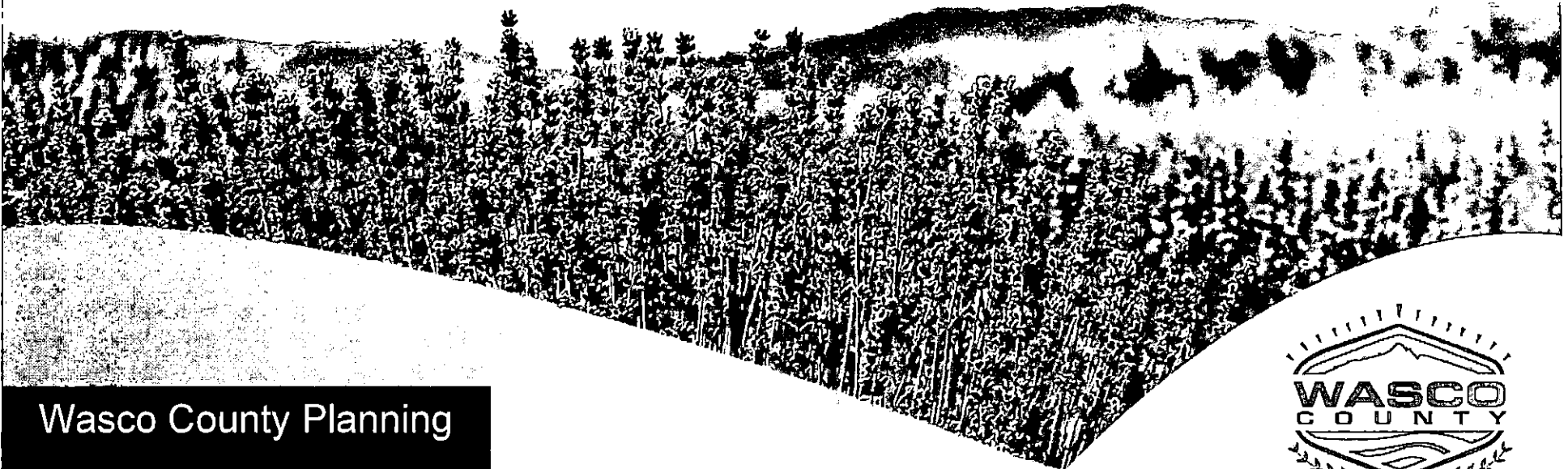
Daniel Dougherty, Associate Planner

541-506-2568

danield@co.wasco.or.us



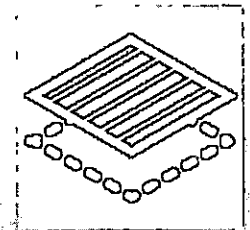
Pioneering pathways to prosperity.



Wasco County Planning

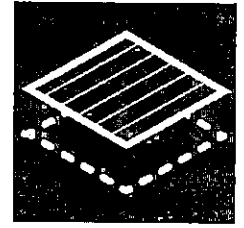


Land Use and Development Ordinance Update: Environmental Protection Districts (EPDs)



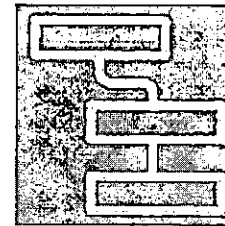
ATTACHMENT C

LUDO Update Overview

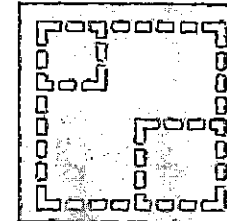


2021

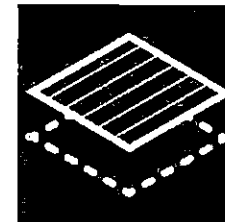
- Chapter 2 (Procedures and Notices)



- Chapter 21 (Land Divisions and Road Standards)

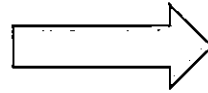


- Environmental Protection Districts (4-7, 9-10, 12, 14)

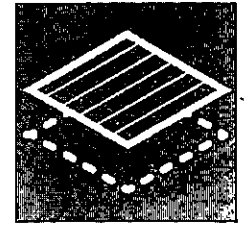


Environmental Protection Districts (EDPs)

ATTACHMENT C



Overlay Zones (OZ)



01 - Flood Hazard

02 - Geologic Hazards

03 - Airport Impact

04 - Cultural, Historic, Archaeological

05 - Mineral and Aggregate

06 - Reservoir Buffer

07 - Natural Areas

08 - Sensitive Wildlife Habitat

09 - Big Muddy Limited Use

10 - Badger Creek Limited Use

11 - Pine Hollow Airport

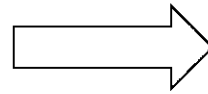
12 - Sensitive Bird Site

13 - Western Pond Turtle

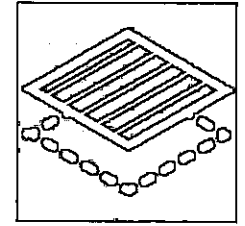
14 - Camp Morrow Limited Use

Environmental Protection Districts (EDPs)

ATTACHMENT C



Overlay Zones (OZ)



Proposed Updates

Eight in 2021

04 - Cultural, Historic, Archaeological
Overlay

05 - Mineral and Aggregate Overlay

06 - Reservoir Buffer Overlay

07 - Natural Areas Overlay

09 - Big Muddy Limited Use Overlay

10 - Badger Creek Limited Use Overlay

12 - Sensitive Bird Site Overlay

14 - Camp Morrow Limited Use Overlay

Six in 2022

01 - Flood Hazard Overlay

02 - Geologic Hazards Overlay

03 - Airport Impact Overlay

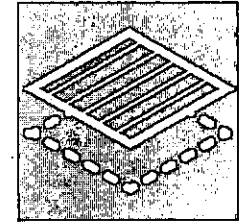
08 - Sensitive Wildlife Habitat Overlay

11 - Pine Hollow Airport Overlay

13 - Western Pond Turtle Overlay

ATTACHMENT C

Environmental Protection Districts (EDPs) Proposed Updates



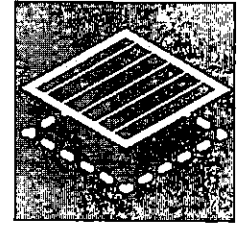
04 - Cultural, Historic and Archaeological Overlay

Five Proposed Changes:

1. Section 3.771
Name Change & Move Text
2. Section 3.772
Header Change, Move Text, & Add New State Law
3. Section 3.773
Clarify Permitted Uses, Remove HLC Text
4. Section 3.774
Add "Right to Object"
5. Section 3.782
Add New Section

ATTACHMENT C

Environmental Protection Districts (EDPs)



Proposed Updates

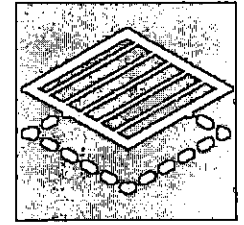
05 - Mineral and Aggregate Overlay

Three Proposed Changes:

1. Section 3.801 & 3.802
New Section, Name Change
2. Section 3.807
Hours of Operation Change
3. Section 3.812
New Section, Base Zone vs Overlay Zone

ATTACHMENT C

Environmental Protection Districts (EDPs) Proposed Updates



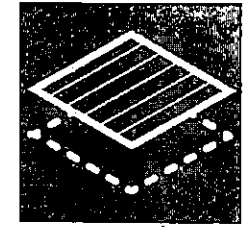
06 - Reservoir Overlay Zone

Two Proposed Changes:

1. Section 3.901
Clarify
2. Section 3.907
New Section, Base Zone vs Overlay Zone

ATTACHMENT C

Environmental Protection Districts (EDPs)



Proposed Updates

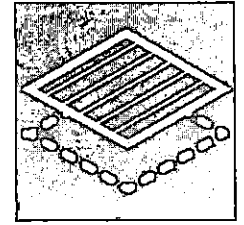
07 - Natural Overlay Zone

Six Proposed Changes:

1. Section 3.900
Name Change
2. Section 3.911
Edit Purpose Statement
3. Section 3.912
Applicability Section
4. Section 3.913
Clarify ESEE
5. Section 3.914
Add Criteria (Comp Plan)
6. Section 3.915
New Section, Base Zone vs Overlay Zone

ATTACHMENT C

Environmental Protection Districts (EDPs)



Proposed Updates

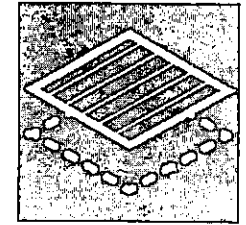
09 - Big Muddy Limited Use Overlay

Three Proposed Changes:

1. Section 3.931 & 3.932
Change Section Numbers
2. Section 3.933
Accuracy & Transparency
3. Section 3.937
New Section, Base Zone vs Overlay Zone

ATTACHMENT C

Environmental Protection Districts (EDPs)



Proposed Updates

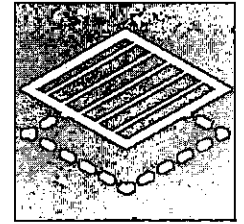
10 - Badger Creek Limited Use Overlay

Three Proposed Changes:

1. Section 3.941 & 3.942
Change Section Numbers
2. Section 3.943
Accuracy & Transparency
3. Section 3.950
New Section, Base Zone vs Overlay Zone

ATTACHMENT C

Environmental Protection Districts (EDPs)



Proposed Updates

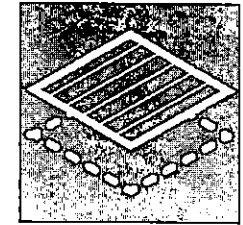
12 - Sensitive Bird Habitat

Four Proposed Changes:

1. Section 3.960
Add Section - Purpose
2. Section 3.962
Accuracy & Transparency
3. Section 3.963
Clarify Exempt Uses
4. Section 3.968
New Section, Base Zone vs Overlay Zone

ATTACHMENT C

Environmental Protection Districts (EDPs)



Proposed Updates

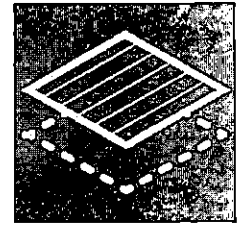
14 - Camp Morrow Limited Use Overlay

Three Proposed Changes:

1. Section 3.981 & 3.982
Change Section Numbers
2. Section 3.983
Accuracy & Transparency
3. Section 3.986
New Section, Base Zone vs Overlay Zone

ATTACHMENT C

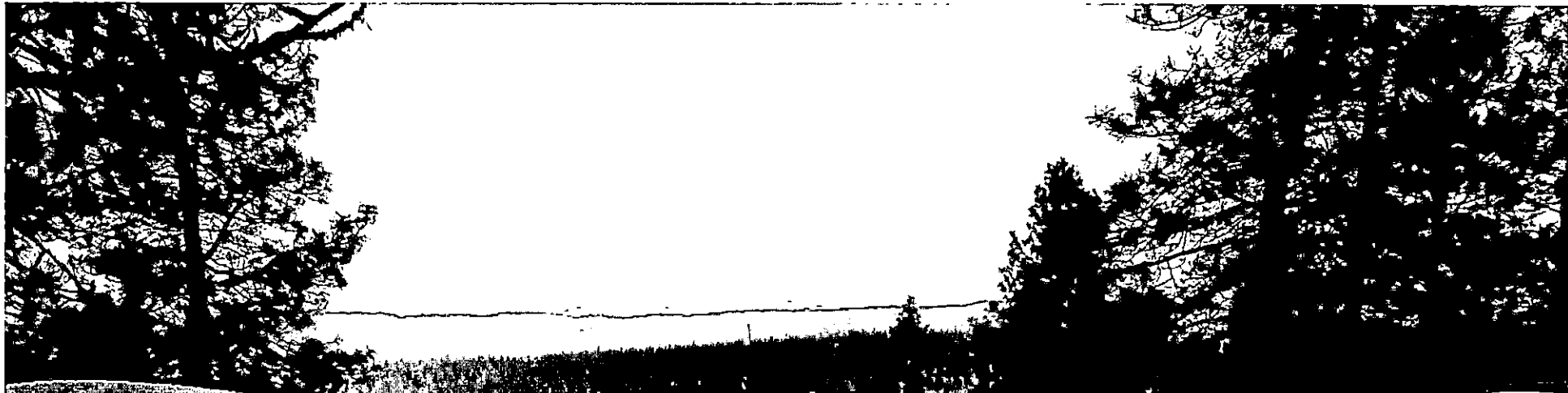
Environmental Protection Districts (EDPs) Proposed Updates



<https://wasco2040.com/overlay-zones-wasco-county-2040/>

THANK YOU!

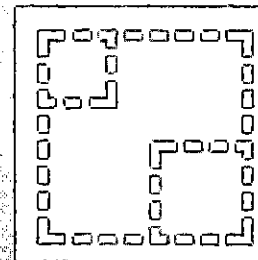
Pioneering pathways to prosperity.



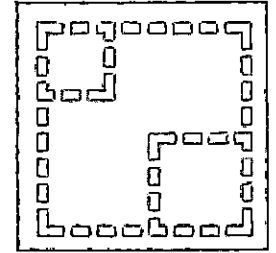
Planning Department

Land Use and Development Ordinance Update

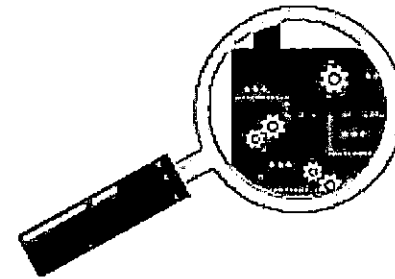
Chapter 21 and 22



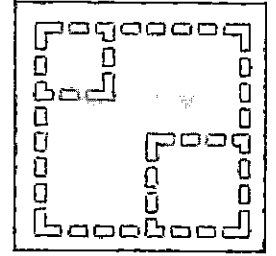
Overview



- **Purpose of Chapters**
- **Reasons for Update**
- **Process to Revise**
- **Revision Summary**



Introduction

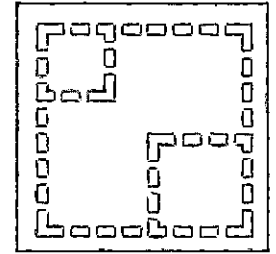


Chapter 21: Land Divisions and Road Standards

Includes:

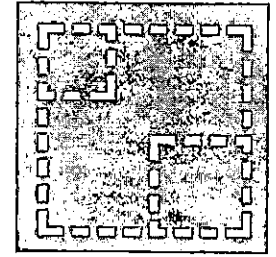
- Process/rules for partitions, subdivisions, property line adjustments, replats, road dedication, road creation
- Rules from ORS 92, 197, 209 & 215

Purpose of Chapter(s)

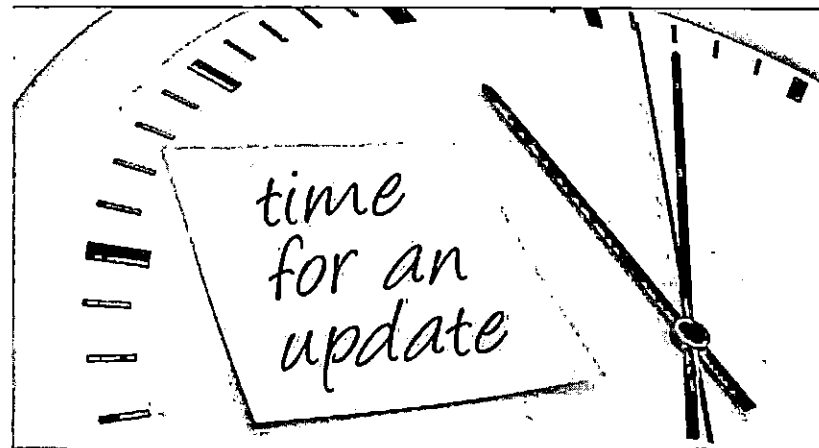


- Ensure land divisions meet state law requirements
- Coordinate with surveyors on process
- Define a process for land division permitting
- Make road standards consistent with fire safety standards and general best practices

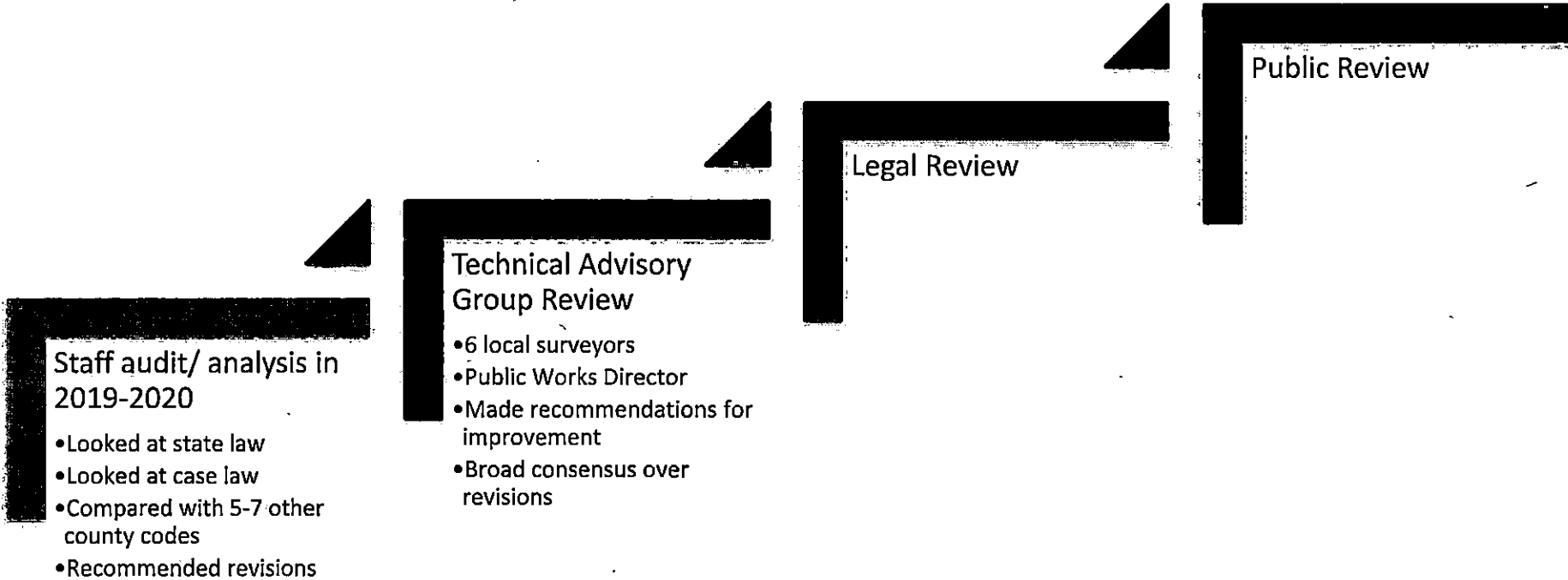
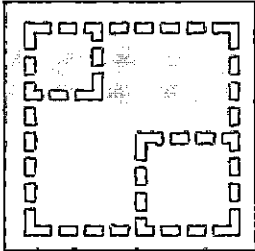
Reasons for Update



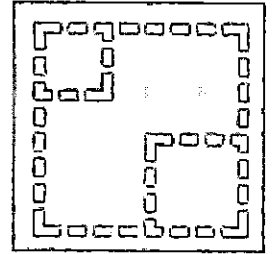
- Surveyors have identified conflicts with state law for over a decade
- Improve word choice to make uniform with state law
- Streamline process for efficiency, more flexibility in timelines



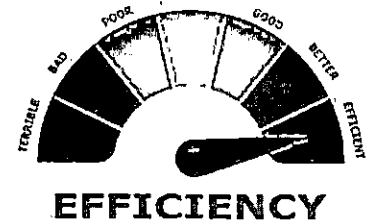
Revision Process



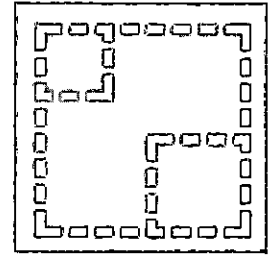
Revision Summary: Chapter 21



- Consistently use “unit of land” as default term
- Updated job titles
- Updated state law and other references
- State law updates
- Maintenance agreements for public open space
- Preliminary title report at the time of application
- Extension for preliminary plats
- Increase development phasing timelines



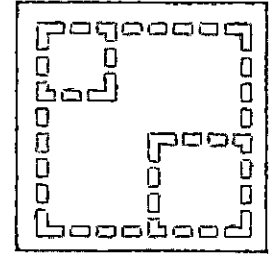
Revision Summary: Chapter 21



- Referred directly to state law for monumentation/other surveyor directed actions
- Decouple replats and property line adjustments. Replats now follow their origin process (partition/subdivision), as consistent with state law
- Make language clear and objective, remove discretionary criteria



Revision Summary: Chapter 22



- New Chapter for Road Standards
- Align with Fire Safety Standards (Chapter 10)
- Remove Public Works responsibility for signage, as no longer have this resource
- Waiver of remonstrance consistent with Wasco County 2040
- Changed title of Public Works Director, other reference corrections
- Added criteria to be consistent with state law

