



PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058  
p: [541] 506-2560 • f: [541] 506-2561 • [www.co.wasco.or.us](http://www.co.wasco.or.us)

*Pioneering pathways to prosperity.*

# **WASCO COUNTY PLANNING** **COMMISSION AGENDA PACKET**

**FOR**

Hearing Date: August 7, 2018  
Hearing Time: 3:00 pm  
Hearing Location: Wasco County Public Works Building  
Conference Room  
2705 East 2<sup>nd</sup> Street  
The Dalles, Oregon 97058

**Wasco 2040 Work Session Dated: August 7, 2018**

Meeting Time: 3:00 pm  
Meeting Location: Wasco County Public Works Building  
Conference Room  
2705 East Second Street  
The Dalles, Oregon 97058





**PLANNING DEPARTMENT**

2705 East Second Street • The Dalles, OR 97058  
p: [541] 506-2560 • f: [541] 506-2561 • [www.co.wasco.or.us](http://www.co.wasco.or.us)

***Pioneering pathways to prosperity.***

**MEMORANDUM TABLE OF CONTENTS**

Date: July 24, 2018

To: Wasco County Planning Commission

From: Wasco County Planning Office

Subject: Submittal for Meeting dated August 7, 2018

<u>Item</u>	<u>Page</u>
Notice of Decision Template	PC 1-1
Staff Report	PC 1-2
Attachment A – Chapter 3 Proposed Amendments	PC 1-9
Attachment B – Agricultural Lands	PC 1-14
Attachment C – Agricultural Lands	PC 1-27
Wasco County 2040 Outreach Report	PC 1-38






**PLANNING DEPARTMENT**

2705 East Second Street • The Dalles, OR 97058  
 p: [541] 506-2560 • f: [541] 506-2561 • [www.co.wasco.or.us](http://www.co.wasco.or.us)

*Pioneering pathways to prosperity.*

---

**FILE #:** 921-18-000097 (PLNG)

**DECISION DATE:**

---

**REQUEST:** Legislative Request to Amend the Comprehensive Plan, Chapter 3, Goal 3

**DECISION:**

---

**Attachments:**

- A. Wasco County Comprehensive Plan Periodic Review Work Task 3 Overview
- B. Annotated Draft of Proposed Chapter 3 of Wasco County 2040 (Comprehensive Plan) with notes
- C. Clean Draft of Proposed Chapter 3

**File Number:** 921-18-000097

**Request:** Amend the Wasco County Comprehensive Plan  
1. Change the format to align with Statewide Land Use Planning Goals  
2. Update policy and implementation strategies of Goal 3 to reflect current practice and be consistent with state law.

**Prepared by:** Kelly Howsley Glover, Long Range Planner

**Prepared for:** Wasco County Planning Commission

**Applicant:** Wasco County Planning Department

**Staff Recommendation:** Recommend the Wasco County Planning Commission recommend adoption of the proposed amendments of the Wasco County Comprehensive Plan to the Wasco County Board of Commissioners.

**Planning Commission Hearing Date:** September 4, 2018

**Procedure Type:** Legislative

**Attachments:** Attachment A: Wasco County Comprehensive Plan Periodic Review Work Task 3 Overview  
Attachment B: Annotated Draft of Proposed Chapter 3 of Wasco County 2040 (Comprehensive Plan) with notes  
Attachment C: Clean Draft of Proposed Chapter 3

## I. APPLICABLE CRITERIA

- A. Wasco County Comprehensive Plan Chapter 11: Revisions Process
  - 1. Section B: Form of Comprehensive Plan Amendment
  - 2. Section C: Who May Apply for a Plan revision
  - 3. Section D: Legislative Revisions
  - 4. Section H: General Criteria
  - 5. Section I: Transportation Planning Rule Compliance
  - 6. Section J: Procedure for the Amendment process
- B. Oregon Administrative Rules 660-025

## II. SUBMITTED COMMENTS

As of xxx the Wasco County Planning Department has received no comments about the proposed revisions.

## III. PUBLIC INVOLVEMENT

In addition to the public hearings required by this legislative process to allow for public testimony and the ability to provide written comment, Wasco County has included the following additional measures to ensure the process is open to the public:

### A. Newspaper Notifications

#### Citizen Advisory Group Work Session August 7, 2018:

Public notice for a Citizen Advisory Group meeting was published in The Dalles Chronicle on July 18, 2018, more than 20 days prior to the August 7<sup>th</sup> work session.

#### Planning Commission Hearing #1:

Public notice for Planning Commission Hearing #1 was published in The Dalles Chronicle on xxxx more than 20 days prior to the September 4, 2018 hearing date.

### B. Information Available on Website

The information regarding the proposed amendments was placed on the Wasco County Planning Department Website<sup>1</sup> on August 1st, 2018. If updates are made following each hearing, the webpage will be updated to reflect such changes. At the time of publication of this document, the following information was made available:

- A listing of hearing dates, times and locations.
- Drafts of the proposed amendments
- Staff report describing the process and proposed changes
- A way to submit comments and concerns

---

<sup>1</sup> <http://co.wasco.or.us/departments/planning/index.php>

In addition, the Wasco County Comprehensive Plan website<sup>2</sup> has included several posts that have included the time and date of meetings and discussion of proposed topics. This website has 22 subscribers that receive notification of new content, and is also promoted on the Planning Department's social media channels.

**C. Notification to Partners**

An email notification of proposed amendments, progress on Periodic Review, and the legislative hearing was sent to the Periodic Review Assistance team and other Citizen Advisory Group identified stakeholders on July 12, 2018. The notification included links to the staff report, proposed amendments, and the opportunity to comment.

**D. Notification to Community Notification List**

During the Wasco County 2040 initial outreach phase, a public email notification list was assembled. Members of the public continue to have the opportunity to sign up for this list at any time on the project website<sup>3</sup> or in person at any of the public hearings, work sessions or other events. They can also request to be put on the list via email, telephone, or in the Planning Department Office. Currently this list includes 67 interested parties from the community.

An email notification of proposed amendments, progress on Periodic Review, and the legislative hearing was sent to this notification list on August 1, 2018. The notification included links to the staff report, proposed amendments, and information on how to provide comment.

**IV. FINDINGS**

**A. Wasco County Comprehensive Plan Criteria**

**1. Chapter 11 - Revisions Process**

- a. Section B – Form of Comp Plan Amendment**  
*Amendments to the Comprehensive Plan include many forms and can either be legislative or quasi-judicial.*

**FINDING:** The request is for a legislative text amendment to policies and the format for Goal 3/Chapter 3 of the Comprehensive Plan, as part of a broader Periodic Review work plan. Amendments include reformatting and edits to existing policy and implementation for both Goals, as well as the addition of some new content including historical perspective, overview, and findings and references.

- b. Section C – Who May Apply for a Plan revision**  
*Amendments to the plan may be initiated by the Wasco County Governing Body*

**FINDING:** The Wasco County Board of Commissioners authorized the Wasco County Planning Department to pursue Voluntary Periodic Review (VPR) to update the Wasco County Comprehensive

<sup>2</sup> [www.Wasco2040.com](http://www.Wasco2040.com)

<sup>3</sup> <https://wasco2040.com/contact/>

Plan. They sent a letter to the Land Conservation and Development Commission supporting VPR on September 29, 2016.

**c. Section D – Legislative Revisions**

***Legislative revisions include land use changes that have widespread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic; a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or much different ownership. The Planning Commission and County Governing Body shall evaluate the plan as often as necessary to meet changes in the social, economic, or environmental character of Wasco County.***

**FINDING:** The proposed text amendments to policies and format of the Comprehensive Plan are applicable to all properties governed by the Wasco County Comprehensive Plan and therefore the proposal is a legislative revision. The proposed amendments are part of a larger Periodic Review process approved by the Planning Commission, Board of County Commissioners, Department of Land Conservation and Development and the Land Conservation and Development Commission. To be accepted for periodic review, staff prepared extensive justification demonstrating the need for amendments to the Comprehensive Plan as a result of changes in the social, economic and environmental character of Wasco County.

**d. Section H – General Criteria**

***The following are general criteria which must be considered before approval of an amendment to the Comprehensive Plan is given:***

- 1). Compliance with the statewide land use goal as provided by Chapter 15 or further amended by the Land Conservation and Development Commission, where applicable.***
- 2). Substantial proof that such change shall not be detrimental to the spirit and intent of such goals.***
- 3). A mistake in the original comprehensive plan or change in the character of the neighborhood can be demonstrated.***
- 4). Factors which relate to the public need for healthful, safe and aesthetic surroundings and conditions.***
- 5). Proof of change in the inventories originally developed.***
- 6). Revisions shall be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change must be established.***

**FINDING:** Amendments being proposed to Goal 3 with this work task are intended to add new context, findings and references to policies and implementation. In addition, changes proposed specifically are

cleaning up redundant information, incorrect or out of date references and processes, and correction of language that is inconsistent with state law. Proposed revisions to Goal 3 are consistent with statewide land use Goal 3, and are intended to ensure compliance and consistency with state law and current conditions in Wasco County. Recommend amendments currently do not go beyond the scope of increasing transparency and usability of the Wasco County Comprehensive Plan's Goal 3.

None of the proposed changes will substantially alter the Wasco County Planning program or its application of Goal 3. The proposed text amendments to policies and format of the Comprehensive Plan are intended to reflect current conditions and practices and will not substantially alter agricultural lands protections or regulation. Instead, the intent of the amendments is to make the policies and implementation methods consistent with state law and input received by property owners and community members during the 2017 visioning work and 2018 outreach efforts. As evidenced in the "substantive change summary" section of this staff report, most proposed amendments will remove references to the 1983 Wasco County planning structure or old processes and replace it with language that clearly references best practices.

Wasco County has changed since 1983. The proposed amendments in this report do not reflect the correction of mistakes in the previous Comprehensive Plan language. Instead, they are an update that reflects the passage of time and change in conditions. For example, minimum parcel size requirements in state law for Exclusive Farm Use zones were changed in the 1990s. The current Comprehensive Plan still references former state standards. In addition, some review processes have been changed in state law and necessitate procedural amendments in Wasco County 2040.

Work task 3 is part of a broader periodic review work plan and maps to Goal 3 within the statewide Land Use Planning Program. The goal does not have an inventory as part of the goal, policies or implementation strategies. References have been cited where relevant in the proposed Chapter text.

Proposed revisions are based on updates to state law, changes to Wasco County Exclusive Farm Use zones, and the express intent of offering clear context to community members and Planning staff. The Planning Commission and the Board of County Commissioners embarked on Periodic Review with the express intent to make Wasco County land use plans as efficient, effective and transparent. As currently written, Goal 3 policies and implementation contain out dated references, practices and other information that conflicts with the Land Use and Development Ordinance and makes it difficult for the public to navigate. Proposed amendments will help establish a direct nexus with regulation and provide necessary context and connection to state law.

***e. Section I- Transportation Planning Rule Compliance***

***1). Review of Applications for Effect on Transportation Facilities – A proposed zone change or land use regulation change, whether initiated by the County or by a private interest, shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060 (the Transportation Planning Rule – "TPR"). "Significant" means the proposal would:***

***a). Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***

- b). Change standards implementing a functional classification system; or***
- c). As measured at the end of the planning period identified in the adopted transportation system plan:***
  - i. Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;***
  - ii. Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP; or***
  - iii. Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or Comprehensive Plan.***

**FINDING:** Proposed revisions to Goal 3 does not have a direct or indirect impact on transportation facilities, the Transportation Systems Plan, or Transportation Planning rules.

#### ***Oregon Administrative Rules 660-025-0130***

##### ***Submission of Completed Work Task***

- 1). A local government must submit completed work tasks as provided in the approved work program or a submittal pursuant to OAR 660-025-0175 to the department along with the notice required in OAR-660-025-0140 and any form required by the department. A local government must submit to the department a list of persons who participated orally or in writing in the local proceedings leading to the adoption of the work task or who requested notice of the local government's final decision on a work task.***

**FINDING:** A notice was sent to DLCD on July 13, 2018, consistent with requirements, to inform them of the proposed September 7, 2018 hearing and subsequent hearings to adopt Work Task 3. To date, staff has not received any oral or written comment or request for notification from the public on Work Task 3. At such a time when comment is received, that will be attached to the staff report and submitted to DLCD.

- 3). For a periodic review tasks to be complete, a submittal must be a final decision containing all required elements identified for that task in the work program. The department may accept a portion of a task or subtask as a complete submittal if the work program identified that portion of the task or subtasks as a separate item for adoption by the local government. All submittals required by section 1) of this rule are subject to the following requirements:***
  - a). If the local record does not exceed 2,000 pages, a submittal must include the entire local record, including but not limited to adopted ordinances and orders, studies, inventories, findings, staff reports, correspondence, hearings minutes, written testimony and evidence, and any other items specifically listed in the work program.***

- b). If the local record exceeds 2,000 pages, a submittal must include adopted ordinances, resolutions, and orders; any amended comprehensive or regional framework plan provisions or land use regulations; findings, hearing minutes; materials from the record that the local government deems necessary to explain the submittal or cities in its findings; and a detailed index listing all items in the local record and indicating whether or not the item is included in the submittal. All items in the local record must be made available for public review during the period for submitting objections under OAR 660-025-0140. The director or commission may require a local government to submit any materials from the local record not included in the initial submittal;**
- c) A submittal of over 500 pages must include an index of all submitted materials. Each document must be separately indexed, in chronological order, with the last document on the top. Pages must be consecutively numbered at the bottom of the page.**

**FINDING:** The local record for Work Task 3 will not exceed 2,000 pages. Consistent with this requirement, submittal to DLCD will include the entire local record, including but not limited to the adopted ordinance and orders, studies, findings, staff reports, correspondence, hearing minutes, written testimony and evidence and any other relevant material.

A copy of the record, when complete, will also be available for inspection at the Planning Department.



## Attachment A

### Chapter 3 Proposed Amendments

**Documentation:** The following is a summarized overview of proposed amendments. While some substantive changes are proposed, a significant amount of non-substantive changes are also being made at this time.

#### **State of the Comprehensive Plan:**

- A. **Purpose:** The main purpose of the Comprehensive Plan is to function as a visionary policy document with a 20 year horizon. The plan represents the desires of the citizens of Wasco County and provides generalized direction for development, preservation, the planning process, citizen involvement and numerous other elements related to land use planning. Due to frequent changes in circumstances, law, and the desires of the citizens of the county, the major components should be updated every five to ten years as needed. The land use and development ordinance includes the specific rules and regulations that are meant to implement this vision and amendments to it are required to be consistent with Comprehensive Plan language.
- B. **Prior Updates:** The Comprehensive Plan was acknowledged by the Land Conservation and Development Department in 1983. Major components of the document have not been updated since 1983, resulting in them now being out of date. Other portions have been updated but were done inconsistently and in some cases, the new language did not get inserted into the amended document. In several instances, updates to the ordinance are now out of compliance with the Comprehensive Plan because of the lack of Comprehensive Updates. A more comprehensive update was initiated in 2009, but ultimately not completed. Staff has used some of the past findings and information in drafting the proposed updates.
- C. **Format:** The Comprehensive Plan is currently organized in a way that puts unrelated information in the same chapter and separated related information into multiple chapters. This has created significant difficulty for staff and the public to find information and utilize as the plan was intended.

- D. **Reformatting:** After a careful case study of other Oregon county comprehensive plans, the Citizen Advisory Group held several work sessions in 2015 and 2016 to discuss, among other issues, reformatting the Comprehensive Plan for increased use, transparency and readability. Based on those work sessions, staff was directed to compile and organize information in a manner that better aligned the plan to the Statewide Land Use Planning Goals.
1. **Oregon's Land Use Goals:** The vast majority of the Comprehensive Plan language is tied to one of the State of Oregon's Land Use Goals. Other than some introductory chapters, the entire Comprehensive Plan is being formatted so that each chapter corresponds to one of the applicable Land Use Goals. Each chapter will include all of the policies, findings, and inventories for the specific goal, in addition to any references and historical information.
  2. **Format of Goal Chapters:** Each Goal related chapter will be formatted according to the following conventions:
    - a. Overview: A sentence to paragraph on the outlining the purpose behind the Goal and Wasco County policies.
    - b. Statement of Wasco County Goal and reference to Statewide Planning Goal
    - c. Any cross-references to other Goals
    - d. Policy Statements
    - e. Implementation Statements for each policy
    - f. Findings and reference section detailing any relevant findings and references.

#### **Chapter by Chapter Overview of Proposed Substantive Amendments:**

##### **A. Chapter 3- Goal 3 Agricultural Lands**

This new chapter maps to Goal 3 (Agricultural Lands) and includes existing, historical information about Agricultural Lands in Wasco County, a brief overview of Agricultural Lands purpose in Wasco County, an excerpt of Oregon's Statewide Land Use Planning Goal 3, policies, implementation strategies for each policy, and a new findings and references section.

1. **Overview:** The overview briefly discusses Exclusive Farm Use lands in Wasco County and includes an excerpt of the Oregon Revised Statutes which outlines the purpose of agricultural land protections.
2. **Historical Information:** To help introduce some of the concepts and provide a historical reference for Wasco County's Agricultural Lands zoning and uses. This information was compiled using a variety of references that are cited in the references section, as well as old zoning maps and ordinances.
3. **Excerpt of Statewide Planning Goal:** Excerpt from the Oregon Administrative Rules on Goal 3 that outlines for staff and public the purpose of Goal 3.
4. **Wasco County's Citizen Involvement Goal:** This maps directly to the State's Goal 3, and is has not been modified from existing broad goal.

5. **Photo:** A staff photo of cherry trees in a local orchard was added.
6. **Cross Reference:** A list of other goals that relate to Goal 3 was included for easy reference.
7. **Policies:** The existing plan has five policies. One is duplicated with slight variation. The recommendation is to keep four policies but update them to more accurately reflect current policy and status, and merge the two identical policies. More policies may be added at a later date, depending on results of public outreach. For instance, staff anticipates recommending a new policy for agri-tourism based on input which will likely result a new policy proposed for Chapter 3.
  - a. Policy 1: Current language “Maintain Exclusive Farm Use zoning.”  
Staff is recommending the addition language to follow the word zoning: “consistent with state law for continued preservation of lands for resource uses”. This addition gives more clear direction for implementation strategies. The following changes are proposed for the implementation strategies for Policy 1:
    - (1) Implementation Strategy “a.” has been updated with current Oregon Revised Statute (ORS) references.
    - (2) Implementation Strategy “b.” No change is proposed for “b.” Changes are proposed for sub strategies. Sub-strategy 1 referenced an old process of minimum parcel size reductions, which is no longer available according to state law. Staff is recommending its removal. Sub-strategy 3 has been updated with current ORS reference. Sub-strategy 4 has been updated with current ORS reference.
  - b. Policy 2: states “Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.” This is duplicated in Policy 4. Staff is recommending merging the two policies. No other changes are recommended.
    - (1) Implementation Strategy “a.” states “Conversion of rural agricultural land to urbanizable land and shall be in accordance with Goal 14, Policy 1, A-E.” This language is identical to Policy 4, Implementation Strategy “a.” Staff is recommending merging the two. In addition, staff is recommending the addition of the language “and the statewide land use planning program, which typically requires an exception to Goal 3” to add clarity to process. Rezoning natural resource land to non-resource zones requires an exception to statewide land use planning goals, and in the interest of transparency adding this language will make that clear to future staff and community members.
    - (2) Implementation Strategy “b.” states: “Extension of services, such as water supplies, shall be appropriate for proposed urban use.” This is identical to Implementation Strategy “b.” of Policy 4; staff is recommending merging the two. No other changes are proposed.

- (3) Implementation Strategy "c." states: *"Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power line corridors. Review and comment should be made by each of the affected planning areas."* This is identical to Implementation Strategy "c." of Policy 4. Staff is recommended the removal of this implementation point, as it references old planning areas system. Utility facilities are required to be reviewed, according to state law, through a proscribed process.
  - (4) Implementation Strategy "d." states: *"Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller acreage tracts in farm use zones."* This is identical to Implementation Strategy "d." of Policy 4. Staff is recommending the two be merged. No other changes are recommended at this time.
  - (5) Implementation Strategy "e." states: *"Encourage the development of conservation plans utilizing Best Management Practices (BMP's) as developed by Wasco County Soil and Water Conservation Districts as defined by its standards and specifications."* No change is recommended.
  - (6) Implementation Strategy "f." states: *"The opportunity for review and comment shall be provided for citizen groups in the development of plans for the location of utilities such as power line and highways which may adversely impact agricultural lands."* This strategy conflicts with process requirements from state law. Staff is recommending removal.
- c. Policy 3: Current policy is *"Land division criteria and minimum lot sizes used in areas designated as agricultural by the Plan shall be appropriate for the continuation of existing commercial agricultural enterprise in the area."* Staff is not currently recommending any modification to this policy. The following changes are proposed for the implementation strategies for Policy 3:
- (1) Implementation Strategy "a." includes references to different EFU zones in Wasco County, including references to former minimum parcel sizes. Staff is recommending the language be modified to reflect current minimum parcel sizes.
  - (2) Implementation Strategy "b." currently states: *"Revise the zoning regulations to provide the governing body or its designee to review all divisions of agricultural lands creating parcels for non-farm uses."* Because this is now current practice, staff is recommending the removal of this language, to be replaced with the following: *"Maintain EFU land division standards in the Land Use and Development Ordinance including:"* Strategy 1(a) through (d) is in the current Comprehensive Plan. The only modification staff is recommending is a reference correction in (d). Staff is also recommending the removal of (e) through (g) as they represent old regulation and conflict, or are redundant, with the Land Use and Development Ordinance and state law.

- d. Policy 4: As mentioned, Policy 4 is duplicative of Policy 2. Staff is recommending the two be merged into Policy 2, including implementation strategies where relevant.
  - e. Policy 5: Current policy is *“Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.”* No amendments are being recommended to this or supporting implementation.
8. **Findings and References:** To help provide some information about each of the policies, as well as some history, findings and references are provided at the end of the chapter. These references cite sources from text. Findings provide additional context for some of the policies and implementation strategies.

# Goal 3

# Agricultural Lands

---



# Goal3

## Agricultural Lands

### Overview

Goal 3 is one of the most critical goals for Wasco County, as 76% of the land outside the incorporated areas and National Scenic Area is zoned Exclusive Farm Use. Wasco County has two EFU zones, A-1 (160) and A-1 (40) which reflect different types of crop production including orchards, wheat, hay, alfalfa and livestock grazing.

Agricultural lands are one two resource zones in Wasco County. Resource zones make up the foundation of the Oregon Statewide Land Use Planning program's goal to preserve farm and forest lands for future resource use.

Oregon Revised Statutes 215.243 defines the Oregon Agricultural land use policy:

*The Legislative Assembly finds and declares that:*

*(1) Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.*

*(2) The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.*

*(3) Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.*

### Historical Perspective

Wasco County has had agricultural land regulations since the inception of its planning program in the 1950s. In 1953, there was a county subdivision ordinance that required review of new plats by the planning Commission. Portions of the County had a zoning ordinance as early as 1955, and in 1956 agricultural districts or zones were established to limit uses.

In the A-1 district in 1956, there were nineteen permitted uses in the A-1 zone. Many of the permitted uses are similar to those still allowed outright or through permits in the agricultural zones today.

By 1963, the Oregon legislature codified the Exclusive Farm Use (EFU) zone and allowed uses (ORS 215). Coupled with the farm tax deferral program, started in 1961, the vision to conserve farmland for agricultural use was clearly established.

In 1970, Wasco County adopted two additional agricultural zones, A-2 and A-3, as well as two forest zones, F-1 and F-2. These new zones established conditional uses, above and beyond permitted uses, for resource zones.

Senate Bill 100, adopted in 1973, created the statewide land use planning program and its "priority consideration" over resource zones, including agricultural lands. This bill "reasserted state level authority over land use policy and zoning" (Sullivan and Eber, 8). This bill established the Land Conservation and Development Commission and the Statewide Planning Goals that directed further iterations of Wasco County's land use plans.

In 1983, the Comprehensive Plan identified 20 acre and 80 acre EFU zones. In 1996, Wasco County adopted new EFU provisions in response to 1993 HB 3661, which included rezoning all EFU lands to 160 acres.



*(4) Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones. [1973 c.503 §1]*

In 1998, Wasco County was awarded a Go Below to zone orchard lands 40 acre minimum parcel sizes in keeping with their high value crops and ability to produce high returns on smaller parcels of land. This was also consistent with historic agricultural practice in the orchard areas.

Significant work was done in the 1990s and 2000s by a special advisory group called the Agricultural Resource Group. This group set many of the setbacks, allowances, and additional restrictions above and beyond state law present in the Land Use and Development Ordinance (LUDO) up until Wasco County 2040.

In 2016, Wasco County was awarded a grant from DLCD that produced an independent audit of the LUDO in comparison with the recently developed Model Code for resource zones. This audit will be used for future LUDO updates, to ensure compliance with state law.

## Statewide Planning Goal 3

### To preserve and maintain agricultural lands.

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy expressed in ORS 215.243 and 215.700.

Excerpt from  
OAR 660-015-0000(3)

### Cross-Reference

Additional policies related to  
this goal: Goal 1, 2, and 14

## Wasco County Goal

## Agricultural Lands

### To preserve and maintain agricultural lands.





## Policies

# 3.1 Policies

**3.1.1** Maintain Exclusive Farm Use zoning<sup>1</sup> consistent with state law for continued preservation of lands for resource uses.

### Implementation for Policy 3.1.1:

- a. Maintain Exclusive Farm Use zone consistent with ORS 215.203 to 215.~~327273~~, 215.700 to 215.710, and 215.760 to 215.794 to qualify for special farm use assessment as set forth in ORS 308.370 to 308.406.
- b. Minimum lot sizes in agricultural zones shall be appropriate for the preservation of ground water resources, continued agricultural use and aesthetic qualities.
  1. ~~On all lands designated as Exclusive Farm Use on the Comprehensive Plan may, if determined to be non-productive, using the Soil Conservation Service soils maps (soils classes VII or VIII) the minimum lot size may be reduced to twenty (20) acres, in accordance with Chapter 3.210(2)(c) of the Wasco County Zoning Ordinance and the applicable regulations of the Wasco County Subdivision and Land Development Ordinance.~~<sup>2</sup>
  2. Commercial activities in conjunction with farm use shall be allowed as conditional uses in the Exclusive Farm Use zone.
  3. Non-farm uses permitted within farm use zones adopted pursuant to ORS 215.283<sup>3</sup> should be minimized to allow for maximum agricultural productivity.
  4. Non-farm dwellings within the Exclusive Farm Use zone may be permitted with a conditional use permit in accordance with the provisions of ORS ~~215.213~~<sup>4</sup> 215.283.
  5. Subdivisions and Planned Unit Developments will not be permitted in the Exclusive Farm Use zone.

<sup>1</sup> This should probably be more specific and related to implementation. Most implementation strategies are based in state law. Perhaps "Maintain Exclusive Farm Use zoning consistent with state law, for continued preservation of lands for resource use"

<sup>2</sup> The minimum parcel size limit for EFU according to State law ([ORS 215.780](#)) is 80 acres. Wasco County has a method in the Land Use and Development Ordinance (LUDO) to test to 80 acres for lands with higher value crops (Section 3.217). The 40 acre zoning is limited to lands within the A-1 (40) exception area. The standard minimum parcel size for EFU in Wasco County is 160.

<sup>3</sup> This is an incorrect reference.

<sup>4</sup> This is an incorrect reference. Correct reference is 215.283

**3.1.2** Where rural agricultural land is to be converted to ~~urbanizable~~ urban land, the conversion shall be completed in an orderly and efficient manner.<sup>5</sup>

**Implementation for Policy 3.1.2:**

- a. Conversion of rural agricultural land to urbanizable land and shall be in accordance with Goal 14, Policy 1, A-E,<sup>6</sup> and the statewide land use planning program, which typically requires an exception to Goal 3.
- b. Extension of services, such as water supplies, shall be appropriate for proposed urban use.
- ~~c. Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power line corridors. Review and comment should be made by each of the affected planning areas.~~
- ~~d.c.~~ Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller acreage tracts in farm use zones.
- ~~e.d.~~ Encourage the development of conservation plans utilizing Best Management Practices (BMP's) as developed by Wasco County Soil and Water Conservation Districts as defined by its standards and specifications.<sup>7</sup>
- ~~f.e.~~ The opportunity for review and comment shall be provided for citizen groups in the development of plans for the location of utilities such as power line and highways which may adversely impact agricultural lands.<sup>8</sup> Normal agricultural practices (aerial pesticide applications, burning of pruning, dust and noise by machinery) shall not be restricted by non-agricultural interests within agricultural areas.<sup>9</sup>

**3.1.3** Land division criteria and minimum lot sizes used in areas designated as agricultural by the Plan shall be appropriate for the continuation of existing commercial agricultural enterprise in the area.

**Implementation for Policy 3.1.3:**

- a. In order to promote the continuation of existing commercial

<sup>5</sup> This is the same as Policy 4.

<sup>6</sup> We need to also reference Goal Exceptions.

<sup>7</sup> This strategy is unique to Policy 2

<sup>8</sup> Permitting of utility facilities and other infrastructure is governed by State Law. The LUDO is consistent with state law.

<sup>9</sup> This strategy is unique to policy 4 and is being added to policy 2 to combine them.

agricultural enterprise in Wasco County, the zoning regulations shall provide for two classification of Exclusive Farm Use. The "~~A-1 (80)~~" A-1 (160) Exclusive Farm Use zone shall have a minimum property size of ~~eighty (80)~~ one hundred and sixty (160) acres. The "~~A-1 (20)~~" A-1 (40) Exclusive Farm Use zone shall have a minimum property size of ~~twenty (20)~~ forty (40) acres. ~~Lands designated by the Comprehensive Plan as agricultural and containing acreages greater than or equal to the minimum property size of the appropriate zone classification shall be presumed to be commercial agricultural entities.~~

b. Maintain EFU land division standards in the Land Use and Development Ordinance including:

1. Divisions of agricultural lands for non-farm uses shall be consistent with all existing ordinances and the following criteria:

(a) Any residential use which might occur on a proposed parcel will not seriously interfere with usual farm practices on adjacent agricultural lands.

(b) The creation of any new parcels and subsequent development of any residential use upon them will not materially alter the stability of the area's land use pattern.

(c) The proposed division or use of the proposed parcels will not eliminate or substantially reduce the commercial agricultural potential of the area nor be inconsistent with the Goals and Policies of this Plan.

(d) Such divisions are consistent with the provisions of ORS 215.2~~8343~~<sup>10</sup>(2) and (3), ORS 215.243 and ORS 215.263 as applicable.

~~Or one or more of the following conditions apply<sup>11</sup>~~

~~(e) The parcel to be created will be sold to an adjoining farm operator, and such transaction does not result in the creation of an additional parcel or home site.~~

~~(f) The proposed division will create a separate parcel for a second dwelling which exists on the property, and creation of the parcel is consistent with criteria (a) through (d) listed above.~~

~~(g) The division clearly follows a physical feature which functionally divides and thus hinders normal farming activities, and creation of the parcel is consistent with criteria (a) through (d) listed above.~~

~~3.1.4 Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.~~

<sup>10</sup> Wrong reference. Correct reference is 215.283

<sup>11</sup> Redundant or conflicts with LUDO.

**Implementation for Policy 3.1.4:**

- ~~a. Conversion of rural agricultural land to urbanizable land shall be in accordance with Goal #14, Policy 1, A-E.~~
- ~~b. Extension of services, such as water supplies, shall be appropriate for proposed urban use.~~
- ~~c. Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power line corridors. Review and comment should be made by each of the affected planning areas.~~
- ~~d. Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller average tracts in the farm use zones.~~
- ~~e. Normal agricultural practices (aerial pesticide applications, burning of pruning, dust and noise by machinery) shall not be restricted by non-agricultural interests within agricultural areas.~~
- ~~f. The opportunity for review and comment shall be provided for citizen groups in the development of plans for the location of utilities such as power lines and highways which may adversely impact agricultural lands.~~

**3.1.5-4** Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.

**Implementation for Policy 3.1.54:**

- a. Encourage individual farmers to develop soil conservation plans for each farming unit by coordinating land use planning with the United States Department of Agriculture and Wasco County Soil and Water Conservation Districts.
- b. Allow agriculture-related uses such as multiple purpose storage reservoirs and water reclamation projects in the "A-1" Exclusive Farm Use zone.





## Findings and References

**3.1.1.a** Criteria and uses for EFU lands are defined through State law in Oregon Administrative Rules 660-33 and Oregon Revised Statutes 215.203-215.327, 215.700-215.710, 215.760-215.794.

**3.1.1.b** Minimum parcel size in EFU lands are identified in ORS 215.780 as 80 acres for non-rangeland EFU, and 160 acres for rangeland EFU. Minimum parcel size requirements for EFU can also be found in OAR-033-0100.

**3.1.1.b.2** Consistent with uses authorized on agricultural lands, OAR 660-033-0120.

**3.1.1.b.5** Consistent with minimum parcel size and division standards in state law.

**3.1.2.a** Goal 2 (OAR 660-015-0000(2)) requires a goal 3 exception be taken to remove land from resource zoning and rezoned for urban uses. Urban lands also need to be consistent with Goal 14. Goal 14 typically impacts lands within the UGB around urban communities.

**3.1.2.b** The Wasco County Soil and Water Conservation District prepares, typically in conjunction with research for NRCS and regional Universities, provides management strategies for different crops in a diversity of soil and water situations for agricultural production.

**3.1.2.e** In 1993 (updated in 1995 and 2001), the Oregon Right to Farm law was adopted which the express intent to protect “growers for court decisions based on customary noises, smells, dust or other nuisances associated with farming”. The law also prohibits Wasco county from creating rules that deem such practices a nuisance or trespass (ORS 30.930).

## References

Oregon Department of Land Conservation and Development. *Goal 3: Agricultural Lands*. Oregon’s Statewide Planning Goals and Guidelines.

Oregon Department of Land Conservation and Development (1997). [Saving Oregon’s Farmland](#).

Sullivan, E., & Eber, R. (2008). *Farmland Protection in Oregon*. San Joaquin Agricultural Law Review, 18(1), 1-69.

Oregon Department of Agriculture. (2014) [Oregon’s Right to Farm Law](#).



# Goal 3

# Agricultural Lands

---



# Goal3

## Agricultural Lands

### Overview

Goal 3 is one of the most critical goals for Wasco County, as 76% of the land outside the incorporated areas and National Scenic Area is zoned Exclusive Farm Use. Wasco County has two EFU zones, A-1 (160) and A-1 (40) which reflect different types of crop production including orchards, wheat, hay, alfalfa and livestock grazing.

Agricultural lands are one two resource zones in Wasco County. Resource zones make up the foundation of the Oregon Statewide Land Use Planning program's goal to preserve farm and forest lands for future resource use.

Oregon Revised Statutes 215.243 defines the Oregon Agricultural land use policy:

*The Legislative Assembly finds and declares that:*

*(1) Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.*

*(2) The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.*

*(3) Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.*

### Historical Perspective

Wasco County has had agricultural land regulations since the inception of its planning program in the 1950s. In 1953, there was a county subdivision ordinance that required review of new plats by the planning Commission. Portions of the County had a zoning ordinance as early as 1955, and in 1956 agricultural districts or zones were established to limit uses.

In the A-1 district in 1956, there were nineteen permitted uses in the A-1 zone. Many of the permitted uses are similar to those still allowed outright or through permits in the agricultural zones today.

By 1963, the Oregon legislature codified the Exclusive Farm Use (EFU) zone and allowed uses (ORS 215). Coupled with the farm tax deferral program, started in 1961, the vision to conserve farmland for agricultural use was clearly established.

In 1970, Wasco County adopted two additional agricultural zones, A-2 and A-3, as well as two forest zones, F-1 and F-2. These new zones established conditional uses, above and beyond permitted uses, for resource zones.

Senate Bill 100, adopted in 1973, created the statewide land use planning program and its "priority consideration" over resource zones, including agricultural lands. This bill "reasserted state level authority over land use policy and zoning" (Sullivan and Eber, 8). This bill established the Land Conservation and Development Commission and the Statewide Planning Goals that directed further iterations of Wasco County's land use plans.

In 1983, the Comprehensive Plan identified 20 acre and 80 acre EFU zones. In 1996, Wasco County adopted new EFU provisions in response to 1993 HB 3661, which included rezoning all EFU lands to 160 acres.

*(4) Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones. [1973 c.503 §1]*

In 1998, Wasco County was awarded a Go Below to zone orchard lands 40 acre minimum parcel sizes in keeping with their high value crops and ability to produce high returns on smaller parcels of land. This was also consistent with historic agricultural practice in the orchard areas.

Significant work was done in the 1990s and 2000s by a special advisory group called the Agricultural Resource Group. This group set many of the setbacks, allowances, and additional restrictions above and beyond state law present in the Land Use and Development Ordinance (LUDO) up until Wasco County 2040.

In 2016, Wasco County was awarded a grant from DLCD that produced an independent audit of the LUDO in comparison with the recently developed Model Code for resource zones. This audit will be used for future LUDO updates, to ensure compliance with state law.

## Statewide Planning Goal 3

### To preserve and maintain agricultural lands.

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy expressed in ORS 215.243 and 215.700.

Excerpt from  
OAR 660-015-0000(3)

### Cross-Reference

Additional policies related to  
this goal: Goal 1, 2, and 14

## Wasco County Goal

## Agricultural Lands

### To preserve and maintain agricultural lands.







## Policies

**3.1.1** Maintain Exclusive Farm Use zoning consistent with state law for continued preservation of lands for resource uses.

### Implementation for Policy 3.1.1:

- a. Maintain Exclusive Farm Use zone consistent with ORS 215.203 to 215.327, 215.700 to 215.710, and 215.760 to 215.794 to qualify for special farm use assessment as set forth in ORS 308.370 to 308.406.
- b. Minimum lot sizes in agricultural zones shall be appropriate for the preservation of ground water resources, continued agricultural use and aesthetic qualities.
  - 1. Commercial activities in conjunction with farm use shall be allowed as conditional uses in the Exclusive Farm Use zone.
  - 2. Non-farm uses permitted within farm use zones adopted pursuant to ORS 215.283 should be minimized to allow for maximum agricultural productivity.
  - 3. Non-farm dwellings within the Exclusive Farm Use zone may be permitted with a conditional use permit in accordance with the provisions of ORS 215.283
  - 4. Subdivisions and Planned Unit Developments will not be permitted in the Exclusive Farm Use zone.

**3.1.2** Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.

### Implementation for Policy 3.1.2:

- a. Conversion of rural agricultural land to urbanizable land and shall be in accordance with Goal 14, Policy 1, A-E and the statewide land use planning program, which typically requires an exception to Goal 3.
- b. Extension of services, such as water supplies, shall be appropriate for proposed urban use.
- c. Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller acreage tracts in farm use zones.

## 3.1 Policies

- d. Encourage the development of conservation plans utilizing Best Management Practices (BMP's) as developed by Wasco County Soil and Water Conservation Districts as defined by its standards and specifications.
- e. Normal agricultural practices (aerial pesticide applications, burning of pruning, dust and noise by machinery) shall not be restricted by non-agricultural interests within agricultural areas.

**3.1.3** Land division criteria and minimum lot sizes used in areas designated as agricultural by the Plan shall be appropriate for the continuation of existing commercial agricultural enterprise in the area.

**Implementation for Policy 3.1.3:**

- a. In order to promote the continuation of existing commercial agricultural enterprise in Wasco County, the zoning regulations shall provide for two classification of Exclusive Farm Use. The A-1 (160) Exclusive Farm Use zone shall have a minimum property size of one hundred and sixty (160) acres. The A-1 (40) Exclusive Farm Use zone shall have a minimum property size of forty (40) acres. Lands designated by the Comprehensive Plan as agricultural and containing acreages greater than or equal to the minimum property size of the appropriate zone classification shall be presumed to be commercial agricultural entities.
- b. Maintain EFU land division standards in the Land Use and Development Ordinance including:
  - 1. Divisions of agricultural lands for non-farm uses shall be consistent with all existing ordinances and the following criteria:
    - (a) Any residential use which might occur on a proposed parcel will not seriously interfere with usual farm practices on adjacent agricultural lands.
    - (b) The creation of any new parcels and subsequent development of any residential use upon them will not materially alter the stability of the area's land use pattern.
    - (c) The proposed division or use of the proposed parcels will not eliminate or substantially reduce the commercial agricultural potential of the area nor be inconsistent with the Goals and Policies of this Plan.
    - (d) Such divisions are consistent with the provisions of ORS 215.283 (2) and (3), ORS 215.243 and ORS 215.263 as applicable.

**3.1.4** Encourage multiple purpose storage reservoirs and

land and water reclamation projects which enhance and benefit agricultural land.

**Implementation for Policy 3.1.4:**

- a.** Encourage individual farmers to develop soil conservation plans for each farming unit by coordinating land use planning with the United States Department of Agriculture and Wasco County Soil and Water Conservation Districts.
- b.** Allow agriculture-related uses such as multiple purpose storage reservoirs and water reclamation projects in the “A-1” Exclusive Farm Use zone.

## Findings and References

**3.1.1.a** Criteria and uses for EFU lands are defined through State law in Oregon Administrative Rules 660-33 and Oregon Revised Statutes 215.203-215.327, 215.700-215.710, 215.760-215.794.

**3.1.1.b** Minimum parcel size in EFU lands are identified in ORS 215.780 as 80 acres for non-rangeland EFU, and 160 acres for rangeland EFU. Minimum parcel size requirements for EFU can also be found in OAR-033-0100.

**3.1.1.b.2** Consistent with uses authorized on agricultural lands, OAR 660-033-0120.

**3.1.1.b.5** Consistent with minimum parcel size and division standards in state law.

**3.1.2.a** Goal 2 (OAR 660-015-0000(2)) requires a goal 3 exception be taken to remove land from resource zoning and rezoned for urban uses. Urban lands also need to be consistent with Goal 14. Goal 14 typically impacts lands within the UGB around urban communities.

**3.1.2.b** The Wasco County Soil and Water Conservation District prepares, typically in conjunction with research for NRCS and regional Universities, provides management strategies for different crops in a diversity of soil and water situations for agricultural production.

**3.1.2.e** In 1993 (updated in 1995 and 2001), the Oregon Right to Farm law was adopted which the express intent to protect “growers for court decisions based on customary noises, smells, dust or other nuisances associated with farming”. The law also prohibits Wasco county from creating rules that deem such practices a nuisance or trespass (ORS 30.930).

## References

Oregon Department of Land Conservation and Development. *Goal 3: Agricultural Lands*. Oregon’s Statewide Planning Goals and Guidelines.

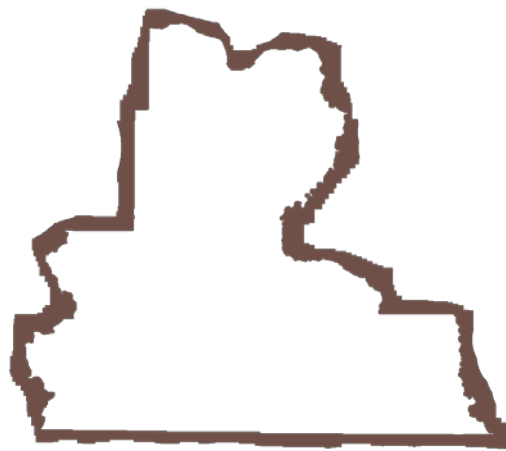
Oregon Department of Land Conservation and Development (1997). [\*Saving Oregon’s Farmland\*](#).

Sullivan, E., & Eber, R. (2008). *Farmland Protection in Oregon*. San Joaquin Agricultural Law Review, 18(1), 1-69.

Oregon Department of Agriculture. (2014) [\*Oregon’s Right to Farm Law\*](#).



# WASCO COUNTY 2040 OUTREACH REPORT (2018)



Wasco County 2040

6/30/2018

Outreach Results and Summary

In February 2018, the Wasco County Planning Department officially entered Periodic Review and commenced work on the Comprehensive Plan update, Wasco County 2040. The process includes public outreach efforts to engage citizen involvement in updates. This report is a summary of those efforts, including feedback received through online comments, email, mailed in comments, online surveys, and at workshop events.

The Wasco County Citizen Advisory Group set a goal for total participation of 20% of the population, roughly 1,629 residents living outside UGBs (this number includes children). In 2017, outreach efforts engaged 890<sup>1</sup> people including 60 key stakeholders and over 830 residents. Between the end of 2017 and June 2018, outreach efforts engaged an additional 1,014 people. This brings our total reach to 1,904 people, exceeding the 20% goal.

Planning staff and the Citizen Advisory Group intend to continue increasing total public outreach over the next several years of the project and engage as many citizens as possible in the update process.

---

<sup>1</sup> This number counts each interaction as unique (e.g., survey filled, meeting attendance, etc.). Because many of the activities were anonymous, staff could not identify all interactions as discrete. We also had some people participating separately as citizens and stakeholders. The same count method was used in 2018.

# Wasco County 2040 Outreach Report (2018)

## OUTREACH RESULTS AND SUMMARY

### Online Survey Tool

---

A short survey was developed to reflect many of the topics being reviewed and discussed for revision and adoption in 2019. These work tasks were developed by staff and the Citizen Advisory Group during the Comprehensive Plan Update planning phase and in response to community input during the 2017 visioning phase. The purpose of the survey was to engage the public in thinking about challenges and opportunities for Wasco County land use planning and understand the ways in which the community would like to grow (or remain the same). Questions were developed after an extensive evaluation of other jurisdiction's survey implements. The survey was limited to ten questions to increase participation and focus on critical principles important during the visioning phase.

The survey was posted online on March 31, 2018, and shared through links on the Wasco County main website, the Wasco County 2040 project website, Wasco County Planning social media, in signature lines of Wasco County planning staff, and through distributed printed materials at workshops and other meetings. The survey was also promoted through press releases and radio appearances. The survey was closed on June 19<sup>th</sup> to tabulate results.

The survey received a total of **51** responses.

The full results from the online survey can be seen in [Appendix A](#).

### Online Comment Submissions

---

To make it easy for residents and businesses to submit comments, an online comment submission form was created and posted on the project website.

1 comment was received from the online submission form to date. Online comments can be read in [Appendix B](#).

### Emailed Comments

---

Community members were encouraged to email planning staff at any time during the Comprehensive Plan Update process to voice their hopes, concerns, and other feedback for Wasco County 2040.

No comments were received via email in 2018, to date.

### Mailed Comments

---

Community members were also encouraged to mail comments to planning staff at any time during the Comprehensive Plan Update process to provide feedback for Wasco County 2040.

1 mailed letter was received between January and June 2018. The letter can be seen in [Appendix C](#).



---

## Phone Calls and Counter Visits

Between January and June 2018, staff received 3 inquiries by phone or at the counter related to Wasco County 2040.

---

## March Work Session

In March, staff presented Work Tasks 1 and 2, Chapters 1 and 2, to the Citizen Advisory Group for discussion. At that time, preparation and design for the roadshow series were also discussed by the Citizen Advisory Group. There were 5 members of the public in attendance.

Meeting minutes can be seen in [Appendix D](#).

---

## April and May Hearings

In April, a Planning Commission meeting was held to review proposed amendments to Chapters 1 and 2 of Wasco County 2040. There were 3 members of the public in attendance.

The Planning Commission recommended approval of the amendments to the Board of Commissioners. Two hearings were held in April and May and the amendments were ultimately approved by Ordinance.

Meeting minutes, including testimony, are in [Appendix E](#).

---

## 2018 Roadshow Work Sessions

As part of work tasks 5-8, staff and the Citizen Advisory Group held four community workshops to address topics of water conservation, economic development, land use planning incentives, and agri-tourism. Interested in understanding community visions for policy and implementation, the sessions were structured to be two hours long and consisted of a series of short topic overviews followed by large group discussions.

- Dufur Attendance: 12 citizens, 4 CAG members, 1 BOCC, 2 staff
- Mosier Attendance: 8 citizens, 1 CAG member, 3 staff
- The Dalles Attendance: 3 citizens, 1 agency rep (MCEDD), 1 BOCC, 1 BOCC Elect, 3 staff
- Maupin Attendance: 9 citizens, 1 CAG member, 1 BOCC, 2 staff

Notes from each meeting can be seen in [Appendix F](#).

The *Water Conservation* topic asked participants to think about the ways land use planners currently support water conservation and suggest strategies for additional policies or implementation to address water availability and quality. The majority of participants stressed their preference for education over additional regulation and made some recommendations for possible educational materials including: efficient watering schedules, how to zero scape, etc.

There was also a suggestion to be sure to include references to appropriate organizations, like the Wasco County Soil and Water Conservation District and the Oregon Water Resources department, and what types of information those agencies have available related to water.

Based on the feedback, staff will be recommending that we do not adopt a separate water conservation plan, but instead incorporate a policy that emphasizes on education in Goal 5, Chapter 5 of the Comprehensive Plan. Implementation strategies for that policy should include appropriate references, direction for materials on water efficient practices for new development to be available during permitting, and suggestions for drought friendly landscaping.

The *Economic Development* topic reviewed current Comprehensive Plan economic development policies and implementation strategies and asked for input on possible amendments to these policies. There was a lot of diversity in responses from attendees.

There was consensus that agriculture should continue to be emphasized as a critical foundation to economic development in Wasco County. There was some interest in shifting forestry's emphasis in Wasco County 2040 to support for active management practices. Respondents also felt strongly that the link to MCEDD and their reporting was important to reference.

The greatest diversity of feedback came when considering the current policy on tourism. Several participants felt that tourism should be more clearly defined to ensure we are focused on the appropriate types of tourism activity for Wasco County. There was interest in establishing clear linkages between Goal 9 (economic development), Goal 8 (recreation) and Goal 5 (natural resources, scenic and historic areas, and open spaces) as related to tourism, balancing the protection of scenic and natural resources to ensure for related tourism while still being permissive for necessary development and infrastructure to accommodate visitors.

There was also an acknowledgment by many attendees of the importance between clearly stating the interconnection between Goal 9 (economic development) and Goal 10 (housing).

Based on the feedback, staff is recommending amendments to the existing language that will capture community vision. Specifically, modifying several of the existing policies to better resonate with current conditions and recommend implementation strategies that are actionable over the next 20 years.

The *Land Use Planning Incentives* topic focused on the possible land use planning incentives that could be employed as implementation strategies to help Wasco County achieve its policies and goals. Examples provided to attendees included reduced fees for continued voluntary compliance for things like fire safety practices, expedited permitting for priority projects, or waived pre-application fees for complex projects. Respondents to this issue generally liked the idea of all these potential strategies for encouraging development and applications that reduced impact and improved individual success.

The *Agri-tourism* topic provided participants with an overview of the agri-tourism provisions for EFU lands in state law, and offered some possible strategies for inclusion in Wasco County's Land Use and Development Ordinance including: allow agri-tourism without additional restrictions, allow agri-tourism with additional restrictions, allow agri-tourism only in specifically designated locations, or continue to not allow agri-tourism. Broad consensus was that participants wanted to see agri-tourism allowed in Wasco County. There were differences of opinion on how to incorporate into the current rules, but the majority of respondents at events preferred the option of allowing without additional restriction. Many stated that

they liked this approach, at least for the interim, and that additional restrictions might be added after it was clear there were conflicts present that needed to be mitigated.

Members of different audiences had similar questions regarding the scope of the agri-tourism provision which suggest it's probably worth staff investing some time developing a primer for the community on what is and what is not allowed, and how different commercial agricultural or agri-tourism activities or uses may be classified according to land use planning. This will also be a helpful messaging tool when adopting the new rules into the Land Use and Development Ordinance.



*Dufur Meeting May 30th*



*The Dalles Meeting June 5th*





## Ad Hoc Meetings

Although they were offered, no ad hoc meetings were requested of staff.

## Social Media Engagement

The Planning Department currently maintains 4 social media accounts, in addition to the project website, including YouTube, Facebook, Twitter, and Pinterest. These accounts are used to push out material from the project website in order to increase audience engagement and capture. All accounts have restricted comments in order to funnel comments through official methods.

Facebook was instrumental in helping increase survey participation this round, with many people sharing links and helping promote the opportunity to participate.

				
Followers	149	34	142 (views)	3
Likes	43	7	1	NA
Shares	9	1	0	NA
Posts	49	68	2	102

## Media Coverage

Staff sent a press release to all regional media, including the newspapers and radio stations.

**Newspaper:** 1 front page article in *The Dalles Chronicle*

**Radio:** 1 radio interview with Mark Bailey of KIH radio, BiCoastal Media Columbia River (May 3, 2018)

**Websites:** Reprint of Press Release on Gorge Country Radio website homepage



In addition, the Planning Department received PSA status to circulate 30 radio ads on local radio channels for road show events. The events were also advertised on the County website calendar and several regional calendars. Flyers were also placed at local stores throughout the County.

The estimated exposure for these media results is 10,900. These have not been included in the total outreach estimates.

## Project Website

In March 2017, a project website ([wasco2040.com](http://wasco2040.com)) was launched to house information about the Comprehensive Plan Update, including data and research about Wasco County, upcoming events, ways to participate, and results from public participation.

In addition to sharing information, the project website's main goal is to channel public participation into methods that could help support visioning efforts including promoting the survey, offering an online comment submission form, links to social media pages, and offering a variety of ways to sign up for notifications on news and events.

In 2017, the project website had a total of 2,494 views by 749 visitors. To date in 2018, the website has had 1,657 views by 509 visitors. The project website 20 followers by email, 175 by social media and 10 by feed.



The most popular pages are: Events Activities and Agendas, Wasco County 2040: Look Ahead, Upcoming References, and Participate.

In 2018, the website has directed 51 people to take the survey, solicited 1 comment submitted via the online form.

The website has a steady readership of between 200 to 500 views a month.

## Notification List

Staff has compiled a list, through meetings and the website, of all citizens who have indicated that they want notifications about news and events related to Wasco County 2040. To date, the list has 68 individuals signed up.

Staff sends out email notices for upcoming events and other news as they happen.

## Analysis

Consistent feedback related to water was the public's interest in improving education on water resources, from everything to best practices for watering landscaping, to different agencies and organizations that manage water rights and water sheds. When asked directly at events whether people felt more regulation



would be helpful to protect water resources, the general consensus was that more regulation was problematic and would not resolve the issue.

Community members were also asked about adopting a separate water conservation plan to supplement Wasco County 2040 and the Land Use and Development Ordinance. Many felt inclusion in Wasco County 2040 was sufficient to meet the needs, particularly if Wasco County 2040 clearly identified other resources and references, particularly Wasco County Soil and Water Conservation District (SWCD) and the Oregon Water Resources Department (OWRD). Survey results also demonstrated an interest by over half of participants in supporting reclamation of water, which is related to a current policy in the Comprehensive Plan.

There was broad consensus that agriculture should continue to be a priority focus for economic development into the future in Wasco County. This included increasing opportunities for value added agriculture and agri-tourism. On the whole, respondents felt agri-tourism provisions should be adopted into the LUDO without additional regulation. A common sentiment was that if issues cropped up from activities, it was better to respond to issues at that time rather than trying to anticipate issues, and thus reducing opportunities for agri-tourism activities.

There was not clear consensus or sentiment related to forestry, with the exception that several participants emphasized the need for more active forest management. Staff discussed de-emphasizing its role, or at least decoupling it from agriculture in policy, and generally there was no preferences expressed for either option.

Most responses related to MCEDD supported their continued identification, within policy, as the lead economic development body in Wasco County. Staff explained the five year cycle of MCEDD's strategic vision document and recommended making sure there was clear reference to these strategies. When asked specifically about infrastructure improvements or support, most participants felt this was important to encourage.

Event attendees were also asked about housing, and whether it should be included as a standalone policy in Goal 9 (Chapter 9) because MCEDD has identified it as critical to economic development. Respondents felt it was important to acknowledge the link between housing and economic development.

There was significant discussion about how to incorporate policies on tourism and how to ensure that it covered the greatest breadth and depth of tourism activities in Wasco County, including recreation based tourism, agri-tourism, scenic and historic tourism. In both meetings and the survey, many participants stressed the need to develop additional lodging opportunities, including camping, for tourists. There was also some discussion at meetings of the impact of tourism activities and infrastructure and public facilities and services, including emergency responders.

There was limited feedback related to land use incentives, with most preferring reduced fees as a potential implementation strategy for achieving policies related to Goal 5. There also was interest in waiving pre-application conference fees for complex applications to encourage applicants to involve staff early on in the application process.

---

## Recommendations

---

### *Work Task 5, "Evaluate potential separate water conservation plan"*

Based on all public input, planning staff is recommending not to pursue a separate water conservation plan. Instead, staff recommends adding a policy to Goal 5 (Chapter 5) that clearly identifies resources and references, including SWCD and OWRD, and adds additional educational/outreach material to permit applicants to inform them of best water management practices.

Based on feedback and survey results, staff also recommends maintaining current Goal 5, Policy 8, which currently states "encourage the construction of ponds for livestock, fire protection and water reclamation".

Staff proposes as part of Work Task 5 to submit amended Goal 5 language related to water, and to include clear references in the Chapter's reference section to other organizations.

### *Work Task 6, "Update economic policies to reflect current and future trends"*

There was consensus among the majority of participants in the variety of outreach methods that many of our current Comprehensive Plan policies should be included, but updated, for Wasco County 2040. Agriculture and value added agriculture should be a priority policy, followed by policies that address forestry, housing, tourism, and recreation. In addition, staff is recommending a policy referencing MCEDD as the regional economic development organization should also be renewed, with specific citation of the five year cycle of strategic visioning/planning. This policy could also include specific action items recommended by MCEDD, including improved permitting processes for infrastructure, and supporting housing development for workers.

Staff recommends that forestry be a standalone policy, and that supporting implementation strategies reference best forest management practices and possible value added forestry opportunities.

A housing policy that references both short and long term housing can also capture some of the current and forecasted challenges to economic development. Implementation strategies that can help direct and identify opportunities for flexible housing options, both for tourism/recreation and workforce and promote redevelopment of sites will further support work done by MCEDD.

A broad tourism policy, supported by specific implementation strategies that address the variety of tourist activities, will help update Comprehensive Plan language and address the myriad of challenges and opportunities identified by the public. This should also include broader efforts to improve coordination with partner agencies and organizations, particularly groups like Travel Oregon, and improve education of how land use impacts and is impacted by tourism. Many of the work session conversations on tourism made it apparent that there was low public awareness of the opportunities already present in the LUDO that would allow for certain types of tourism/recreation activities and uses, and that helping to bridge the gap may be an effective solution to helping support economic development.

*Work Task 7, "Explore incentives and creative solutions for land use planning program"*

We received limited response to inquiries about incentives at events, but for those that did respond there was generally a preference for reduce permitting fees or waiving fees for complex applications. This was similar to survey results. Staff is recommending a new policy be included in Goal 2, Chapter 2, to encourage reduced permitting fees for projects that meet identified policy goals like fire protection or waiving pre-application conference fees for complex projects that submit a complete application.

*Work Task 8, "Add policy to address agri-tourism vision"*

The recommendation, based on public input, is to introduce a policy in Wasco County 2040 to encourage agri-tourism through the inclusion of provisions for agri-tourism in the LUDO. Consensus was to address issues as they arise, and implementation strategies can be written to make that a clear condition.

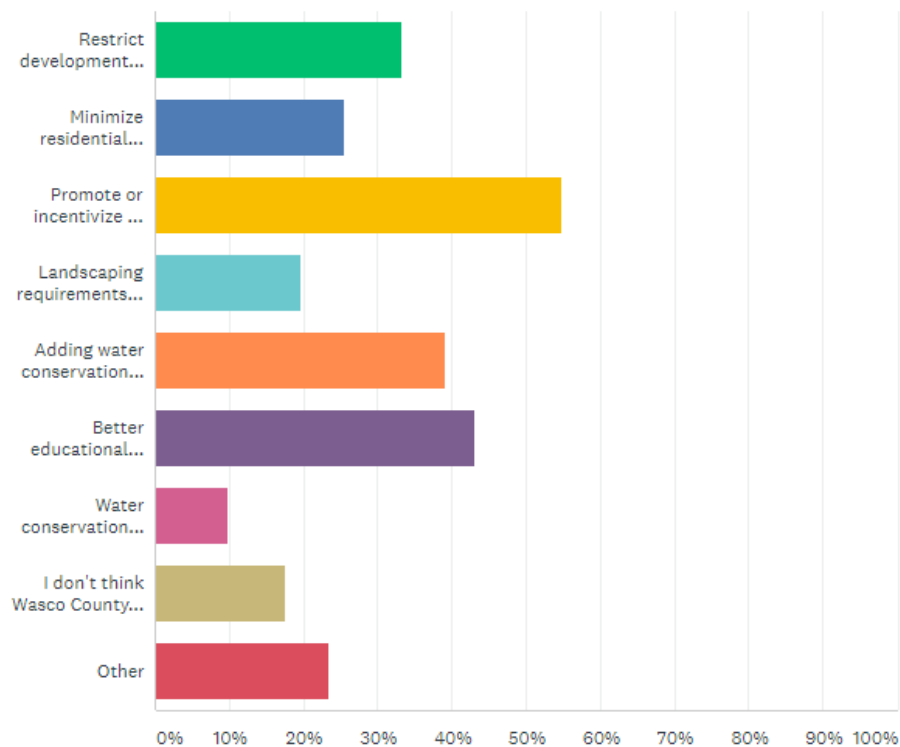
The updated LUDO language will allow for all agri-tourism activities and uses allowed, and consistent, with state law (ORS 215.283). Staff also feels, based on input, that educational material that helps inform the public on the regulations related to agri-tourism and land use would be useful. A common comment heard at work sessions was confusion over the differing definitions of agri-tourism, particularly between the tourism industry and the statewide land use planning program. Educational materials will help to bridge that gap.



## Appendix A – Online Survey Tool

Water conservation and management was identified by residents as a significant priority for land use plans. What are some ways you think Wasco County Planning can better protect water resources? (You can select more than one)

Answered: 51 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Restrict development near watershed properties and/or waterways	33.33% 17
▼ Minimize residential development by maintaining current minimum lot sizes	25.49% 13
▼ Promote or incentivize use of reclaimed water in certain applications	54.90% 28
▼ Landscaping requirements for residential properties	19.61% 10
▼ Adding water conservation measures to conditional use permits	39.22% 20
▼ Better educational resources	43.14% 22
▼ Water conservation is not an issue and parcel sizes should be smaller	9.80% 5
▼ I don't think Wasco County should be involved in water conservation	17.65% 9
▼ Other <a href="#">Responses</a>	23.53% 12

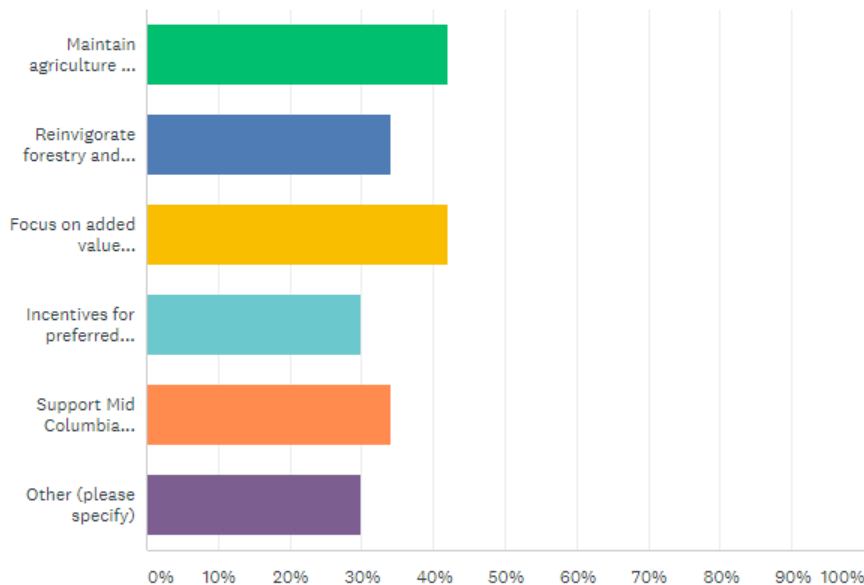
Other:

- Minimize over-consumption of natural resources by establishing maximum lot sizes

- I don't think water conservation is "not an issue," but smaller lots are a separate issue. I think it's misleading to combine them here. Smaller lots are needed to increase housing options and affordability. Wasco County, and particularly The Dalles, has delicate potential to overcome longstanding economic hardship at this time, and while land use standards that will retain or recapture its identity are important, they should not be so restrictive that people and businesses can't afford to improve their own circumstances, key to the city's overall gains.
- Too much restrictions already, on both private and public land.
- This is just dumb!
- Um.. ever heard of the Wasco County SWCD?
- I think planning should utilize the Oregon Water Resources Department and Wasco County Soil and Water Conservation Districts expertise on this subject matter, promote it and encourage it.
- Your process is obtuse
- restrict development in areas with dropping water levels (such as Mosier Valley)
- Continue development of the river front Trail with connections to town. Greenbelts will soon be an economic driver of communities as electric bikes and small electric cars come online. Look ahead
- We have a SWCD for a reason...
- Give property tax breaks to residential home that participate in water conservation landscaping
- Ensure water is legally used.

What types of economic policies should Wasco County incorporate into the Comprehensive Plan? (You can select more than one answer)

Answered: 50 Skipped: 1



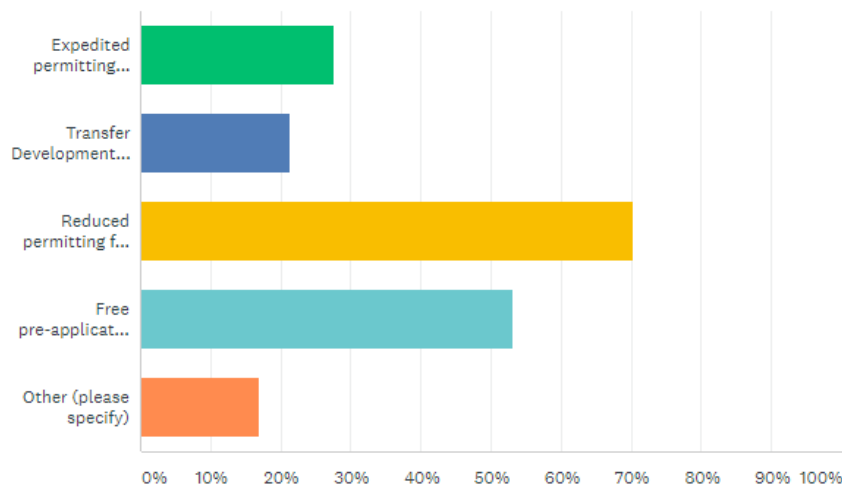
ANSWER CHOICES ▼	RESPONSES ▼	
▼ Maintain agriculture as foundation of Wasco County's economy	42.00%	21
▼ Reinvigorate forestry and logging	34.00%	17
▼ Focus on added value agriculture in agricultural, commercial and industrial zones	42.00%	21
▼ Incentives for preferred development (like expedited permits or reduced fees)	30.00%	15
▼ Support Mid Columbia Economic Development District 's Strategic Plan	34.00%	17
▼ Other (please specify) <a href="#">Responses</a>	30.00%	15
Total Respondents: 50		

#### Other:

- Support County-wide public transit to connect consumers to local providers of goods and services
- Facilitate reuse/restoration projects and projects that are a draw for both tourists and residents. Tourism dollars are critical to this beautiful small town with incredible scenery and views, where other industry is minimal. Tourism can draw additional industry as well. Do not put up roadblocks to tourism through such things as limits on number of short term rentals at a time when these could be a major tool for reinvigorating beautiful The Dalles
- Tourism
- Re-zone some property to encourage residential construction (small parcels)
- Let people use our land!
- Encourage cultural developments that encourage people moving here for quality of life. Example: Joseph and Wallawa County. The Arts can do a lot to bring in revenue.
- More campgrounds and tourism based opportunities are needed.
- Develop recreation such as kiteboarding launch near Discovery Center and bike trails; things that will attract tourism and younger, healthier demographic
- Your policies should be diverse and dynamic. This is not a one size fits all.
- Reactive department
- allow for expanded agritourism activities on EFU and Rural Residential lands
- Support local businesses by encouraging tourism and developing improved access to recreational opportunities, such as developing waterfront access for recreation and trail access for mountain biking and hiking.
- Look ahead 50-100 years and build the future now. 8-80 rule of development.
- Create a wasco county citizen first policy that gives incentives to long time residents to develop projects, businesses that promote residency and local prosperity.
- Relocate environmental toxic pollutant AMERITIES from city limits!!

## What type of land use planning incentives do you think the Comprehensive Plan should develop? (You can select more than one)

Answered: 47 Skipped: 4



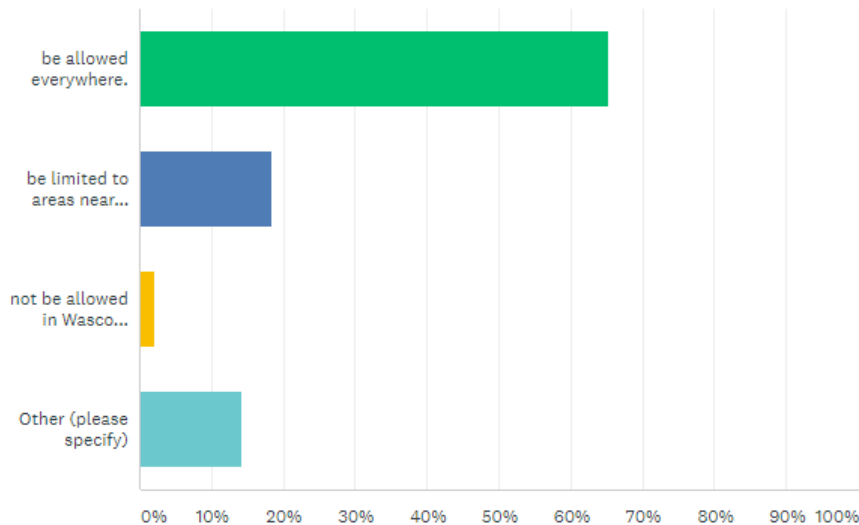
ANSWER CHOICES	RESPONSES	
▼ Expedited permitting process for priority projects	27.66%	13
▼ Transfer Development Rights to shift development to rural service areas or incorporated places	21.28%	10
▼ Reduced permitting fees for upgrades or voluntary compliance (retrofitting, wildfire protection, etc)	70.21%	33
▼ Free pre-application meetings for complex permits	53.19%	25
▼ Other (please specify)	Responses 17.02%	8
Total Respondents: 47		

### Other:

- Free permits, sdc waivers for projects that will revitalize existing/historic buildings, especially in incorporated areas
- Less restrictions
- Tax credit for projects that are benefits to community
- I'm not well versed enough in this topic to comment.
- Overhaul your philosophy
- Allow people to build on any lot that was split prior to 2018
- Focus on developing local developers giving special priorities and incentives to minorities and women. And start giving incentives for landlords to develop and sustain low income and moderate income housing that integrates renters into the entire community and does not sequester them to specific areas of our town and county.
- protect a rural landscape and agriculture

Agri-tourism are activities, in conjunction with a farm use, that bring visitors to a farm or ranch. It includes activities like harvest days, farm tours, farm to table dinners, and craft classes. Agri-tourism events in Wasco County should...(one answer only)

Answered: 49 Skipped: 2



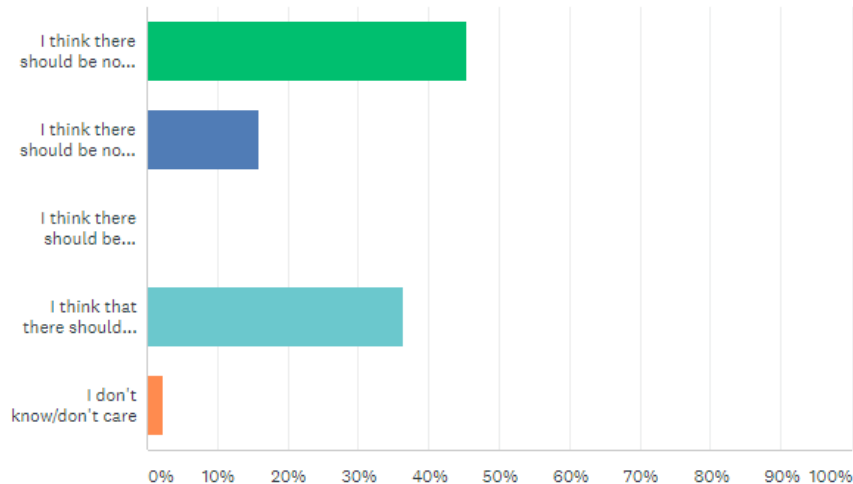
ANSWER CHOICES	RESPONSES	
▼ be allowed everywhere.	65.31%	32
▼ be limited to areas near cities and rural service areas (Tygh Valley, Wamic, etc)	18.37%	9
▼ not be allowed in Wasco County.	2.04%	1
▼ Other (please specify)	14.29%	7
TOTAL		49

#### Other:

- should be run by local entities, not the county
- Free Country, Private property, leave people alone!
- be allowed everywhere - within reason (should not pose any detrimental impact to human or natural life, such as large concerts/festivals often do)
- be allowed everywhere. Farming is economically and socially hard enough, don't limit our ability to diversify.
- be allowed with certain restrictions, such as no more than 100 cars at one event or things of that nature
- Are fine but seriously this idea for economic growth?
- Limited through conditional use

Wasco County currently restricts the size of accessory structures (detached garages, shops, or non-farm non-residential structures) to 75% of the dwelling's footprint. There is no limit on the number of accessory structures a qualifying property may have. Which statement most reflects your opinion on accessory structures?

Answered: 44 Skipped: 7



ANSWER CHOICES	RESPONSES
▼ I think there should be no restrictions on the size or number of accessory structures.	45.45% 20
▼ I think there should be no restrictions on the size of accessory structures, but I do think there should be a limit to the total number.	15.91% 7
▼ I think there should be restrictions on the size of accessory structures, but not the total number.	0.00% 0
▼ I think that there should be restrictions on both the size and number of accessory structures.	36.36% 16
▼ I don't know/don't care	2.27% 1
<b>TOTAL</b>	<b>44</b>

[Comments \(11\)](#)

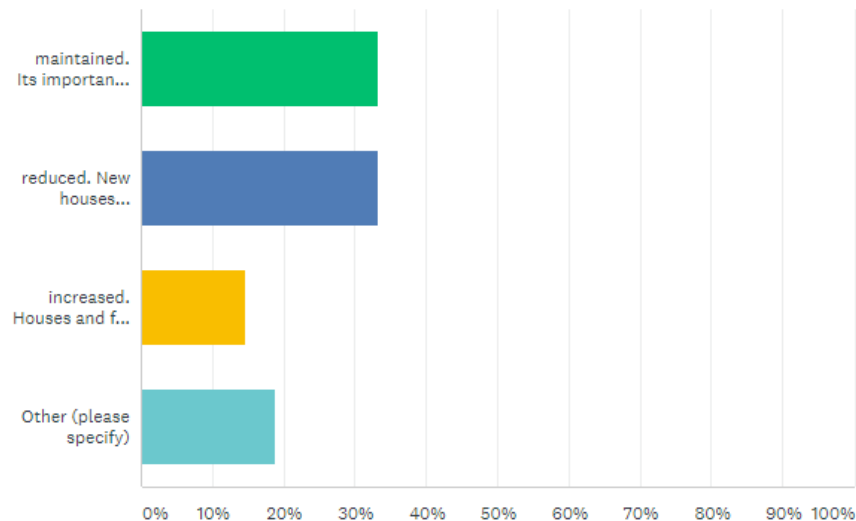
#### Comments:

- You need to clarify whether this pertains to rural, urban or both - and whether you are lumping ADUs into this category. This question is dangerous as-is. Rural structures are kry to frsm/forest ops and limitation needs will be much different than for a garden shed in town.
- leave private property owners alone
- Size needs increased, maybe base it on size of lot?
- Size needs to be increased to 150% Bigger buildings = More Tax rev.
- Not sure, but I do support accessory structures as dwellings/rentals in lieu of STRs.
- I also think you should allow accessory structures to include farmworker/caretaker or mother in law units
- I do think there should be regulations on sizes and numbers of structures but they should correlate appropriately with the size and type of property and location as well as intended use.

- I think it should be increased to 150%
- Should be changed to 100-150% and allow a person to buy more SQ FT at permit time or at higher tax rate. Create revenue!!
- Make it more similar to Scenic area rules, where dependent on property size there is a total footprint max of 1500 or 2500. You don't need a shop, garage, barn, toolshed.... combine. Or if we don't do the 75%, we should require the clustering of Development.
- Allow 2 to 3 x footprint and conditional use option for larger.

Wasco County's agricultural zones have some of the largest setbacks for residential development in the state. These were put in place to create distance between houses and farm practices that may create health or quality of life hazards (dust, pesticide spray, etc). In addition to setbacks, Wasco County also requires new development to sign a waiver acknowledging adjacent farm/forest activity to educate and reduce conflict. Do you think the current setbacks should be...

Answered: 48 Skipped: 3



ANSWER CHOICES	RESPONSES
▼ maintained. Its important to protect both households and farms from conflicting uses.	33.33% 16
▼ reduced. New houses currently sign a waiver recognizing adjacent farm/forest practices, therefore are informed of potential conflicts.	33.33% 16
▼ increased. Houses and farm practices have conflicts which need to be mitigated through large setbacks.	14.58% 7
▼ Other (please specify)	Responses 18.75% 9
<b>TOTAL</b>	<b>48</b>

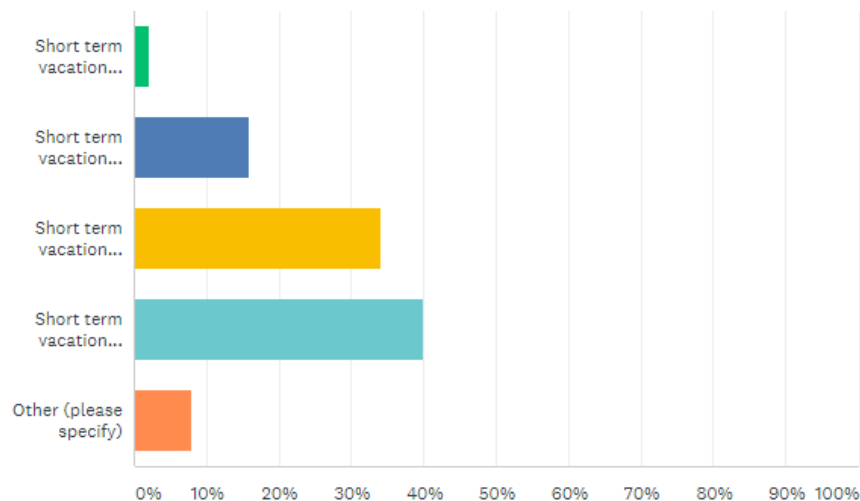
Other:

- Current setbacks should be reduced to more closely meet the state average.

- reduced; again, leave property owners alone
- Front yard setbacks should be measured to the far side of road right-of-way, not the near side.
- Reduce to adjacent, remove for same tax lot
- Setbacks are a joke, you are taking private property!
- Unsure, but leaning toward 'maintained'
- Farms are farms, keep it that way.
- Allow reductions through variance process meeting standards
- Bring the berms, tree, reducing the setbacks back! We can condition that they be maintained

Vacation rentals, like AirBnB or VRBO, are increasingly regulated throughout Oregon to help reduce impacts to housing and long term rentals. In unincorporated Wasco County, we do not have specific regulations on vacation rentals. Which one of these statements best represents your views on vacation rental regulations?

Answered: 50 Skipped: 1



ANSWER CHOICES	RESPONSES
▼ Short term vacation rentals like AirBnB should not be allowed in Wasco County.	2.00% 1
▼ Short term vacation rentals like AirBnB should be treated like major home occupations, so that impacts to neighbors like noise or traffic, can be reduced.	16.00% 8
▼ Short term vacation rentals should be restricted or regulated through a separate ordinance or set of rules.	34.00% 17
▼ Short term vacation rentals like AirBnB should be allowed without restriction.	40.00% 20
▼ Other (please specify) <a href="#">Responses</a>	8.00% 4
<b>TOTAL</b>	<b>50</b>

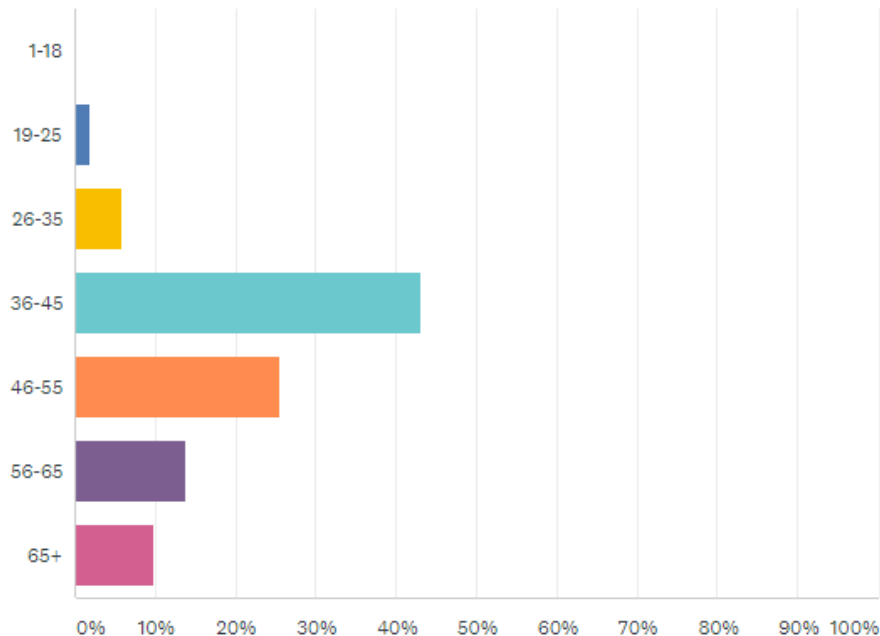
Other:



- Let them help fuel economic growth. They accommodate business and leisure travelers who will become some of our future residents and economic drivers. When we have turned the corner and are more than stable economically, perhaps revisit but NOT now.
- The Dalles is economical in peril or poor shape most of the time. It would be foolish to do anything that would restrict both income and tourism
- Short-term rentals should be allowed w/o restrictions in private homes. This is an economically depressed area, if someone rents a room or part of their home, an ADU, etc., that should be allowed. However, a commercial apt bldg owner or landlord should not be allowed to take commercial rental properties off an already lean rental market. If it's been a rental property or apt building offering long-term housing, it needs to stay that way, UNLESS owner moves in, rental off the market for a period of time. 6 mos?
- Enforce parking and noise....these rules are probably already on the books but rarely enforced. STR aren't the problem it is the noise and parking.

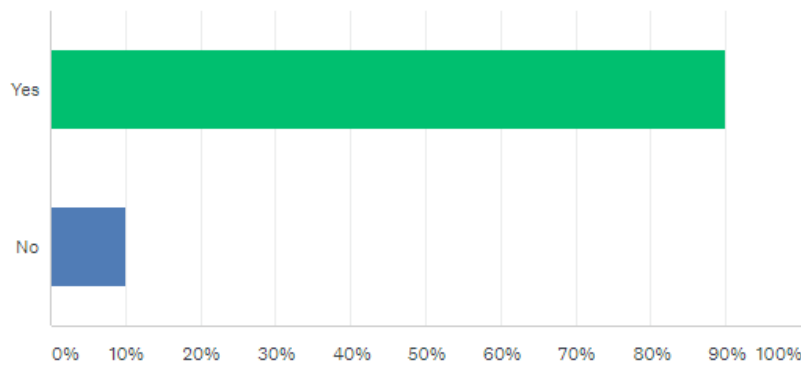
## Please select your age range

Answered: 51 Skipped: 0



## Are you a resident of Wasco County?

Answered: 50 Skipped: 1



## Any other input you would like to provide about Wasco County 2040?

Answered: 30 Skipped: 21

- Does the County offer loans, grants, or other assistance for renovation, restoration, or other development of economic generators in rural or unincorporated communities?
- Adding more mandatory restrictions will only prevent development from coming to Wasco (In response to the first question). Right now restrictions are even preventing parks from being developed bc they are too close to a watershed. The restrictions on minimum lots sizes needs to be relaxed in some cases like In Tygh Valley where the platted lots are smaller than the minimum but you won't allow the line to be adjusted. If you want more people/business to come out this way you'll need to relax a little in some cases and spend more energy on the bigger cases with developers to ensure they are following the rules. there's no succession planning for when a house is sold that the new owner is notified of the farming dangers by signing waiver. Reducing the setbacks don't mean making them tiny. Maybe reduce them by up to 25%.
- Local planners, know your town and its potential. Don't leave important decisions in the hands of outside consultants alone. Much of this material seems quite leading. For ex "other counties regulate short term rentals," when in fact many have chosen not to, and many of Oregon's small towns have benefited greatly from that industry. Like some of them, wait until sjort term rentals have served us by bringing interest and investment our way before considering limitations that could hurt us. There may come a time wen that's warranted (as in Bend) but it isn't now. One exception I woud support would be a modest lodging tax that is used to help provide affordable housing and help homeless folks.
- The Dalles also prides itself in being a Senior Retirement area. It would be nice when an owner of land who reaches 65 years of age who has retired and is only getting Social Security (barely making a living) can have their property taxes cut in half! Wasco County would have a increase in population, a demand for the vocational workers (to build homes), the down town stores would open for business instead of shutting down, and amazingly the tax office would not see a decrease in tax money but an increase because many of the relocated elderlys' children would move closer to their folks bringing new businesses and talent, which would mean more homes! The tax office would discover more income if they lowered property taxes (or) for a while just cater those lower taxes to the older people. Until they got the idea to lower property taxes to all land owners! Wasco County would become famous and a model for all high taxed lands in the USA!
- Regulations must be sensible and consistent. Don't create unnecessary restrictions or rules or, especially, additional taxes.

- Hire nice people...
- I think it is important to remember, you are restricting people from using private property, what you are doing currently is just WRONG!
- I think they should open up the county and let more people build in the rule areas. On scrubland and places that have been plotted Since the early 1900's such as Boyd Oregon. But not buildable cuz A1 160. Build a tax basis revenue for Wasco County by getting yearly property tax's Revenue.
- Wasco County is in a unique place to be a developing community in the coming years with tons of factors coming into play that will drastically change or retain quality of life. In our rush to see our property values increase and our economy strengthen it is important for us not to sell our soul in the name of commerce. Do not rush into development for development's sake. This County is unique and a wonderful place to live because of many of the restrictions that are put in place to restrict growth. We have seen gentrification ruin communities first hand and we moved back to Wasco County to help build a unique community in our county, we did not move here to see it turn into the next Hood River or Portland. I do not want our farm surrounded by crappy condos and rich yuppies. Leave that for Hood River County please.
- Any "Lot" that has a separate tax account prior to Year 2004 (Measure 36) should be buildable!
- Focus on getting rid of the creosote plant and getting more tourism money for the residents of Wasco county.
- Allowing non-owner occupant ADUs would encourage urban infill and development to existing property owners and investors.
- Very glad to see that STRs are on your radar. Absolutely need to be regulated asap — steer these entrepreneurial homeowners toward accessory dwelling units rather than taking desperately needed long term housing off of the rental market. Take a cue from the work Hood River County has done thus far in this area (our situation in Wasco is nearly as dire).
- Your permitting process is broken an illogical, the worst I have ever encountered
- Wasco County needs to allow non-farm dwellings to be place on small acreage parcels despite what the soil classification are or zoning on the property, it would increase our tax base significantly.
- Medicinal marijuana production should be regulated in Wasco County just like recreational. There are too many of them taking places that are not zoned for agriculture and that don't have ag water rights, yet they are growing a crop. They are using considerable amounts of water.
- People like free stuff, it is human nature. Is housing too high or are wages too low. With every benefit comes one less reason to work. Protect your green space build the future. Learn the 8-80 rule of community development.
- Keep up the good work
- Private property is just that, let people use the land they have worked so hard to buy!!
- Improved fiscal management, up to and including reduction in services to strengthen financial health and reduce taxes. Don't assume because something has always been done that it should continue.
- I would like to see Wasco County revisit the Tax abatement issue for Google and since Wasco County is facing a funding shortfall in the next few years with the cost of medical and PERS, I believe it is in the citizens best interest for Wasco County officials to reopen this discussion with Google. Wasco County needs to address and needs to work with the community to start addressing homelessness lack of affordable housing, and help revitalize these poorer sections of the County. Maupin looks great, Dufur is looking great. West side of the Dalles is really horrible. Also, we need a nice campground here. Like a KOA, that really helps for tourism. We need some riverfront access park for the County. I love the one in Whitefish MY, The Dalles needs a really nice traveling trailer park that focuses on bringing campers here to fish, swim, tour and enjoy our beautiful region. Why can't the County get involved with a proactive project that develops this and help to get this coordinated. If you want to promote agri tours people want to bring campers have a nice swimming area and close to resteraunts and activities.
- Recycling and manufacturing of recycled products. I-84 access and creating jobs. Planners could manage this.
- CLEAN UP THE AMERITIES SUPERFUND SIGHT!!! STOP POISONING OUR TOWN
- Keep the character of Wasco County! All new plans should focus on the actual water available by area, this is not a one size fits all county.

- Widen the urban growth boundary of all towns / cities in Wasco County.
- IWork in The Dalles
- Kelly rocks.
- Thank you for the opportunity for input
- School improvements ASAP across the board. Children are our future and the current condition of their learning environment is shameful.
- Thanks for doing this work. I hope the new plan provides property owners more flexibility to use and enjoy their property.

---

**Appendix B – Online Comment Submissions****Name:** Judith Pointer**Email:****Website:****Comment:** Ever heard of... less is more?

Wasco is becoming sick. Not many people want to live here, the children are leaving after graduating high school.

We need to achieve more store/big company businesses (instead of closures and empty buildings). We need to bring more people into our area with jobs, talent, Vocational Schools and yes, even more land owners that would bump up tax money.... some one with more authority needs to read this comment. I have no connections with anyone of planing authority and for anyone to get around in this world they need connections! Right? So the person with authority...please read this letter and use the idea, you have the right to take credit.

The Dalles at one time prided in being a Retirement Area. Maybe it still does, but weakly. The old folks children are leaving. The Dalles downtown stores are getting that empty look. No new businesses are moving into town. (I'm talking about real jobs that someone can make a life time living with, not a hamburger type place).

Think of this...when a landowner turns 65 years old and is ONLY on Social Security (barely living), they get their property taxes CUT IN HALF! (Not all retirees have saved as much as they could). This would attract attention from other older people in other areas and they would move here, buy land and more older people would be paying taxes! Then the older people would need new houses, then the vocational workers would arrive, They will all want to eat and be entertained and If those older people still had children, you know the kids will suck all they can out of the folks! If Wasco County cut property taxes in half with the older landowners on Social Security, more people would come to Wasco.

Wasco County would make more on taxes and would be a model for the State and USA!

I heard for a long time that housing is limited in The Dalles, well there is a simple answer to that problem too! So if you are interested and if you want to know how to make more land available for taxing, E-Mail me at Judith.Pointer@Yahoo.com (then I know you read my letter)

I am one of those old folks living at The Dalles. From Judy Pointer

**Would you like to be added to our notification list for news and events?:** Yes

---

Time: 5 Jun 2018 at 12:45 am

IP Address: 72.168.145.86

Contact Form URL: <https://wasco2040.com/submit-a-comment/>

Sent by an unverified visitor to your site.

## Appendix C – Mailed Comments

RECEIVED

JAN 09 2017

January 3, 2018

Dear Wasco County Planning Department and Wasco County Commissioners,

As Wasco County continues its work on the update of the Comprehensive Plan, *Wasco County 2040*, I am committed to participating throughout the public process. As a Wasco County resident, I am interested in the best future for our community. I appreciate the careful approach the planning department is taking and for their efforts to gather public input. Please continue to consider the following issues throughout the comprehensive planning process:

- Account for the limitations on available groundwater in the long term plan for Wasco County. Our groundwater needs to be sustainable for both residential use and agricultural purposes. As you determine the potential for future development and irrigation projects, the impacts on our water resources must be fully considered.
- Preserve the current agricultural land uses and lot sizes in the Exclusive Farm Use Zone county-wide. Smaller lot sizes can only lead to stress upon our already limited water resources. Increased population in agricultural zones will also put a strain on our first responders, increasing the chances of fire, crime, and health emergencies in remote areas.
- Minimize the danger of recreational use on farm-to-market roads. Do not encourage or advertise bicycle routes on roads that are primarily used by large trucks, tractors, and other farm equipment. Implement educational programs at key staging sites that clearly outline the dangers of farm-to-market roads for bicycles.

Thank you for your efforts and consideration.

Sincerely,



Amy Kaser  
The Dalles

## Appendix D – March Work Session Meeting Minutes

**Wasco County Planning Commission**

March 6, 2018

Meeting begins at 3:00 p.m.

Columbia Gorge Discovery Center

5000 Discovery Dr

Lower Level Classroom

The Dalles, OR 97058

**CALL TO ORDER**

Members Present: Lynne Erickson, Vicki Ashley, Brad DeHart, , Jeff Handley, Chris Shanno,

Absent Members: Mike Davis, Russell Hargrave

Staff Present: Angie Brewer, Kelly Howsley-Glover, Will Smith, Riley Marcus, Lisa Johnson, and Brenda Coleman

Angie introduced Lisa Johnson as the newest member of the planning Staff.

**Approval of April 18 2017 minutes**

Lynne Erickson noted change to pg 2 at bottom: Will Smith makes approve toilet. Should be AND approve toilet.

Pg 3 Wendy Kellington, Schanno moves fo, should be for

Pg 4 For clarity, change to LONG RANGE PLANNING meeting

Jeff Handley noted for attendance he was present

Vicki moved to approve the minutes as presented

Jeff seconded the motion.

No further discussion.

Brad called for a vote. Unanimous approval.

**Public Comment**

Rob Dellenbach, Tygh Valley (8090 Shady Brook Road). Rob stated that a cell phone tower has been approved to be developed on the Butte at the end of the Shady Brook Road. He was not notified, he does not like the use of cell phones and wanted to live in Tygh Valley because there are no towers. Rob gave some information about the impact of electro-magnetic fields. He stated he did not like that cell towers were being rammed down his throat and run through him without his input.

Rob also stated he has concerns about the citizen's involvement. He is angry to have not been identified.

Wasco County 2040 sounds like Agenda 21. Who are the stakeholders identified in the report, how do you become a stakeholder? All taxpayers should be notified, all tax payers should be stakeholders.

Failure to meet the citizens as a citizens advisory board. How come we don't get a say on the other goals that are being updated.



Brad asked for any other comments.

Roy Justesen, Tygh Valley (82790 Davidson Lane).

Agrees with Rob. He sent in a letter regarding the cell tower. Assumes everyone read it. The way it was executed was despicable.

Other comments none.

### **NSA Updates**

Will presented that they sent first amendments to the Columbia River Gorge Commission (CRGC). We updated it and sent it to the CRGC they found some inconsistencies. Staff has updated based on feedback, and we need to have a hearing to recommend approval of amendments.

Brad opened hearing by reading script.

**1. The public hearing is now open for the purpose of considering:**

PLALEG-17-10-0001: A legislative hearing to consider recommending amendments to the Wasco County National Scenic Area Land Use and Development Ordinance (WC NSA LUDO) primarily relating to adverse affects, adverse cumulative effects on natural resources, and increased protection for cultural resources.

The criteria for approval of this land use decision are contained in the WC NSA LUDO, Chapter 1 (Introductory Provisions), Chapter 2 (Development Approval Procedures), and Chapter 9 (Zone Change, Ordinance Amendment and Revision of Urban Area Boundaries).

The hearings process, notice and appeal period are governed by ORS 197.763 and qualify as a land use decision under ORS 197.015(11).

The proposed amendments must comply with the National Scenic Area Management Plan and the Wasco County Comprehensive Plan.

**2. The procedure I would like to follow tonight is:**

- a. Reading of the Rules of Evidence,
- b. Disclosure of Interest,
- c. The planning department's report,
- d. Public testimony,
- e. Planning Commission deliberation; and
- f. If there is enough information the Planning Commission will make a decision tonight, or they will provide direction to staff for any additional information or amendments they would like to see and continue this hearing to a date and time certain.

**3. The Rules of Evidence are as follows:**

- a. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.



- b. No person shall testify without first receiving recognition from the Approving Authority and stating full name and address.
  - c. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence. Formal rules of evidence as used in courts of law shall not apply. Evidence received at any hearing shall be of the quality that reasonable persons rely upon in the conduct of their everyday affairs.
  - d. Audience demonstrations such as applause, cheering, and display of signs, or other conduct disruptive of the hearing shall not be permitted.
  - e. The person in charge of the decision making body shall have the authority, at such person's discretion, to inform, reprimand, or remove any person or persons for violations of the above rules of conduct. Violations of the above rules of conduct shall further be grounds for the immediate suspension of the hearing.
  - f. Testimony and evidence must be directed toward the subject hearing.
4. Disclosure of Interest:
- g. Does any Commission member wish to disqualify themselves for any personal or financial interest in this matter? NONE
  - h. Does any member of the audience wish to challenge the right of any Commission member to hear this matter? NONE
  - i. Is there any member of the audience who wishes to question the jurisdiction of this body to act on behalf of Wasco County in this matter? NONE

5. Will the staff please present their report?

Will stated that the new amendments include few substantive changes and see his strikes and underlines as an attachment.

The CRGC recommended reordering some of the updates.

Cultural recon survey is now required, we added some language that codifies current staff practice.

Now all language matches Management Plan. Will explained the process.

If agree to recommend it will go to the board next month and then head to CRGC.

Brad called for questions

Lynne pg 4 "action by county governing body" Talks about receipt of the governing body provided that the County Court. We need to update all references to County Court to County Commission. Appears on the next page as well.

Angie stated it was a historical reference and can be searched and replaced as a recommendation of the PC.

Brad wanted more information on the addition about the Gorge Commission can choose to cultural recon survey. Can you share how that would work? Can they override a recommendation?

Will – in this case there is a list of proposed uses that is exempt from having a survey, if the CG feels that a survey to protect resources they can request a survey.

Brad can you explain the process.

Will when we send out a prenotice and the archeologist takes a look at that and we state in the staff report that no survey is required, if they stated they need a survey and it might add time to the time line for the review.

Angie: if you notice the language above "known resource area". The CG archeologist has a probability map for resources to help them predict cultural resource locations. This requires land owner signature. Should not cost additional money.

Brad asked if there were other questions. None

Called for public testimony. None

Closed for deliberation

Vickie moves to uphold the approval and recommend approval to the Board of County Commissioners. Jeff amends motion to add a direction to staff to search and replace the County Court to County Board of Commissioners.

Lynne seconded the amended approval.

No discussion

Brad called for a vote. The vote was unanimous in favor of recommending approval to BOCC.

Adjourned 3:45pm.

#### **Staff Presentation 2040**

Lynne opened the WC CAG meeting. Lynne reminded members of the rules.

Kelly presented. See PowerPoint attached.

Work plan submitted in October to Department Land Conservation and Development (DLCD) for approval. They circulated to their staff and subject experts for review. DLCD suggested we request an extension of time to make sure we would not exceed our November deadline. We were approved for a three month extension. In December we submitted our work plan to the Periodic Review Assistance Team for review and they had a 20 day period to comment. After that time was up, we resubmitted the work plan in December. What followed was a series of negotiation about timeline and work tasks.

Received the final letter to approve the work plan on February 20. Timelines have changed on the work plan, but its still contained within the original scope and timeline because staff had allotted a buffer.

Kelly presented an overview of the work tasks and items we will be tackling at the April hearing. Presentation includes: process, review changes, discussion of spring road show.

First two work tasks are related to goals 1 & 2. The proposed changes are primarily to make Wasco County 2040 consistent with current practice. There is also a significant format change to the comprehensive plan – chapters will align with goals, based on work sessions with the Citizen Advisory Group in 2016 and 2017 and public feedback.

Process dates: Hearing 4/3 BOCC 5/2 and 5/17 and submit completed task to DLCD by 5/31.

Will still need work sessions to work on the goals, in addition to the public hearings. Lots more opportunity for public input.

Kelly provided an overview of the general proposed changes to work tasks 1 and 2.

Lynne wanted to recommend staff review plans at a minimum of every five years. Brad as needed is recommended by DLCD. Brad was concerned that having too firm deadlines doesn't acknowledge resource gaps in staffing. Kelly yes and keep in mind you will have a staff report in the April hearing to review and consider this and to submit any proposed modification or edits to the language. Vicki wanted confirmation what State recommendation was. Kelly suggested there is a lot of pragmatism in developing plan review clocks, based on resources available to most counties in Oregon. Chris suggested a time frame might limit folks to thinking they only needed to update on a certain cycle, rather than as needed. Brad also wants to think about what constitutes a review.

Work task 3 needs to be submitted by November, so we will likely start that hearings process in August or September.

We want to repeat successes and get more feedback about topics that were popular concerns during the visioning work sessions. Spring/summer road shows will focus on:  
Water conservation. Heard from everyone that water availability is an issue. Limitations of the land use program in relation to water conservation, and what the potentials are for land use planning.

Agri-tourism. We are not up to our potential of agri-tourism but many folks don't want to expand it because of current conflicts between tourist activity and farm use. We need to look at where we want to make allowance for agri-tourism uses/activities.

Economic development policies. Better broadband, better internet. Agriculture emphasis.

Incentive based land use strategies. These could be things like reduced fees for compliance. We want to hear from public on what would incentivize them.

Road show details

Kelly asked for feedback on where when and who as well as format of the road shows.

Vicki Maupin, Dufur, The Dalles, Mosier

Jeff wanted to add Tygh Valley as well

Kelly reminded everyone that the last roadshow we had 7 events: 1 in The Dalles; 1 in Petersburg; 1 in Tygh Valley; 1 in Mosier; 1 in Washington Family Ranch; 1 in Dufur; 1 in Wamic.

Brad agree with whittling the numbers down but doesn't want to eliminate ones that had a good turnout such as Petersburg.

Angie we will also be adding radio advertisements this time around

Lynne asked when do you want to start.

Kelly stated it takes a couple months to get it going, if we do 4 we could accomplish it May and June or June and July.

Vicki is concerned that we will run into vacations and haying.

Jeff see Dufur, Petersburg, Tygh Valley,

Brad increase to 5 and include 1 in The Dalles?

Kelly is Tygh Valley south enough for folks down south? Or do we need to do Maupin?

Kelly wants to think about organizing the time when it is best for the community.

Brad Dufur Maupin Petersburg Mosier and The Dalles

Kelly the only issue with Petersburg is that we were at a private residence and there was concern from the public and the BOCC on the propriety of holding meetings at private residences.

Investigate whether Petersburg school is available to meet

Lynne what is your thought about format for the presentation? Like a 1 page issue paper, or PowerPoint.

Brad stated presentation should examples of just exactly what we are talking about. Getting people's thinking going. Not recommending, but just examples.

Kelly asked how would we do that. What would it look like? Break out into small groups?

Vicki suggested that if you split them they might want to be water and agritourism.

Chris suggested to frame it as these are the topics and what we are thinking, what are your thoughts.

Vicki stated to give them opportunity to give written feedback that night.

Kelly replied we had that at the last road show and no one took advantage of it.

Lynne suggested this format: is \_\_\_\_\_ an issue, what are some of the options to address these issues or concerns.

Kelly stated that if we had commitment from CAG members to facilitate we could do small groups.

Vicki stated priorities will be different at each location.

Lynne suggested a signup sheet for PC to commit to attend.

Kelly suggested she give presentation with context, break up in small groups to discuss.

Chris likes having a large discussion.

Brad prefers open forum large discussion.

Kelly suggested we have boards and let people write priorities.

Vicki suggested a large discussion with 20 minute topic discussions.

Angie suggested if we don't break up then facilitators need to be actively getting people to speak. Large groups can sometimes be intimidating.

Kelly stated we could have tablets and pass out people to take surveys.

Brad also suggested we use the issues at the front desk as some of the examples.

Brad stated we need to have sideboards on the examples – such as great idea but state won't allow it.

Consensus on format to be brief presentations on topics with PowerPoint followed by large group discussion.

Other items: None

Lynne adjourned CAG at 4:33

Reconvened PC at 4:34

Angie informed that Building Code Services is now in the Wasco County Public Works building. State is providing services for the county as of 2/1. Interim Building Official who is working in several

communities. Wasco County Planning migrated our database to the state database to make it more seamless and accessible for the public.

Code compliance officer has been filled Chris McNeel currently transitioning from the sheriff's office.

Scenic area Gorge 2020 process is moving forward. Tyler Stone stated that the Columbia River Gorge Commission has a crowd sharing app to track how it is trending and allow for input. Kelly stated that she posted a link to the Gorge 2020 site on the Wasco 2040 website.

DLCD has notified us that there will be FEMA updates soon. Brad asked if that was related to flood plain mapping. Angie replied yes, and how they affect threatened and endangered species.

Angie stated we are still waiting to hear outcome of legislation that would require accessory dwelling units to be permitted in all zones that allow dwellings. Was supposed to insert words "inside urban growth" may not happen. May need to adopt emergency rule to address this.

Will informed the commission about the CPAW. Team will be coming to do some workshops and tours. Adjourned at 443.



## Appendix E – April and May Hearings

**Wasco County Planning Commission****April 3, 2018****Meeting begins at 3:00 p.m.****Columbia Gorge Community College****400 East Scenic Drive****Lecture Hall****The Dalles, OR 97058****CALL TO ORDER**

Angie Brewer opened the meeting

**ROLL CALL****Members Present**

Lynne Erickson

Vicki Ashley

Mike Davis

Jeff Handley

Chris Schanno

**Absent Members**

Russell Hargrave

Brad DeHart

**Staff Present**

Angie Brewer

Kelly Howsley-Glover

Brenda Coleman

Angie acknowledge that chair and vice are currently absent, and the Planning Commission needs to appoint a temporary chair.

Lynne Erickson nominated Vicki Ashley as Chair.

Mike Davis seconded the nomination. There was no further discussion.

The PC voted unanimously to appoint Vicki Ashley temporary Chair.

**PUBLIC COMMENT**

No public present at this time.

**REVIEW OF WASCO COUNTY 2040 WORK TASKS 1 & 2 AND VOTING ON RECOMMENDATION TO THE BOARD**

Staff will be presenting for the Planning Commission Periodic Review Work Tasks 1 and 2. These consist of major and minor revisions to Chapters 1 and 2 which are directly mapped to Statewide Planning Goals 1 and 2.

Vicki Ashley opened the hearing in the following manner:

1. The public hearing is now open for the purpose of considering:  
PLALEG-16-08-0001: A legislative hearing to consider r amendments to the Comprehensive Plan consistent with the Periodic Review work plan work tasks 1 and 2.

2. The procedure I would like to follow tonight is:

- a. Planning Department staff will present their report.
- b. Members of the audience who wish to provide testimony will be allowed to do so.
- c. Planning Commission will review findings in the staff report and make recommendations for any amendments to Wasco County 2040 Chapters 1 and 2.
- d. The Planning Commission will recommend approval, approval with amendments, or a continuance to a time and date certain.

3. The Rules of Evidence are as follows:

- a. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence.
- b. Evidence received shall be of a quality that reasonable persons rely upon in the conduct of their daily affairs.
- c. Testimony and evidence must be directed toward the subject hearing.

4. Disclosure of Interest:

- a. Does any Commission member wish to disqualify themselves for any personal or financial interest in this matter? NONE
- b. Does any member of the audience wish to challenge the right of any Commission member to hear this matter? NONE
- c. Is there any member of the audience who wishes to question the jurisdiction of this body to act on behalf of Wasco County in this matter? NONE

**Vicki called for the staff presentation**

**Kelly presented See Attachment A**

Vicki called for questions  
None

Rob Dellenbach from South Wasco County signed in to speak. Citizens are the key to land use planning in the county. He disagrees with the time we hold the meetings. New citizens involvement are a critical ... No one knows what the Citizen Advisory Group is. We need to do better at outreach for the county. Reaching less than 10% of the people. Took off work to be here.

Jeff Handley asked what specific amendments Mr. Dellenbach would like to see to the proposed language for work tasks 1 and 2.

Roy Justesen spoke and asked if the Planning Commission was satisfied with the participation.

Chris Schanno responded that he is also a volunteer and he took time off.

Vicki Ashley stated that the CAG and staff had held a series of public work session over the past year in various parts of Wasco County for outreach and that today's meeting proposal is a result of that input from the public.

Jeff Handley what would you like to see changes to what was presented.

Roy Justesen are you satisfied with this level of public involvement. You aren't going to change.

Jeff Handley asked what language would you like to change. Pointed to the specific matter being considered, of work tasks 1 and 2.

Vicki Ashley had meetings all over the county people came out and this is a result of those meetings put in a format

Angie Brewer, Planning Director, stated our goal is to have as many public at our meetings as possible. Started with notice mailed to every property owners in the county last March. The purpose of this notice was to make it obvious that there are a number of long range projects currently underway that will have impact. At that time, we encouraged people to sign up for email notifications. We have continued with various forms of advertisement, and ways for the public to participate outside of meetings. We understand that people are busy, and not everyone can prioritize every meeting. It's important to understand that we don't have the resources to send a postcard to all County residents for all meetings. A standard Measure 56 notice costs the County over \$4,000. It's too cost prohibitive to send this type of notice with every update, which is why we try to rely on a variety of outreach methods, including a dedicated project website, newspaper notices, radio spots, and email notices. We truly want the public input.

Kelly stated that anyone can register for email notifications, get notified with new content on the project website, or follow updates through social media.

Angie stated that there are limited resources but trying to maximize public participation. We also follow state requirements for notification.

Rob questioned the costs of radio.

Angie stated we typically get several free Public Service Announcements and are also exploring paid ads, which tend to be a few hundred dollars.

There was more discussion about public involvement that was non-relevant to the hearing.

Roy asked what are the other work task involved in Periodic Review.

Kelly stated that the approved work plan with the work tasks are available online, and if you would like to come into the office and have a conversation she would be happy to meet you. Kelly stated that the work plan was a product of over a year of work sessions, including the visioning meetings around Wasco County, to develop prioritize tasks for updating the Comprehensive Plan. Clarified what the basic requirements of Periodic Review.

Roy asked about public outreach in conjunction with South Wasco Alliance pretty heavily. Exactly what



process did you use?

Jeff not appropriate, going off topic not the time of place for confrontation. We are looking at specific criteria and current public testimony should relate only to what was presented. Open testimony time was at the beginning of the meeting. This is the process we adhere to for hearings.

Lynne moved to approve the comprehensive as presented.

Vicki asked if there was discussion.

Jeff stated he would recommend language change to policy 4 section 2 change from "Staff will" to "Staff shall".

Mike seconded.

Lynne approve the amendment as amended by the Planning Commission.

Mike seconded the motion.

No further discussion.

Vicki called for a vote. There was unanimous approval.

Kelly provided an update about road shows in May and June. Dufur at the end of May. Commissioner Kramer had concerns about locations available for a public meeting in Petersburg, so we will be diverting those folks to the Dufur or The Dalles meeting.

Schedule will be on the Wasco County 2040 website. Kelly encouraged all members to attend the meeting, and requested at least one Commission member attend each meeting to be available to the public.

**DISCUSSION OF OTHER BUSINESS / PLANNING DIRECTOR COMMENTS:**

Angie provided a brief update about other Planning Department business.

Code Compliance officer is now filled with Chris McNeel, former Chief Deputy Sherriff. Busy getting up to speed on the existing case load and the abatement program.

Some of the PC met Lisa Johnson, new Assistant Planner, at last meeting.

Budget preparation for the County, with budget meetings in a few weeks. Budget proposes to keep current staffing levels to maintain dedication for long range projects and plan for staff succession. Vicki asked Kelly's position, long range planner, secured. Angie stated the position was approved as a project specific position with the ability to reevaluate for additional projects.

Kelly discussed next hearing. No other business. Adjourned at 4:05



## WASCO COUNTY BOARD OF COMMISSIONERS

## REGULAR SESSION

MAY 2, 2018

PRESENT: Steve Kramer, Commission Chair  
Scott Hege, Vice-Chair  
Rod Runyon, County Commissioner

STAFF: Tyler Stone, Administrative Officer  
Tawny Cramer, Office Manager

This is an excerpt from the May 2, 2018 Board of Commissioner Meeting. This excerpt has not yet been approved by the Board.

**Public Hearing – Comprehensive Plan Update**

Commissioner Kramer opens the Public Hearing at 9:30am with the hearing format and script which is attached as EXHIBIT A. In addressing the public, Commissioner Kramer asks if there are any wishes to challenge or comment. With the Board hearing none the presentation will continue.

Ms. Kelly Howlsey-Glover, Wasco County Long Range Planner comes before the Board with a presentation regarding proposed the first two work tasks related to the Periodic Review Work Plan that was approved by Land Conservation and Development in February 2018. She states, steps 1 and 2 relate to state-wide Land Use Planning Goals 1 and 2, which are citizen involvement and land use planning. They are also going to make up Chapters 1 and 2 of the new Wasco County 2040, which is our Comprehensive Plan. The proposed changes to the Comprehensive Plan relate to format changes, and policy and implementation strategies.

Ms. Howlsey-Glover continues with a PowerPoint presentation to update and inform the Board on pertinent information regarding the proposed changes. She notes these changes will be bringing old standards up to today's current practices. Ms. Howlsey-Glover's presentation is attached as EXHIBIT B.

In regards to Slide 3 of the presentation, Commissioner Hege asks if it is still a

WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 2, 2018  
PAGE 2

practice of Wasco County to post hardcopy signs and/or notices to communicate with the public regarding projects, meetings, etc. Ms. Howlsey-Glover and Ms. Angie Brewer both explain it has not been the practice for many years for small land use actions. Ms. Brewer adds it is a good time for the Board to guide the Planning Department on how to notify and advertise if they would like something to change.

Continuing conversation, Commissioner Hege believes some rural citizens are not receiving the information with the current noticing practices. As seen in today's meeting, a citizen was frustrated about a cell tower being placed without having any prior notice or opportunity to speak to local officials about its placement. Commissioner Hege feels this is often the case; citizens are upset simply from lack of notification and would like staff to continue looking at improving notification methods.

Ms. Brewer and Ms. Howlsey-Glover explain they follow State guidelines for legal noticing and maintain a live web page that lists all current projects which citizens can access. Ms. Howlsey Glover states it is not necessarily uncommon in other jurisdictions to have a larger notification areas for certain projects. Ms. Brewer goes on to say they are very open to hearing suggestions and guidance from the Board on this matter. If the Board does direct staff to broaden the noticing areas it will be part of the ordinance updating process and during that time the Board will need to help staff differentiate between the levels of notification needed for various projects (cell tower vs. patio). Level of notification will also directly have an impact on the cost and it may be prudent to look at how that will affect the fee schedule and any changes that may be needed

The Board all agrees noticing does not need to change for small areas (patio, driveway) but they would like to revisit the conversation during ordinance updating process. Commissioner Runyon acknowledges Planning has improved their transparency and polices a great deal over the years and just encourages that improvement to continue.

Discussion continues regarding possible resources for the Planning Department to utilize for mass notification purposes.

Ms. Howlsey- Glover continues with her presentation to discuss the changes proposed to Chapter 1 & 2 as per the slides in EXHIBIT B.

Ms. Brewer and Ms. Howlsey Glover explain to the Board they will hold process

WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 2, 2018  
PAGE 3

hearings through the plan updates with the next road show series happening in May and June. Ms. Brewer thinks this is the most efficient way to stay transparent to the public.

The Board reads and reviews Ordinance 18-002 as seen in EXHIBIT C. The Board agrees they would like staff to look at the notification piece to bring back to the next Board session for more discussion.

The Public Hearing will be continued on May 17<sup>th</sup> at 2 p.m.

Wasco County  
Board of Commissioners

---

Steven D. Kramer, Board Chair

---

Scott C. Hege, Vice-Chair

---

Rod L. Runyon, County Commissioner



## EXHIBIT A

WASCO COUNTY BOARD OF COMMISSIONERS  
 HEARING FORMAT & SCRIPT: PLALEG-16-08-0001  
 Wasco County 2040 Comprehensive Plan Amendments

## May 2, 2018:

1. **Opening the Hearing:** We will now commence the May 2<sup>nd</sup>, 2018 public hearing for PLALEG-16-08-0001, a review of a recommendation made by the Wasco County Planning Commission for:  
  
 A legislative hearing to consider approving amendments to the Wasco County Comprehensive Plan primarily relating to policies and implementation strategies for Citizen Involvement and Land Use Planning. Amendments also include the adoption of a new format for the plan. These amendments relate to work tasks #1 and 2 of Wasco County's Periodic Review to update the Comprehensive Plan.  
  
 The proposed amendments will have a widespread affect, on many properties and zones, and is therefore a legislative amendment.
2. As a reminder, the process for this amendment has been consistent with the **notice procedures** required by Chapter 2 of the LUDO, this hearing was advertised for today, May 2, 2018, 9:30 a.m. in this room. Notice was provided in the newspaper and on the County's website.  
  
 This hearing is the first of two Board of County Commission hearings scheduled for this text amendment. The second hearing will be on May 17<sup>th</sup> at 2:00PM.
3. **The criteria for approval of this request include:**  
  
 Wasco County Comprehensive Plan Chapter 11  
 and Oregon Administrative Rules 660-025  
  
 The hearings process, notice and appeal period are governed by ORS 197.763 and qualify as a land use decision under ORS 197.015(11).  
  
 The proposed amendments must comply with the Wasco County Comprehensive Plan.
4. **The procedure I would like to follow is:**
  - (a) The Planning Department will provide a brief overview of their May 2, 2018 presentation of the amendments recommended by the Planning Commission.
  - (b) The Board of Commissioners will provide direction to staff for any additional information or amendments they would like to see for the next hearing.
5. **Disclosure of Interest of Ex Parte Contact or Potential Conflicts:**  
  
 Does any Commission member wish to disqualify themselves for any personal or financial interest in this matter?

Does any member of the audience wish to challenge the right of any Commission member to hear this matter?

Is there any member of the audience who wishes to question the jurisdiction of this body to act on behalf of Wasco County in this matter?

**6. Direction to Staff**

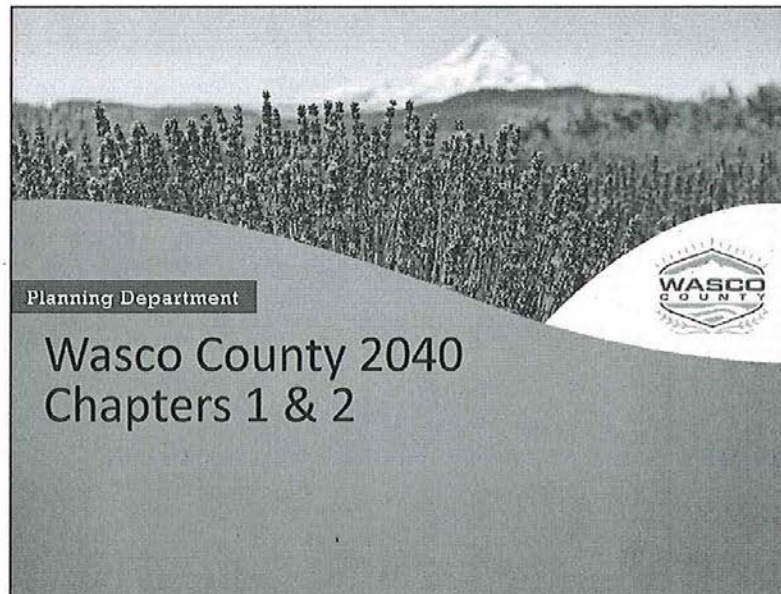
Is there any information not provided by staff that would assist the Board in reaching a decision? Are there any amendments not included that the Board would like to see?

**7. Deliberation**

If there is no further testimony, the Public Hearing is continued to May 17<sup>th</sup> at 2 p.m.

5/29/2018

## EXHIBIT B



Amend the Wasco County Comprehensive Plan to:

- Change the format of the document
- Update policy, implementation and history of Goals 1 and 2 to reflect current practice and be consistent with state law

5/29/2018

## Periodic Review Tasks 1 & 2

Task No.	Task Summary and Products	Due Date/ Status
1	<p><b>Update the Goal 1 Element to reflect changes to Citizen Involvement Program</b></p> <p>The current Citizen Involvement Comprehensive Plan language references advisory groups and a committee that were removed from the county citizen involvement program in 2010. The Comprehensive Plan has never been amended to reflect the changes.</p> <p>Technological improvements since 1983 also should be reflected in implementation of the citizen involvement program particularly to reflect the practice of emailing affected agencies and partners, as opposed to mailing a hard copy notice.</p> <p><b>Product:</b> Adopted amendments to the Comprehensive Plan, Goal 1</p>	5/31/18
2	<p><b>Review and Update the Goal 2 Element</b></p> <ul style="list-style-type: none"> <li>Align with updated Goal 1</li> <li>Make plan update timelines more realistic</li> </ul> <p><b>Product:</b> Adopted amendments to the Comprehensive Plan, Goal 2</p>	5/31/18

Planning

*Pioneering pathways to prosperity.*

## Chapter 1

Non substantive changes:

- Move Goal 1 policies and implementation from Chapter 15 to Chapter 1, in new format
- Added photograph

*Pioneering pathways to prosperity.*



5/29/2018

## Chapter 1

### Substantive Changes

- Add historical information about Citizen Involvement Program, including a copy of the CIP in Appendix
- Excerpt of Statewide Planning Goal
- Reworded Citizen Involvement Goal
- Add findings and references section for added context and research

*Pioneering pathways to prosperity.*

## Chapter 1 Policies and Implementation Strategies

- Remove references to past practice
- Consolidate redundant policy/implementation
- Recommend making information about the Citizen Advisory Group and other advisory groups clear

*Pioneering pathways to prosperity.*

5/29/2018

## Chapter 2

### Non substantive changes:

- Move Goal 2 policies and implementation from Chapter 15 to Chapter 2, in new format
- Added photograph

*Pioneering pathways to prosperity.*

## Chapter 2

### Substantive Changes:

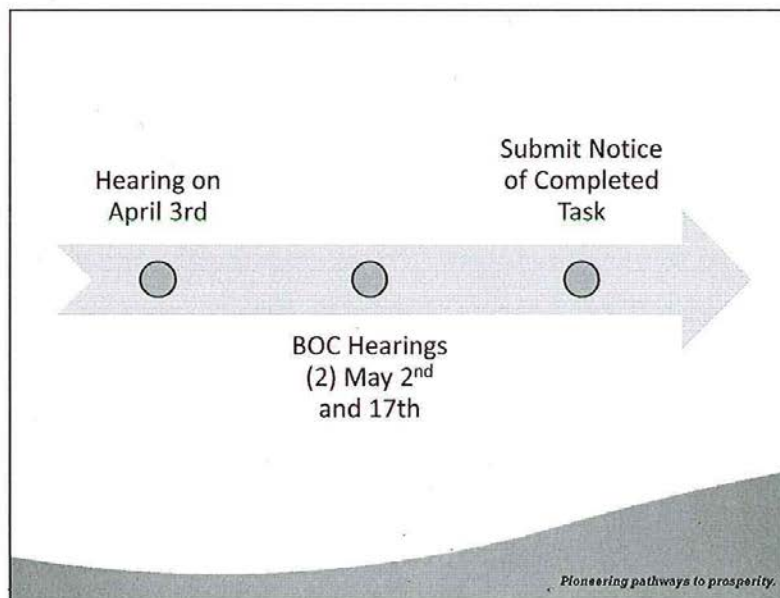
- Added overview
- Excerpt of Statewide Planning Goal
- Add findings and references section for added context and research

*Pioneering pathways to prosperity.*

5/29/2018

## Chapter 2

- Make clear how to access information, what types of data are used in decision making
- Remove plan evaluation timelines, relate to changes
- Require better partner coordination

*Pioneering pathways to prosperity.*

5/29/2018

3	Update policies to reflect accurate resource-zone minimum parcel sizes. The Comprehensive Plan has not been updated to reflect changes to the minimum lot sizes allowed by the Land Use and Development Ordinance in exclusive farm use and forest zones.  Product: Amendments to policies to reflect current lot sizes, Goal 3	11/30/18
3	Evaluate potential separate water conservation plan Using supporting agency/organization coordination evaluate the need for an additional resource for conservation of water resources  Product: Amendments to existing policy and possible addition of policy related to implementation tool for water conservation	3/31/19
6	Update economic policies to reflect current and future trends Address the roles of forestry, agriculture, agri-tourism, and broadband technology in the county's economy. Look for incentive approaches to achieve economic goals.  Products: (1) Amendments to existing policies; (2) additional policy for agri-tourism with recommendations for implementation (LUDO); (3) additional policy for broadband and/or technological improvement support; (4) additional policy for incentive-based land use policy.	3/31/19
7	Explore incentives and creative solutions for land use planning program Evaluate options for promoting labor housing, residential solar facilities, certain rural service area density bonuses, and setbacks.  Product: Adopted amendments to the comprehensive plan elements related to Goal 2, Goal 9 and Goal 10.	3/31/19
8	Add policy to address agri-tourism vision Consider establishment of an agri-tourism policy in the Comprehensive Plan and implement, as necessary, through changes to the Land Use and Development Ordinance (LUDO). Consider whether to be more restrictive than state statute; explore agri-tourism corridors concept.  Product: New policy for agri-tourism with recommendations for implementation	3/31/19

Pioneering pathways to prosperity.

## EXHIBIT C




---

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

---

IN AND FOR THE COUNTY OF WASCO

---

IN THE MATTER OF THE WASCO COUNTY PLANNING COMMISSION'S REQUEST TO APPROVE PROPOSED PERIODIC REVIEW LEGISLATIVE AMENDMENTS TO UPDATE THE LAND USE AND DEVELOPMENT ORDINANCE RELATED TO CITIZEN INVOLVEMENT AND LAND USE PLANNING GOALS, CHAPTERS 1 AND 2 OF WASCO COUNTY 2040, THE COMPREHENSIVE PLAN (FILE NUMBER PLAEG-16-08-0001)

---

**ORDINANCE # 18-002**

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Board of Commissioners being present; and

WHEREAS, the Wasco County Planning Commission and the Wasco County Board of Commissioners directed the Wasco County Planning Department to pursue Voluntary Periodic Review to update the Wasco County Comprehensive Plan on 5 October 2016; and

WHEREAS, Wasco County entered Periodic Review on 20 February 2018 with approval from the Department of Land Conservation and Development's (DLCD) approval of a work plan; and

WHEREAS, the first two work tasks on the work plan were to make amendments to goals 1 (Citizen Involvement) and 2 (Land Use Planning) to make the language consistent with current Wasco County Planning Department practice and state law and reformat them in to the new Wasco County 2040 (Comprehensive Plan) format; and

WHEREAS, each Periodic Review tasks is approved and submitted to DLCD after completion for acknowledgment; and

WHEREAS, the Wasco County Planning Department sent notification to DLCD pursuant to ORS 197.610 on 28 February 2018; and

WHEREAS, all property owners were sent notice of proposed Periodic Review update to the Comprehensive Plan in March 2017; and

WHEREAS, that on 3 April 2018, at the hour of 3:00 PM at the Lecture Hall in Building 2 of the Columbia Gorge Community College the Wasco County Planning Commission held the first legally notified public hearing to review recommendations by staff and the advisory group, background information, and receive public testimony on work tasks 1 and 2. The Planning Commission then closed the public hearing and with a vote of 5 to 0, with two members absent, recommended approval to the Wasco County Board of Commissioners; and

**ORDINANCE #18-002 Wasco County 2040**

**ORDINANCE #18-002**

WHEREAS, that on 2 May 2018 at the hour of 9:30 AM at the Wasco County Courtroom #302, located at 511 Washington St, The Dalles, Oregon, the Wasco County Board of Commissioners met to conduct the first of two legally notified public hearings on the above matter. The Board of County Commissioners reviewed recommendations by the Wasco County Planning Commission, staff's presentation, and received testimony from the public. The Board of County Commissioners tentatively approved the amendments; and

WHEREAS, that on 17 May 2018 at the hour of 2:00 PM at the Wasco County Courtroom #302, located at 511 Washington St, The Dalles, Oregon, the Wasco County Board of Commissioners met to conduct the second of two legally notified public hearings on the above matter. The Board of County Commissioners reviewed recommendations by the Wasco County Planning Commission, staff's presentation, and received testimony from the public. The Board of County Commissioners, by a vote of 3-0, approved the amendments and conducted the second reading, recommending submittal to DLCD; and

NOW, THEREFORE, IT IS HEREBY ORDERED: That the request by the Wasco County Planning Department for a legislative amendment to the Wasco County Comprehensive Plan, to be renamed Wasco County 2040, in conjunction with Periodic Review work plan tasks 1 and 2 is hereby approved; and

WHEREAS, Pursuant to Oregon Administrative Rules 660-025-0130, submission of a completed work task is required to DLCD for acknowledgment as part of Periodic Review, and once the work tasks are acknowledged they will be effective.

DATED this 17th day of May, 2018.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kristen Campbell, County Counsel

**WASCO COUNTY BOARD OF COMMISSIONERS:**

\_\_\_\_\_  
Steven D. Kramer, Commission Chair

\_\_\_\_\_  
Scott C. Hege, Vice-Chair

\_\_\_\_\_  
Rod L. Runyon, County Commissioner





WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018

PRESENT: Steve Kramer, Chair  
Scott Hege, Vice-Chair  
STAFF: Tyler Stone, Administrative Officer  
Kathy White, Executive Assistant  
ABSENT: Rod Runyon, County Commissioner

At 9:00 a.m. Chair Kramer opened the Regular Session with the Pledge of Allegiance.

**Discussion List – Public Works Agreements**

Public Works Director Arthur Smith explained that the Cooperative Services Agreement is for emergency response mutual aid; it allows counties to help each other in times of emergency. The agreement is for five years and has been in place for quite some time.

Vice-Chair Hege noted that the agreement is with the state but essentially binds all counties that sign to provide assistance. Mr. Smith said that he does not know if all Oregon Counties participate but our neighboring counties – those most likely to request assistance from us or provide assistance to us – are signers. He said that he would be hard pressed to send people farther than our neighboring counties, but the agreement does allow for that.

Vice-Chair Hege asked if we have ever activated the agreement. Mr. Smith replied that, to his knowledge, we have not.

**{{Vice-Chair Hege moved to approve the 2018-2023 Oregon Public Works Emergency Response Cooperative Assistance Agreement. Chair Kramer seconded the motion which passed unanimously.}}**





WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 2

Mr. Smith explained that the Fund Exchange Agreement with the State allows Wasco County to receive their share of federal gas tax funding without limiting expenditures to federal projects. He said it is not always possible to find projects within the County that are federal projects; it is also very costly to perform a federal project. The fund exchange program allows more flexibility and will fund the chip seal program for the year.

Vice-Chair Hege observed that the County receives \$94 of every \$100 of federal funds in this program. Mr. Smith confirmed, saying that it is a bargain due to the fact that limiting expenditures to federal projects is much more costly and difficult with less control.

**{{Vice-Chair Hege moved to approve the Oregon Department of Transportation Agreement #32601 2018 Fund Exchange Agreement for Pavement Preservation in Wasco County. Chair Kramer seconded the motion which passed unanimously.}}**

Chair Kramer asked when chip sealing will begin. Mr. Smith replied that they will be working with City of The Dalles for the first week in June and then will begin chip sealing county roads on June 11<sup>th</sup>.

Vice-Chair Hege asked how the traffic count is going for Dell Road. Mr. Smith responded that so far he would say that the counts may have been overstated by residents but he is leaving the counters in place through the Memorial Day weekend to get a good sampling. Vice-Chair Hege asked if there is a difference from one end of the road to the other. Mr. Smith replied that there is.

**Discussion List – DEQ Grant Amendment**

Codes Enforcement Officer Chris McNeel explained that they have requested to extend the deadline for the grant. He said that there is still \$11,000 left that he would like to be able to use. He added that DEQ had fast-tracked the request and provided an amendment (attached) to allow for the extra time.

Chair Kramer commented that Jamie Jones at DEQ has been a valuable partner – helping us think outside the box and advocating for us.

**{{Vice-Chair Hege moved to approve Amendment #1 to the DEQ Abatement**

WASCO COUNTY BOARD OF COMMISSIONERS  
 REGULAR SESSION  
 MAY 17, 2018  
 PAGE 3

**Assistance and Recycling Program Grant Agreement 121-17. Chair Kramer seconded the motion which passed unanimously.}}**

#### Discussion List – Broadband Letter of Support

Vice-Chair Hege explained that there is an effort to use the spectrum between television channels – bands that are not being used – to provide broadband services in rural areas. He said that Microsoft is trying to get the federal government to allow use of this spectrum with equipment that searches for the open bands; they already have some pilot projects. He said that the technology, not yet perfected, can provide service for much longer distances – up to 10 miles from a tower. He added that Congressman Walden is on the committee overseeing this legislation.

**\*\*\*The Board was in consensus to sign the letter and join the coalition to support the use of white space technology for broadband service.\*\*\***

Vice-Chair Hege reported that Century Link, which has received federal funding through the Connect America program, has installed equipment in his rural area that will provide better and faster Wi-Fi coverage. He noted that this was one of their outlined projects for the program.

#### Discussion List – Finance Report

Finance Director Mike Middleton reviewed the report included in the Board Packet. He pointed out that the third quarter 911 phone tax payment has not come in yet and it will soon be time for the fourth quarter payment. Vice-Chair Hege stated that he thought 911 Manager Joe Davitt was to follow-up on that.

Vice-Chair Hege noted that the reconciliations are not in the packet as they have been in past packets. Mr. Middleton replied that he has been concentrating on the budget. He added that it really takes a full month to complete the reconciliations and he will have them for the Board in June.

#### Discussion List – VOCA Grant Agreement

Ms. White explained that Victims Assistance Coordinator Judy Urness could not be at today's meeting and therefore provided the memo included in the packet. She said that this grant formalizes the payment for legal and counseling services through the Victims Assistance program. She reminded the Board that Ms. Urness presented to the Board earlier this year regarding the service providers for this

WASCO COUNTY BOARD OF COMMISSIONERS  
 REGULAR SESSION  
 MAY 17, 2018  
 PAGE 4

program, one of which is HAVEN.

**{{{Vice-Chair Hege moved to approve the 2018-2019 Oregon Department of Justice Victims of Crime Act Support Services and Training Non-Competitive Grant Agreement between the State of Oregon and Wasco County. Chair Kramer seconded the motion which passed unanimously.}}}**

**Discussion List – NORCOR Updates**

Youth Services Director Molly Rogers reported that the State has lifted their sanction on sending OYA youth to NORCOR; hopefully, both Crook and Umatilla Counties will follow suit. She added that the NORCOR budget has passed through their budget committee led by Tyler Stone.

Vice-Chair Hege said that he read an article in the paper about a group proposing to work with NORCOR for additional funding relating to ICE. He asked if they presented to the NORCOR Board. Ms. Rogers replied that they presented a letter which she will share with the Board of Commissioners; the NORCOR Board did not discuss or respond to the letter as yet.

**Consent Agenda – Fee Schedule/1.17.2018 Regular Session Minutes**

Vice-Chair Hege pointed out that the Fee Schedule is usually a public hearing item but this is just recognizing a change in State fees. He commended County Clerk Lisa Gambee for proactively noticing the change. He said that he had a constituent complain about the increase and he was able to tell him that it is not the County increasing the fee.

Ms. Gambee said that the fee is assessed on almost every recorded document and has gone from \$20 to \$60 which means that the total cost for the first page of a recorded document will go from \$65 to \$105 on June 4<sup>th</sup>.

Vice-Chair Hege asked if we have and any money distributed in Wasco County through this program. Ms. Gambee replied that it is her understanding that there has been some but there is a shortage of developers who want to construct low-income housing.

**{{{Chair Kramer moved to approve the Consent Agenda. Vice-Chair Hege seconded the motion which passed unanimously.}}}**



WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 5

Ms. Gambee reviewed the election report noting that there was a 37% turn-out and there are 56 ballots under review. She announced that Vice-Chair Hege has been re-elected for another 4-year term; Commissioner Runyon will be replaced by Kathy Schwartz in January. She pointed out that the White River Health District tax option vote was so close that it will likely trigger an automatic recount.

Vice-Chair Hege observed that the Rotary Club does a great job collecting ballots on Election Day, adding that people love them. Ms. Gambee agreed and added that voters can turn their ballots in to any county elections office in the state; those ballots will be forwarded to the appropriate elections office.

**Agenda Item – Comprehensive Plan Updates Public Hearing**

At 2:00 p.m. Chair Kramer opened a hearing for the PLALEG-16-08-0001 review of a recommendation made by the Wasco County Planning Commission to approve amendments to the Wasco County Comprehensive Plan primarily relating to policies and implementation strategies for Citizen Involvement and Land Use Planning. Amendments also include the adoption of a new format for the plan and relate to work tasks #1 and #2 of Wasco County's Periodic Review to update the Comprehensive Plan. He went on to explain the procedures to be followed at the hearing.

Chair Kramer asked:

Does any Commission member wish to disqualify themselves for any personal or financial interest in this matter? There were none.

Does any member of the audience wish to challenge the right of any Commission member to hear this matter? There were none.

Does any member of the audience wish to question the jurisdiction of this body to act on behalf of Wasco County in this matter? There were none.

Chair Kramer noted that at the May 2, 2018 hearing the Board had asked for clarification regarding the buffer zone for notifications. Long-range Planner Kelly Howsley-Glover replied that those are not part of this document but could be addressed in the County's Land Use Ordinance; it does not impact this decision in any way. Vice-Chair Hege asked how many chapters there are. Ms. Howsley-Glover stated that there are 14 chapters with some introductory language and

WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 6

appendices.

**{{{Vice-Chair Hege moved to approve Ordinance 18-002 in the matter of the Wasco County Planning Commission's request to approve proposed periodic review legislative amendments to update the Land Use and Development Ordinance related to citizen involvement and Land Use Planning Goals, Chapters 1 and 2 of the Wasco County 2040, the Comprehensive Plan (file Number PLALEG-16-08-0001. Chair Kramer seconded the motion which passed unanimously.}}}}**

Chair Kramer closed the hearing at 9:37 a.m.

Vice-Chair Hege observed that the Comprehensive Plan is being updated in stages and asked when the next piece might be coming to the Board for consideration. Ms. Howsley-Glover responded that the next update will be a simple one and should come to the Board sometime this fall.

Ms. Gambee stated that the Netflix documentary has generated a lot of interest in that era. Ms. Howsley-Glover and GIS Analyst Jaime Solars found a book of photographs relating to that era. They have scanned that in and she has posted it to the County website. She commended staff for their initiative.

#### **Agenda Item – Youth Services Grant Application**

Ms. Rogers said that Mr. Stone had forwarded to her an opportunity for this grant. She stated that it is a good opportunity for our community and NORCOR; she is asking permission to submit an application for the grant – the deadline is May 24<sup>th</sup>. She went on to say that it is a \$650,000, 3-year grant with a 25% match requirement. She said that the grant would support 2.5 full-time employees – a juvenile case manager for NORCOR, a half-time transition specialist for schools and a community mentor to help juveniles navigate the system successfully. She said that partners will include the Next Door, Center for Living and North Wasco County School District 21.

Mr. Stone added that this will help lead to some of the improvements recommended in the Mel Brown Report. He commended Ms. Rogers and the committee for taking the lead to move these initiatives forward. Ms. Rogers stated that Paul Lindbergh is writing the grant for us through our relationship with the Health Council.

WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 7

**\*\*\*The Board was in consensus to support Youth Services application for the OJJDP FY 2018 Second Chance Act Ensuring Public Safety and Improving Outcomes for Youth in Confinement and While Under Community Supervision Grant.\*\*\***

**Agenda Item – Youth Think Conflict of Interest Statement**

Ms. Rogers explained that at least three years ago the County began programs based on trauma informed care and emotional literacy. Through those efforts, we invested in work being done by Dr. Ann Corwin for the evidence-based program Pocketful of Feelings, which was introduced in daycares and early learning programs. She went on to say that the partnership dissolved and Dr. Corwin wanted to step away from driving the program. Dr. Corwin had developed a relationship with Prevention Coordinator Debby Jones and encouraged her to take over the business to keep it going. The County wants to continue the program but purchasing the materials from Ms. Jones creates a conflict of interest.

Ms. Rogers went on to say that they went out to bid and received only one response, although there were two other related responses – one inquiring about our program and one providing a link to more information. She stated that Ms. Jones was excluded from the process of posting the bid and reviewing responses. Ms. Jones is the sole provider for this program which has proven to be successful in the community. Ms. Rogers said that she has worked with County Counsel to navigate this process with integrity.

County Counsel Kristen Campbell said that she is satisfied with the approach and process; we have been transparent at every step.

**\*\*\*The Board was in consensus to sign the letter acknowledging the conflict of interest in purchasing the Pocketful of Feelings materials from County employee Debby Jones.\*\*\***

**Agenda Item – Transportation Update**

MCEDD Deputy Director Jessica Metta stated that they are applying for a grant to develop a 20-year transportation plan. She stated that STF funding will be used as a match to this grant. She said that in conversations with ODOT, the granting agency, it was determined that the process would be cleaner with Wasco County as the grant applicant. She stated that she is asking for a resolution or letter of support from the County for the grant.



WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 8

**\*\*\*The Board was in consensus to provide a letter of support for the application, prepared by MCEDD, to Oregon Department of Transportation and Growth Management Program Grant to support the development of a Wasco County Transit Development Plan.\*\*\***

Ms. Metta said that she would draft the letter and send it to Ms. White.

Further discussion ensued regarding the rebranding of Link system vehicles. Ms. Metta reported that they have applied for a PUD grant to complete that project. She added that they have received a grant from Pacific Source and will be able to offer free transportation to the Saturday Farmers Market throughout the summer.

Vice-Chair Hege asked if they have talked about connecting services to other areas. Ms. Metta said they plan to have a regular route through the City of The Dalles. They will make sure that they work in conjunction with CAT routes to maximize service to the public.

Mr. Stone reported that the Transportation Advisory Board has been pretty focused on looking at regional transportation needs. Ms. Metta added that they are targeting what they feel are the best places for stops – the Transportation Center, the College, downtown, shopping areas, etc. She said they want to create a reliable schedule. She stated that 1 % of the funds are to support transportation of youth mostly high school aged but with the Link, they have seen a need to provide transportation support for elementary and middle school afterschool activities.

Chair Kramer called for a recess at 2:37 p.m.

The Session reconvened at 2:50 p.m.

#### **Agenda Item – Enterprise Zone Redesignation**

MCEDD Executive Director Amanda Hoey said that the current Enterprise Zone designation sunsets on June 30, 2018. She reported that they have had conversations with communities throughout the county for joint sponsorship of the zone. She said that they are looking for the County's approval through a resolution to co-sponsor the zone. She added that the resolution has been modified to include the Port of The Dalles as a co-sponsor. She said that all the other co-sponsors are on track to sign on to the program.

WASCO COUNTY BOARD OF COMMISSIONERS  
 REGULAR SESSION  
 MAY 17, 2018  
 PAGE 9

Vice-Chair Hege asked if each entity will be involved based on their jurisdiction. Ms. Hoey replied that in terms of decision-making, it will be based on jurisdictional boundaries.

Enterprise Zone Manager Matthew Klebes said that he presented to the City of The Dalles this week which concluded with their adoption of the resolution. Ms. Hoey noted that there is language in the resolution that responds to the taxing districts' request to consider the long-term impact of tax abatements. She said that she appreciates the County staff's assistance with the legal descriptions for the jurisdictions being included in the requested enterprise zone.

Vice-Chair Hege asked where the district language could be found in the resolution. Ms. Hoey referred him to item #7, commenting that it would likely only come into play for long-term abatements. Vice-Chair Hege commented that the language is very broad and the negotiating team has always taken those impacts into consideration.

Mr. Klebes pointed out the option for hotel, motel and event destinations. He said that the methodology for determining the zone boundaries was to identify areas that are zoned for industrial and commercial use.

Further discussion ensued regarding the requirements for designation and the chances of approval. Mr. Klebes stated that they have made their best case and based on trends, believes this may be the last time we will qualify for the designation.

**{{Vice-Chair Hege moved to approve Resolution 18-007 requesting State designation of the Wasco County Joint Enterprise Zone; describing the Enterprise Zone area; providing for local incentives and establishing a certification fee; allowing exemptions for hotels, motels and destination resorts; describing Zone management; and designating Zone managers. Chair Kramer seconded the motion which passed unanimously.}}**

**Agenda Item – MCCFL Construction Project Funding**

Mr. Stone stated that well over a year ago, Mid-Columbia Center for Living approached the County to be the sponsor for a CDBG Grant to construct a new mental health facility in The Dalles. The County agreed and was awarded \$2 million in support of the project. He pointed out that \$2 million is not enough to



WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 10

complete the project; MCCFL sought additional funding sources including their own reserves and a bank loan. It took some time before the project went out to bid and bids through two RFP processes came in higher than the amount budgeted for the project. The MCCFL Board decided to move forward at the higher cost and seek additional funding. The County accepted the bid and signed a contract. Five days prior to breaking ground, US Bank pulled their \$1.5 million loan which put the project in jeopardy and left Wasco County, as grant sponsor, in a precarious position.

Mr. Stone went on to say that the County is responsible for seeing the project through construction and the first five years of use as a mental health clinic. Should the project fail, the County will be responsible for paying back any CDBG funds expended and contractor fees. He said that these circumstances also offer us an opportunity to support the project through a loan to MCCFL at the same rate of interest offered by the bank which would be a rate of return more than double what the County is currently receiving through LGIP investments. He said he would suggest filling the entire funding gap with a loan for up to \$2.25 million. He said that the proposed loan is for 10-years with a 20-year amortization; a balloon payment would be due at the end of 10-years. He pointed out that some of the money in reserves is from the Enterprise Zone funds and this would be an appropriate use of those dollars as the community has a high need for mental health services. He went on to say that although he does not want to get into the business of making loans, he recommends seeing this project through to completion – we are responsible for this project and there were extenuating circumstances.

Mr. Middleton explained that the bank pulled the loan as they were looking for a non-profit entity rather than a government entity. In addition, MCCFL spent down some reserves and beginning fund balance which raised their loan risk. He stated that while there is risk, it is minimal. He said that the County is already committed to providing this service. He noted that MCCFL can pay off the loan earlier should they be in a position to do so. He pointed out that MCCFL will be paying less in debt service than they are currently paying in rent. Mr. Stone added that this also keeps us in second position for any legal claim, behind the CDBG program.

Ms. Campbell stated that she is working her way through the loan document; the document sent to the Board is a draft version and will need more work and review by the MCCFL attorney and Board. She said that it does represent the basic

WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 11

structure proposed for the loan which will be secured by a trust deed.

MCCFL Executive Director Barbara Seatter thanked Wasco County for this opportunity. She said had this option been on the table at the outset of the project, it would have been her preferred path. She observed that Mr. Stone had not really wanted to be involved in a CDBG project but has been all in and a major champion of the project. She said that this is a good opportunity; she could not ask for a better partnership.

Mr. Stone said that estimating the interest, it should total just under \$900,000 over the term of the loan.

Vice-Chair Hege pointed out that even if US Bank had not retracted, Wasco County would still be on the hook as we are part of MCCFL. He said that he believes MCCFL is also pursuing a loan through Columbia State Bank and asked the status of that process. Ms. Seatter responded that the bank is still in their review process.

Vice-Chair Hege said that the County could lose interest income should the LGIP rate go above 4.5%. Ms. Campbell replied that she and Mr. Stone have talked about that and she has already added language that sets the rate at 4.5% or the LGIP rate – whichever is higher.

Vice-Chair Hege said that the Board only recently received the draft agreement but it seems to be in line with what we need. He said that no matter who makes the loan, the County is still responsible for the project. He said it is important to note this is a facility that will serve the citizens of the region. It will be a great facility with needed services in an appropriate environment supporting a higher level of service. Ms. Seatter added that it will also be more efficient to have all the services at one location rather than the current model of four different locations. She said she believes it will encourage more people to come for services.

Vice-Chair Hege went on to say that MCCFL has other assets in Wasco County which could be sold if necessary. He said that would be worst case but it does offer security.

Chair Kramer commended Vice-Chair Hege for his work on the MCCFL Board of Directors saying that mental health is a national concern; we would be remiss if we did not take this opportunity to be a full partner. He said he likes the idea of using

WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 12

the dollars from the enterprise zone to further a project that will benefit the community.

Some discussion ensued regarding how to move forward. Vice-Chair Hege asked if his position on both the MCCFL Board and the Board of County Commissioners presents a conflict. Ms. Campbell noted that his position on the MCCFL Board is as a representative of Wasco County and he is not receiving any financial gain from the loan. She said that his statement serves as a declaration of possible conflict and she is comfortable with him participating in this decision.

Mr. Stone suggested that rather than approving the loan document which is not yet finalized, the Board could consider approving a loan for up to 2.25 million with legal review and authorization for the Administrative Officer to sign the loan document.

**{{{Chair Kramer moved to authorize a loan of up to \$2.25 million to Mid-Columbia Center for Living for the CDBG construction project in our community and further moved to authorize the Administrative Officer to sign the loan documents pending legal review and the provision of the final documents to the Board of Commissioners for informal review. Vice-Chair Hege seconded the motion which passed unanimously.}}}**

At 3:32 p.m., Chair Kramer recessed from the regular session and opened an Executive Session pursuant to ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. He instructed the press that to not report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced.

The Regular Session reconvened at 3:48 p.m.

Ms. Brewer asked what kinds of things can be brought to the Board in Executive Session. Ms. White directed her attention to the footer of the agenda which lists all acceptable basis for an executive session; she said she could provide more detail after the meeting concluded.

Chair Kramer said he would like to have further discussion with the full Board regarding the value of our in-kind contributions to North Central Public Health



WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 13

District. He asked what level of information Vice-Chair Hege would like to have to support that discussion. Vice-Chair Hege responded that he has seen the budget notes regarding the services and would just like to have the detail to support that.

Chair Kramer adjourned the session at 3:53 p.m.

<b>Summary of Actions</b>
---------------------------

**MOTIONS**

- **To approve the 2018-2023 Oregon Public Works Emergency Response Cooperative Assistance Agreement.**
- **To approve the Oregon Department of Transportation Agreement #32601 2018 Fund Exchange Agreement for Pavement Preservation in Wasco County.**
- **To approve Amendment #1 to the DEQ Abatement Assistance and Recycling Program Grant Agreement 121-17.**
- **to approve the 2018-2019 Oregon Department of Justice Victims of Crime Act Support Services and Training Non-Competitive Grant Agreement between the State of Oregon and Wasco County.**
- **To approve the Consent Agenda as presented – Fee Schedule Update/1.17.2018 Regular Session Minutes.**
- **To approve Ordinance 18-002 in the matter of the Wasco County Planning Commission's request to approve proposed periodic review legislative amendments to update the Land Use and Development Ordinance related to citizen involvement and Land Use Planning Goals, Chapters 1 and 2 of the Wasco County 2040, the Comprehensive Plan (file Number PLALEG-16-08-0001.**
- **To approve Resolution 18-007 requesting State designation of the Wasco County Joint Enterprise Zone; describing the Enterprise Zone area; providing for local incentives and establishing a certification fee; allowing exemptions for hotels, motels and destination resorts; describing Zone management; and designating Zone managers.**
- **To authorize a loan of up to \$2.25 million to Mid-Columbia Center for Living for the CDBG construction project in our community and further moved to authorize the Administrative Officer to sign the loan documents pending legal review and the provision of the final documents to the Board of Commissioners for informal review**

WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
MAY 17, 2018  
PAGE 14

**CONSENSUS**

- **To sign the letter and join the coalition to support the use of white space technology for broadband service.**
- **To support Youth Services application for the OJJDP FY 2018 Second Chance Act Ensuring Public Safety and Improving Outcomes for Youth in Confinement and While Under Community Supervision Grant.**
- **To sign the letter acknowledging the conflict of interest in purchasing the Pocketful of Feelings materials from County employee Debby Jones.**
- **To provide a letter of support for the application, prepared by MCEDD, to Oregon Department of Transportation and Growth Management Program Grant to support the development of a Wasco County Transit Development Plan.**

Wasco County  
Board of Commissioners

\_\_\_\_\_  
Steven D. Kramer, Board Chair

\_\_\_\_\_  
Scott C. Hege, Vice-Chair

\_\_\_\_\_  
Rod L. Runyon, County Commissioner

## Appendix F – Roadshow minutes

## WASCO COUNTY 2040 Roadshow

**May 30, 2018  
5:30pm  
Dufur City Hall**

**Members present: Vicky Ashley, Lynne McIntire, Brad DeHart, Mike Davis**

**Staff present: Kelly Howsley Glover, Riley Marcus**

**BOCC present: Scott Hege**

**Audience Count: 11**

**CALL TO ORDER (5:30pm):**

**Long Range Planner Kelly Howsley Glover** called the meeting to order. Howsley Glover then gave introductions, went over the agenda for the meeting, and presented the Wasco County 2040 PowerPoint presentation.

Please see **Attachment A** for Planner Howsley Glover's presentation.

**Topic 1 Discussion/Water Conservation:**

Attendee asked if the Wasco County concerns are surface or well water related and Howsley Glover stated that it was both. The attendee stated that he thought the amount of wells, how deep they go, how they affect aquifers, needs to factor into these concerns. Howsley Glover then asked how they thought that this could be implemented into our plans. The attendee stated that it is expensive and that one of the hardest things is getting the water up out of the ground. I see people purchasing land with the intention of developing it and then not realizing that there just is not water in that location. Vicky stated the idea of collecting rain water or regulations or incentives for residential development for catching rain. She gave the example of rain in Hawaii and that's how they receive their water. Another attendee stated that residential areas such as Portland use bio swales. Another audience member suggested irrigating only in the evening instead of during the day. During the day causes evaporation issues. Several audience members suggested education on water for this area and how this could be the best strategy. Vicky stated that there should be incentives to discourage putting in grass and watering it, such as putting in more native plants and "rainscaping". Another attendee stated that for residentially zoned areas that water is already regulated for the state and that it is heavily regulated for residential uses however, when the use is agriculturally related, there is not much regulation. He stated that you can flush a lot of toilets for what a privy uses. He also stated if Wasco County was able to regulate water that is going to be taken out of the ground, and it was

stated that yes, this is one of the responsibilities of the Watermaster. And that in the past he had cut off the amount of irrigation water that was being used by an attendee in the Dufur area. Another audience member brought up the fact that in the Redmond area, water is more regulated and they liked that example of a successful program.

## **Topic 2 Discussion/Economic Development:**

One of the public attendees stated that they wanted to see more encouragement for maintaining natural resource protection for the sake of agrotourism, since that was the industry that he was in. Another attendee stated that the problem is that the forests are not well maintained and that this is the reason as to why the fires last year burned for so long and that having strategies to encourage some kind of forest operations within these zones with more regulations might help. Another member of the public stated that within Moro County there is a designated ATV park, with specific trails, campsites, gas, store, etc that brings a use to these lands and also encourages tourism. Another audience member followed this up with stating that the state of Oregon allows mobile home parks for economic development.

Another audience member wanted us to envision that Wasco County had a wall built around it and what would it look like. Stated that were mills that existed, looking at if Wasco County could support itself, develop things that we need here and not having to drive to Portland to get something, and that we instead make here. Alternative housing, and accessory dwelling units, looking at potentially other ways to house folks then the standards single family dwelling, could be transfer development rights. Labor housing development can be pretty expensive, maybe ways to transfer these rights instead to urban areas. Flexible minimum parcel size and where we can put more housing into Wasco County to ensure adequate housing where housing would be allowed. Is there any thought about transportation infrastructure? Wasco County have a Comprehensive Transportation Plan, would encourage us to look at that as an issue. Transportation Systems plan from 2009, that we would love to update. Hege stated that there is a transit group in The Dalles, more money from a transportation bill that passed. Group that is looking at that sometime in 2019 for one fixed route system in The Dalles. Hege also stated that there are two ATV parks that are already located within Wasco County. More beneficial to encourage private companies instead of public companies for economic development? Kelly stated that one of the ways that we think about transportation planning is that it really works when you have dense population centers, and in Wasco County we traditionally have tried to keep development in the incorporated areas so that they have better access to services and infrastructures. Howsley Glover stated that maybe we include Implementation strategies to increase populations in the rural areas. One attendee asked questions about home based occupations, and how these are allowed in most zones in the County. This does not apply to commercial operations in conjunction with farm uses. How would you classify someone with a minor or major home occupation? Kelly stated that this depended a lot on the amount of people and interactions, that there is a certain threshold that may push you over. Does it reflect the size of the parcel that you are doing it on. State law and is not unique to Wasco County. Want to encourage home based occupations. Is Oregon a Right to Work state? All laws repugnant to that state are / I have several Supreme Court cases here. IS forest land being addressed in this plan, we have marginal lands that are not prime forest or farm lands, just are marginal, so they would be better for a use for housing whether it be 20 or 30 acre parcels because they do not meet the standards. Kelly responded that we have Farm dwellings, lot of records, non-farm dwelling. In 1985 the state

mandated that all counties zone their property or that the state was going to do that for them. So what happened are maps that came out on tables and no one inspected the lands to see if they were prime lands or not. So some people got stuck with properties that were marginal or too steep, or south facing, nothing will grow so do not reforest, but still stuck with the same paint brush that has the f in front of it. Kelly stated that agriculturally zones have been protected since the 50s in Wasco county, deliberate effort with comprehensive plans to protect not just forestry or farm but watersheds in addition. Wanted to know if we are doing anything for marginal lands and Kelly stated we are not specifically looking at individual zones, but at policies. Attendee stated that he was located in a zone with marginal lands that there was no use available and wanted to fix this.

### **Topic 3 Discussion/Land Use Planning Incentives:**

Howsley Glover asked how do we make land use planning less scary? Any ideas about that? The audience member asked if the rules are set in concrete, for example, if her project is not a listed allowed use in the ordinance. Is there a variance process? Typically is to property development standards and not uses. The uses that we can allow are set by the state. There are things that we can opt out of however, if they say that we cannot permit it, we cannot permit it. Equity seems to be an issue and are asking for projects to be treated equally. Example was people tattling on their neighbors for code compliance issues and that that can create a hostile environment. Complaints are better than nothing, but the idea is that what is the percentage of me getting caught? Do I live far enough off the main drag where no one can see it or nobody cares.

### **Topic 4 Discussion/Agri-tourism:**

Attendee would like an example of agrotourism, it's not the fruit loop, so not farm stands, which we can allow, farm-to-table dinners, weddings are typically in conjunction with wineries, etc which would not be agrotourism. Fire danger in association with more people from grotourism. This is not saying I just want ten kids to stay on my ranch, such as a dude ranch, we have a provision for this which would be farm ranch recreation. CROP – Crooked River outdoor – 2 events, maybe 250 people, lived off a state highway, and we could barely get 75 people twice in one year. Corn maize or pumpkin patch is the only way that the agrotourism works. Another attendee stated that he thought we should expand the definition of agrotourism and encourage it. Kelly stated that a lot of people do not want this within their areas, for example, allowing agrotourism with minimal restrictions, basically what is now in state law. Or have the ability to add restrictions, addressing traffic or noise for example, one popular idea pitched to us was only allowing it in certain areas of the county as it does conflict with agricultural uses that are happening. Or not allow for any agrotourism at all, except for what we are already allowing. Option 3 was expressed as a bad idea as land changes hands and is leaning towards more minimal restrictions. Which of these choices would be Pioneering Pathways to Prosperity? Suggestion to go a step above and include incentives for agrotourism, not just allow but encourage. Howsley Glover gave the example of Travel Oregon pushing agrotourism hard in 2016, but county did not really yet have a way to allow for it. Public attendee talked about his scenario again and EPD 8 for winter elevation range and how that overlay is super restrictive, only allowed to watch grass grow. Need to allow people to be innovative and come up with creative ideas. Appreciate the new staff and how it no longer is just “no”, breath of fresh air that you are open to input. Roy spoke about notifications and how the county gives none, and then how travel Oregon called them



wanting photos of their property for passports for tourism. We went to one of eight and no one else of this eight knew that it had happened (Travel Oregon) needs better outreach.

Measure 56 notice contains very specific language that we sent to all property owners in March of 2017, typically for legislative changes. Pre-notices or Notice of Decisions, required by law, are buffer related/ within a certain distance. Looking at ways to expand these buffers, working with commissioners, board to expand, and come up with solutions.

#### **Open to other questions-**

*Question:* comment from Hege, part of these ordinances are being adopted, continuing that pace. Periodic review is not adopting all at once, this is developing work plan, those all get adopted individually and they go through the hearing process. Grouping together based on where they may land within the certain land use planning goals. Have to take all of this to planning commission and then to the board. So for example, the 2018 materials may be updated in the 2019 time frame.

*Question:* What happens when we get to 2019 or 2020 and we find something we want to adopt or change impacts something that we approved the previous year?

Likely be making other types of updates that are not on this work plan, does not mean we cannot go back and change. Only restriction on time is that we have a three year time from February when we officially enter period review, it is not a one and done.

*Question:* What do you mean by urbanization?

Urbanization can relate to the types of cemetery systems areas use, also related to urban growth boundaries. Who determines the urban growth boundaries? The communities created the boundaries but the state is who determines if need to expand. In order for economic development to be viable, need to increase the population based, not just tourist based, has to be year round, not seasonal.

*Question:* Will Wasco County be addressing senate bill 1051, state passed for affordable housing, ex mother in law housing, accessory dwelling units. Went through a modification for urban areas and rural urban areas. We anticipate this issue coming up again, we have heard from folks that the way we live now is different from the way it was 30ish years ago.

*Question:* template test. Wasco County does not use the template test, can we add this?

In our comprehensive plan now that we deliberately do not want this, but if it is something that people in the county really want, we can look at it, only allowed within forest zones.

Is there some type of limitation of how long that this can go on for?

Yes, there is criteria to it.

(7:34pm called to close, addressed meeting in Mosier tomorrow, and the following meetings coming up)

**WASCO COUNTY 2040 Roadshow**

**May 30, 2018**

**5:30pm  
Dufur City Hall**

**Members present:**

**Staff present: Kelly Howsley Glover, Angie Brewer, Brent Bybee, Vicki Ashley**

**CALL TO ORDER (5:30pm):**

**Long Range Planner Kelly Howsley Glover** called the meeting to order. Howsley Glover then gave introductions, went over the agenda for the meeting, and presented the Wasco County 2040 PowerPoint presentation.

Please see **Attachment A** for Planner Howsley Glover's presentation.

**Topic 1 Discussion/Water Conservation:**

- Education on native plants and waterways
- Residential water education
- Collecting water for fire out of fire districts
- Benchmarking globally for similar landscapes
- Bringing crops into the area that preserve water
- Technology advances allowing for better preservation
- Protect wild and scenic rivers as much or more
- Preserve property owner rights over visitor/tourist rights
  - o Balance the rights between the two
  - o Balance innovation
- Water used for crops should be analyzed and continued to be reduced
- Vegetation such as juniper should be controlled to reduce water loss

**Topic 2 Discussion/Economic Development:**

- Less than 1% of food eaten in the gorge is from the gorge
- Flexible minimum parcel size will allow for specialty crops to be sold locally
- Monocrops are dangerous for communities to do well
- Healthy economic system will be built off of food infrastructure
- Attract small farmers with small farm plots
- Stable farming structure will build stable tax base and local income that stays in the community
- Development criteria are inhibiting farm structure development
- Innovative criteria needs to be in place for innovative farming practices
- Look up Kaiser property about greenhouse restriction
- Water restrictions from the state are limiting farm practices.
- Water is wasted on filtering city water instead of agricultural uses
- Water rights should be able to be utilized on their own property as they please.
- Aquaponic fish growing, for fish production

- Restrictions on farm help dwellings in the forest zone
- More recreation possibilities for forest zones
- Encourage forestry activity and not worry about conflicts.
- Land that is zoned forest may not necessarily be forest from a ground point of view vs aerial map.
- Environmental Overlays are restricting development
- Visual map of possible activities for each zone

Topic 3 Discussion/Land Use Planning Incentives:

- Fee is waived if something was denied
- Workshops for difficult topics

Topic 4 Discussion/Agri-tourism:

- Race rally is disruptive to neighboring land owners
- Limitation on OMG events in the forest zone are too much
- Minimum restrictions in the beginning
- Utilize abandoned buildings for tourism

## WASCO COUNTY 2040 Roadshow

June 5, 2018

5:30pm

Columbia Gorge Community College

**Members present: Rod Runyon****Staff present: Kelly Howsley Glover, Riley Marcus, Angie Brewer****CALL TO ORDER (5:34pm):**

**Long Range Planner Kelly Howsley Glover** called the meeting to order. Howsley Glover then gave introductions, went over the agenda for the meeting, and presented the Wasco County 2040 PowerPoint presentation.

Please see **Attachment A** for Planner Howsley Glover's presentation.

**Topic 1 Discussion/Water Conservation:**

Concerns about water quality and water availability. Is there a need/ desire for a separate Water Conservation Plan? Kathy Schwartz asked what the most common hot buttons were for water. Howsley Glover stated that so far in this round of roadshows, it seems that the biggest factor was education. She stated that for example the time of day that some farmers were watering had been mentioned as an issue; in that watering in the early morning or at night is better for water conservation as it reduces evaporation. Howsley Glover stated that further concerns have been addressed at the counter level, in regards to new farm uses or marijuana. Carrie asked us about the Soil and Water Conservation District, and if we had worked with them to determine how the overall water sources were doing. Rod Runyon mentioned that marijuana farming surrounding other farm uses leads to concerns about the amount of water being used. Audience member stated that she thought no development could occur in the Forest zones, and Kelly stated that there are a limited amount of permitted uses in that zone. The current Comprehensive Plan eliminated template tests, and that some people have stated that they want to this changed. Lot of Record is an allowed use, in addition to Large Tract dwellings. These are allowed uses per state law for forest zones. Sheila asked if we would be better addressed fire issues and Howsley Glover stated that in a few years we will be addressing Natural Hazard planning and wildfire would fall into that category. Sheila stated that water is a huge problem in the Seven mile area.

**Topic 2 Discussion/Economic Development:**

Kathy Schwartz asked what are some of the things that people come to the counter for in terms of recreation or tourism. Howsley Glover stated that things such as biking or bike trails, or conflicts with bicycles, hunting or fishing services, rafting, Bed and Breakfasts, etc. Sheila asked about camping and campgrounds and how concerns for this need to be addressed as people wander off a lot of time from the

campsites or get lost and often times have been shown to start fires on accidents. The fire danger within this area are high, keep economic development out of forest zones, or areas with very narrow or dangerous roads. Wildlife impacts and how more people in these areas could impact them. Another audience member stated that the conflict between Seven mile and bicycles and how it is only a matter of time before there is an accident. Mountain biking and going off-roading you probably have a lesser chance of conflict. Similar to Hood River county and Eastside drive and the problems surrounding that, and how that road is not really even used for agricultural uses. Stated the issues of not really having shoulders on some of these roads. Howsley Glover stated that the purpose of roads are multimodal and that we do not really have the power to regulate this. Sheila mentioned the Town to Trails and “wiking” and how this encourages tourism and more people but it’s more located off of the paved roads and also brings in economic development. Angie Brewer asked about infrastructure and the ideas that people would like to see. Audience member stated that the Public Works member is already stretched thing. Howsley Glover asked about housing availability and if housing tied to economic development could be something land use planning could be used to improve. Howsley Glover stated the example of Accessory Dwelling units, and how right now we do not have a way to permit this, and how this could be changed in the future; any alternative dwelling types. We know that our farmers are aging and we want to know what the best type of succession plans may be. Phil stated that flexible lot sizes for agriculture may be one strategy; agriculture has changed quite a bit in the last few years. Provisions for labor housing in Wasco County and how they could be updated. Sheila asked what value added product may be; wine, wool, etc. Carrie stated that looking at existing rural service areas and looking to see if they have the tools to move forward and be successful, trying to better help the communities throughout the county. Kathy asked again about cycling and how these issues are only going to get worse as the population increases; she wanted to know our thoughts about what we could do. Howsley Glover stated that looking for opportunities for public facilities for restrooms, garbage, and education. Education for the cyclists on how to be more road savy and educating the out of the area cyclists, and how they can be better responsible visitors. Carrie stated that may be a great partnership with Travel Oregon, MCEDD, and chamber, and how designating the scenic byway in south county may help reduce the traffic from some of the roads largely used for agricultural purposes.

### **Topic 3 Discussion/Land Use Planning Incentives:**

- Transfer development rights
- reduced fees for voluntary compliance or upgrades (retrofitting buildings, wildfire protection measures, etc)
- Waived pre-app fees for complex projects
- expedited permitting for priority projects

Phil asked what our definition of a complex or priority project would be. Howsley Glover stated that whatever we identify as being a priority in the Comprehensive Plan, or something that takes us a large amount of time. Phil asked if transfer development rights included other entities. Howsley Glover stated yes, that usually it would transfer to a rural service area or to a city. Example purchasing development rights, stated Deschutes county as an example a few years ago, La Pine.

**Topic 4 Discussion/Agri-tourism:**

Definition of agri-tourism: are commercial events and activities that are usually related to and supportive of agriculture. Must be incidental and subordinate to an existing farm use.

There is a list of agri-tourism restrictions that regulate items such as hours of operation, the number of people, length of event number of vehicles, etc. These are separate from outdoor mass gatherings. Have the potential for additional restrictions such as setbacks or number of events per month, require a list of all scheduled events in a calendar year, notices, hours of operation, potential noise control, etc. Howsley Glover posed the question of what will happen if we do not approve these added agri-tourism allowances? She stated that the current conditions will continue to happen and that we know within our county there are already a lot of existing violations and that they can only come to us through complaints. Farm stands are a permitted use which do require a permit from our department. Options: allow for all agri-tourism with minimal restrictions, OR allow for agro-toursim with restrictions, OR select sites/ locations where agri-tourism can occur and propose a limited use zone, OR continue to not allow for agri-tourism.

Sheila asked about an overlay zone for allowing it and further restrictions for these zones that could address parking, how facilities might access that property, etc.

Kathy asked how many people are asking for these type of things? Stated that a lot of people were; for example group yoga, goat yoga, wiking, homestays, farm to table dinners, etc. Things that do not include wineries, cideries, etc. The feedback from other communities was to allow it everywhere. Phil stated that by not allowing it at all was setting us up for failure, so that allowing it with restrictions may be our best option. Carrie stated that she feels similarly to a lot of folks, seeing the pros and cons. Want to make sure that large scale agriculture remains our main focus and to not move away from this. But that if there are additional ways for a struggling farmer to make additional income, that it be allowed. Kathy asked if MCEDD is including agri-tourism in any of their plans, and she stated that it was more being addressed as economic development, or how to improve pay or jobs in communities. Mr. Runyon stated that plan is flexible and there will be adjustments as we move forward, nothing is set in stone and that it may be the them or the moment but that it can be changed and why the public input process is so important.

**Open to other questions-**

None.

Howsley Glover concluded her presentation and went over timelines for the next few years.

(7:07 pm called to close, addressed meeting in Maupin on Thursday, June 7, 2018, and the following meetings coming up)

## WASCO COUNTY 2040 Roadshow

**June 7, 2018  
5:30pm  
Maupin Legion Hall**

**Members present: Rod Runyon, Mike Davis**

**Staff present: Kelly Howsley Glover, Riley Marcus**

Head count: 11, not including staff

**CALL TO ORDER (5:34pm):**

**Long Range Planner Kelly Howsley Glover** called the meeting to order. Howsley Glover then gave introductions, went over the agenda for the meeting, and presented the Wasco County 2040 PowerPoint presentation.

Please see **Attachment A** for Planner Howsley Glover's presentation.

**Topic 1 Discussion/Water Conservation:**

Water was the number one topic during the visioning phase of the Wasco County roadshow for updating the comprehensive plan. What are some ways that we can conserve and protect water resources and what are some potential strategies moving forward. The discussion started with Howsley Glover asking the Maupin community as to what their thoughts or reactions were on this topic. Citizen 1 said that the city of Maupin has a spring that serves the town, and they assume that it comes from Juniper Flat. They worry that more wells that require more water uses that it could potentially impact their drinking water. He stated that marijuana growers are not allowed to use irrigation water, so they potentially are drilling more wells. One marijuana grower in the county is purchasing water from the City of Maupin and trucking it out. Howsley Glover stated that typically the Soil Resources Conservation and Soil and Water Conservation District are typically the experts on aquifers and water rights for the area, and that they would be the ones to determine how new wells might impact water overall.

Commissioner Runyon asked if there was any room in the new version of the comprehensive plan to at least reference to these water resource organizations and how they are the experts who should be consulted. Citizen 2 asked how water issues are directly impacting the Deschutes River? Howsley Glover spoke on flood plain issues and how this river is a designated scenic river. These areas typically have more standards for development to avoid impacts on water quality and quantity. In the Deschutes area specifically, applicants usually need to further contact the Oregon Water Resources Department. Citizen 3 asked about setbacks to riparian areas and if we had the potential to increase these. Howsley Glover stated that we did, and right now the setbacks are at the state level. Citizen 4 asked if we increased setbacks would it be county wide or just for certain zones? Howsley Glover stated that typically this is zone related, as certain zones have specific issues and designations. Another citizen asked about algae blooms, and planning staff stated that we were unsure as to how that looks for our area.

Howsley Glover asked about education and if people felt that should be made our priority. Asked who our focus age group was, stated most landowners. Made the example of planting more native plants, or vegetation that might require less irrigation, etc. Majority felt that education is always a good thing.

### **Topic 2 Discussion/Economic Development:**

A citizen asked if the items for this topic on the slide are current policies or if they were ideas for policies that we could add to further enhance or amend policies. Howsley Glover stated either was possible. This citizen then asked about forestry and if there were any innovative uses being proposed for forestry products, such as biomass or bio products. She gave the example of forest health, or forest management and thinning, comes back to active forest management, but then having a use for the remaining products from these activities. Howsley Glover stated that there are two forest zones in our county where the bulk of our forestry occurs, and that both of these two zones are about 60% publicly owned.

Another citizen asked if there was a minimum acreage requirement for specialty crops? The state requirement is 80 acres for non-range land, 160-acre for non-range land and then the opportunity to challenge this if you have high value crops. Mike Davis asked if we could give a comparison on state law or county law, as we typically were more restrictive.

Another citizen asked about the non-farm dwelling provision, and how it allows for non-farm divisions for a dwelling, and usually is on the least productive soils and have to be able to demonstrate that it has never been farmed.

Citizen stated that he wanted for us to be careful so that we do not create another loophole for just residential uses and that we are continuing the agricultural uses in this zone.

A citizen asked as to how do we streamline the process to change the minimum parcel sizes? Howsley Glover stated that we are working on ways to identify areas and soils so that we can better identify the best uses for these areas. We have the potential to look at rezoning in this update. Stated that it is not a one size fits all for the county. Howsley Glover stated that we are going to be doing a deep dive on minimum parcel sizes next year as we want to make sure that we get the language right.

Rod Runyon stated that we are trying to examine the areas where we are more restrictive than the state, evaluate why, and what the purpose of that was for, and if it is no longer up to date, that we adjust it. Citizen stated that he's been hearing discussion that people are wanting to not only grow their own crops, but to also be able to produce their own packaging and do their own transportation, but they are not able to do it because then their use becomes industrial. Howsley Glover stated that this is typically state law but that it is something that she has been looking into.

An audience member asked what are some high value crops for smaller parcel sizes? Howsley Glover stated that there are criteria listed as to which crops qualify and how. Mike Davis stated that he thinks we need to figure out smaller high density crops that are more affordable; however we want to be sure that we are protecting the ground and not eliminating any future agricultural uses.

Another citizen stated that smaller parcel sizes might encourage more water use and more residential use that would result in less water being available. He stated that we need to be more sensitive about these



issues and that he felt strongly that addressing this all within an updated comprehensive plan was a road map to look at these issues in the future.

Howsley Glover agreed, and that we wanted to encourage more innovation and education to preserve water resources, and that we were looking at some ways to encourage using good techniques, stewardship, conservation, etc.

### **Topic 3 Discussion/Land Use Planning Incentives:**

Mike Davis stated that bringing in multiple resources into the same building reduces the amount of time, such as a one stop shop in the planning department building. Also suggested a kiosk to get a permit right then and there to speed up time and reduce staff time, also with an easier interface, and not have to pay staff to do it. Also thought we could incorporate more tutorials into our websites, for example of using short YouTube videos for creating a site plan.

### **Topic 4 Discussion/Agri-tourism:**

EFU zones only. Not relevant to outdoor mass gatherings. Options: allow for agri-tourism with no restrictions, allow for agri-tourism with restrictions, allow agri-tourism only in certain zones (overlays), or continue to not allow for agri-tourism.

Citizen said it does not impact the city of Maupin directly; however he sees how it could be beneficial to allow it with restrictions. Mike Davis stated that maybe we start to allow it with minimal restrictions and see how it works. Traffic, bathroom facilities, and water are things that need to be looked at, but that farmers should be able to have another option to make further money. Citizen asked if this is in relation to what is happening in Hood River with those kinds of “you-pick” farms or the fruit loops. Howsley Glover stated that this was similar, and could potentially be the type of thing that we could be looking at. Mike Davis stated again that this is encouraging tourism but that we still need to look at water and just allow it with minimal restrictions. Another audience member stated that we needed a definition as to what agri-tourism meant, as she felt like there were many different ideas. State level restrictions start when there is an exchange of money for services or items. Mike Davis stated that we needed to start pushing back to the state and how this was similar to Airbnb issues, or HipCamp. Howsley Glover stated that this is one of the issues on the current survey on our website and how we do not currently have any rules yet addressing Airbnb yet.

General consensus was that the majority of the room were for allowing agri-tourism with minimal restrictions.

### **Open to other questions-**

Howsley Glover concluded her presentation and went over timelines and other topics for the next few years.

(7:15 pm called to close)