



WASCO COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR SESSION
DECEMBER 7, 2011

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

At 9 a.m. Chair Holliday called the meeting to order.

Chair Holliday asked if there were any changes or additions to today's Agenda. There were none.

OPEN TO DEPARTMENTS

Fred Davis, Facilities Manager, informed the Board that he received a quote on some work to be done to the County's Old Tenth Street Shop Site. The cost to purchase plastic slats to install along the Tenth Street fence line is \$54.00 per a 10' section of fencing. Davis is estimating that it will cost over \$800.

Tyler Stone, Administrative Officer, noted that the City of The Dalles Code Enforcement Officer did not mention screening in the letter that was received in regards to the Tenth Street Shop Site. He noted that the slats is one way to mitigate the storing of vehicles at the impound location for the Sheriff's Office.

Some discussion occurred regarding installing plastic slats along the fence line at the Tenth Street Shop site and the cost of said purchase. It was noted that this cost was not budgeted in the Facilities Division Budget and there may be a need for a year end transfer if the Department cannot absorb the unanticipated cost of purchasing the slats.

*****It was the consensus of the Board of Commissioners to authorize the Facilities Division to purchase and install the plastic slats along the Tenth Street Shop fence line with the understanding that a year-end transfer may be required***.**

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Davis reported that the electrical work in the IT Room is now completed. Paul Ferguson, Information Services Manager, plans to begin moving the equipment to the new IT Room.

Commissioner Hege noted that QualityLife Intergovernmental Agency (QLife) leases out some rack space. They would like to tour our new data center. He noted that there may be some opportunity for the County to gain some revenue in the leasing of some of this space in our new facility.

Some discussion occurred.

Commissioner Runyon thanked Davis and Gene Scherer for cleaning up the Old Tenth Street Shop site.

Davis noted in closing that the County may be changing our agreement with the management company on the rental house located on the corner of Tenth and Walnut Street.

John Roberts, Planning & Development Director, reported that the Land Conservation and Development Commission (LCDC) will be in town beginning today. The Commission will be touring The Dalles Urban Growth Boundary at 12 p.m. The Commission will then meet with the Columbia River Gorge Commission at 2:30 p.m. and at 3:30 p.m. there is a round table scheduled with the County and the City of The Dalles Planning Commissions.

Roberts stated that there is an open house scheduled in Shaniko on Thursday at 6 p.m. in regards to the wind proposal.

On Thursday, December 8th from 6:30 p.m. to 8:30 p.m. the Land Conservation and Development Commission will be having a get together at the Sunshine Mill.

Roberts noted that the Planning Commission had a meeting yesterday. Both items on their Agenda will probably be appealed to the Board of Commissioners. The Wasco County Planning Commission would like to schedule a one on one meeting with the Commissioners sometime during the month of January, 2012.

Some discussion occurred.

CONSIDERATION of items listed on the Discussion List of December 7, 2011, (Attached as Exhibit A).

Item #1

Commissioner Runyon noted that the Board of Commissioners is invited to the Stronger Economies Together (SET) Program with Mid-Columbia Economic Development District. The first meeting is scheduled on Thursday, January 12, 2012, which is the date for the Department Head Meeting. Commissioner Runyon plans to attend the SET Meeting.

Commissioner Hege stated that he is also planning on attending the meeting on January 12th.

Item #3

Commissioner Runyon stated that he emailed each of the Commissioners the information he received in regards to the National Association of Counties (NACo) Legislative Conference. He feels it is important that sometime in the future that the County attends this conference and that the cost is similar to sending someone back to Washington, DC with the Community Outreach Team.

Commissioner Hege stated that he is tentatively planning to attend the conference. The conference is really targeted towards issues pertaining to the County. There is a whole educational component as well.

Chair Holliday stated that she wants to follow up on the NACo Prescription Drug Program. She feels it would be prudent for the County to do something with this Program since it will not cost us anything.

Stone noted that Hope Vance, Payroll/Human Resources Generalist, has been working on this. There is another program that may be as good as or better than the NACo Prescription Drug Program. He encouraged Chair Holliday to speak to Vance regarding this matter.

Some discussion occurred.

PUBLIC HEARING to consider the adoption of amendments to the Wasco County Comprehensive Plan.

Chair Holliday called the Public Hearing to order.

Chair Holliday went over the procedures for today's Public Hearing.

Chair Holliday asked if there was any member of the Board wishing to disqualify them self for any personal or financial interest in the matter. There was no one.

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Chair Holliday asked if any audience member wished to challenge the right of any Board member to hear this matter. There was no one.

Chair Holliday asked if there is any member of the audience who wishes to question the jurisdiction of this body to act on behalf of Wasco County in this matter. There was no one.

Chair Holliday called on Staff to present the Staff Report.

John Roberts, Planning & Development Director, stated that this planning case has two components; Comprehensive Plan Amendments and Land Use and Development Ordinance and Chapter 19 Amendments. The amendments to the Land Use and Development Ordinance and Chapter 19 are immaterial to today's hearing. The County has separated out the two; both were voted on separately by the Wasco County Planning Commission.

Roberts stated that it was his intent that the Board would receive a very brief report and summary which summarizes the changes to the Comprehensive Plan, (Attached as Exhibit B). He will try to streamline this process.

Roberts noted that the projector is set up if we need it to go over any of the proposed changes to the Comprehensive Plan.

Roberts stated that the Planning Commission discussed these amendments at two public hearings on May 3 and June 7, 2011. They recommended the adoption of the proposed amendments to the Comprehensive Plan on June 7th. Todd Cornett, former Planning & Development Director, did a lot of work on this; he did a great job.

Roberts noted that his Staff Report outlines the findings that are required by State Statutes for us to follow in conducting updates to our Comprehensive Plan. In terms of those requirements regarding public involvement, notifications and other procedures, we feel we have met them all.

Roberts stated that the amendments fell into four categories. The focus of the update to the Comprehensive Plan was between reformatting, energy related amendments, past amendments not incorporated and updating out dated or incorrect language.

Commissioner Hege had a question on Page 2 of the Staff Report. At the bottom of the page it talks about a Board of Commissioners Hearing scheduled on July 6, 2011. A hearing was not held on that date.

Roberts stated that was a mistake.

Jeanette Montour, Senior Planner, stated that was when notification was released to extend the hearing to a date and time to be determined.

Commissioner Hege stated on Page 3, Section 1 (a) it states that the amendments fall into five separate categories, but only four are listed.

Roberts noted that there are four, but what he might present today might be the fifth.

Roberts stated in Attachment A of the Staff Report are the substantive changes. We're updating the numbering of the chapters to actually correspond with the statewide planning goals. All chapters were reformatted to have the same outline; purpose, policies and implementation, and findings and inventories. That is consistent with all the chapters in the Comprehensive Plan. The introduction is just background information.

Roberts noted that one of the most substantive changes is contained in Chapter 3 Land Use Information. The change recognizes the Comprehensive Plan land use designations, which pertains to the general land use designation map. Roberts noted the language that was inserted into this Chapter.

Chair Holliday asked if the map that was developed with the Buildable Land Inventory was incorporated into the Comprehensive Plan.

Gary Nychyk, former Senior Planner, stated that the Buildable Land Study was an analysis that was done by the County, was viewed by the Board but was not adopted as part of the Comprehensive Plan. It is a standalone document.

Roberts noted that the County has crossed referenced the map in the Plan.

Roberts stated that Chapter 4 has a lot of out dated language that referenced Citizens Advisory Groups as our citizen involvement component. The Planning Commission is our official citizen involvement committee. That was changed throughout the document to provide consistency.

Robert noted in Chapter 5 there was language that was eliminated that required the plan to be reviewed and amended every two years. That will probably happen regardless, but we are not committed. There is no state law that requires that.

Roberts stated that Chapter 6 is an important chapter on Ag lands. A lot of detailed background information on the history of the go below; 90% of it was taken out. The Chapter was condensed.

Commissioner Hege had a question pertaining to Chapter 7, Residential Development. He asked if we are only complying with state law.

Roberts replied yes. That gets back to the 1974 date, legal versus not legal.

Commissioner Hege referenced where it talks about minimum lot sizes; 40 and 80 acres. Is that a state law that we cannot allow 40 acres?

Roberts replied in the forest zone that is correct. There is certain criterion that needs to be met or a variance. Typically it is 240 acres.

Roberts noted that Chapter 8 consists of 68 pages. Lots of information; most of it is inventory information. During this process we only received four comments that addressed changes to our Comprehensive Plan; all four comments relate to Chapter 8.

Commissioner Hege noted that Chapter 10 references the Community Wildfire Protection Plan. He wondered if there are any plans to review that specific Plan.

Roberts replied no.

Roberts noted what Chapters 11, 12 and 13 were in regards to. These Chapters were the most outdated Chapters. They attempt to provide good inventories. One of Roberts suggested changes is to give the Department the discretion to update the Comprehensive Plan with data that they got from the 2000 and 2010 Census.

Roberts stated that Chapter 14 pertains to Public Facilities and Services; Chapter 15 on Transportation was the most up to date Chapter; Chapter 16 relates to Energy Conservation. The proposed changes to Chapter 16 were run by the Non-Commercial Energy Advisory Group on March 11, 2010.

Roberts stated of the four comments received; three were from the Friends of the Columbia Gorge and one from Sheila Dooley. All four of these public comments get to the same suggestion or issue dealing with Chapter 8, Statewide Planning Goal #5 Protection of Scenic and Historic Areas and Natural Resources. What they are suggesting was to booster the language in the Comprehensive Plan to propose extending the protection of the scenic areas beyond natural boundaries of four things; Columbia River, John Day, Deschutes and White River. What they are saying is that the Comprehensive Plan should consider the need for protecting more than the buffer, the view shed from these inventory places. The language put forward by the Friends recommends that the County adopt a policy separate from the "Findings and Inventories" that discourages land uses or development near designated scenic areas that would be incompatible with the protected area or detract from the visual character of the area.

Roberts stated that an example would be Whistling Ridge. Roberts is reluctant to incorporate this change into the Comprehensive Plan for two reasons. The first thing it would reduce some flexibility in evaluating things. More importantly it gets back to the

Oregon Administrative Rules. There are two Rules that would not allow us to entertain that language in the Comprehensive Plan; Chapter 660. Within Chapter 660 there are 36 additional areas that the Department needs to recognize and adhere to. Within Division 23 of the Oregon Administrative Rules, Section 0190 1 (a) recognizes as an energy source, wind and wind farms. Section 0190 1 (b) states "Protect, for energy sources, means to adopt plan and land use regulations for a significant energy source that limit new conflicting uses within the impact area of the site and authorize the present or future development or use of the energy source at the site."

Roberts stated that what it is saying is a wind farm is almost on an equal footing as some of the designated natural and scenic resources. If we change the language to what the Friends are suggesting it would make things more complicated. We are required when the Oregon Energy Facility Siting Council approves a wind facility to incorporate it in our Comprehensive Plan as a resource that needs to be protected. The County needs to recognize the energy sources as a significant resource in our Comprehensive Plan. Roberts referenced OAR 660.23.0190 (1) and (2).

Chair Holliday stated that she was under the impression that you cannot build within a quarter mile of the Deschutes River.

Roberts responded by stating that is correct. What they are asking for really decreases our flexibility.

Commissioner Hege stated that Roberts did not mention that we received something from Jason Spadaro. He was talking about that specific issue.

Commissioner Hege also noted that the Board received another comment just yesterday. The comment received was from Richard Till, Friends of the Columbia Gorge, through an email, (Attached as Exhibit C).

Roberts stated that he did not receiving any comments yesterday. Neither did Kathy McBride, Executive Assistant.

Roberts noted that Spadaro wanted to have flexibility. Spadaro's point was that the National Scenic Area Boundary was what it is; he did not recommend any changes. Spadaro was pleased with the document. Roberts stated that the four comments he mentioned were for specific changes to the Plan.

Nychyk asked if the email was a part of the record.

Commissioner Hege stated he did not know since he just received it yesterday.

Chair Holliday stated that she just saw the email this morning.

Commissioner Hege asked if there is a map in the Comprehensive Plan of the Mt. Hood Wilderness Area. He was not aware that there was a wilderness area in Wasco County.

Roberts replied that there is a map of the forest area; the wilderness area is just a piece of that.

Chair Holliday noted that the wilderness area is up Highway 48 above Wamic and the Pine Hollow Area.

Commissioner Hege stated under Chapter 13 there is a comment about mobile homes; basically allowing them outright. His question; is that state law as well.

Roberts stated that is correct.

Roberts presented to the Board of Commissioners Exhibit A, (Attached as Exhibit D). He and Montour went through each Chapter of the Comprehensive Plan and created these bullets, which are suggested changes to the Comprehensive Plan. Roberts is suggesting that Exhibit A be attached to the Ordinance adopting the updates. The changes could be categorized in three different ways. Give them discretion to create consistency between all of the chapters with language, acronyms, capitalization and formatting. Second, give them discretion and the ability to update the figures and tables. A lot of tables do not have sources or the sources are hidden in the narrative. We have data under the housing element from 1976, 1977, 1978, and 1979 but nothing on the housing data from the 2010 Census. As an inventory document it would be appropriate to include that in the table.

Roberts stated in Exhibit A there are four changes to policies that he is recommending. The changes are all based on things that came up since the Planning Commission last heard it on June 7, 2011. The first one on Page 1 addresses the Forest Zone. The policy within our Comprehensive Plan said not to apply the template test for residential structures within the forest zone. What he is suggesting that in the future we may want to explore it. In the forest zone there are three big tests for residential units; one is size, year the dwelling unit was built and the template test. The County has never used the template test. The Comprehensive Plan is a visionary document; it sets the stage. There is nothing harmful with that change.

Roberts noted that the second change is in Chapter 15 which focuses on transportation. It clarifies existing policies that stems from the recent loss in federal timber tax dollars. We are recognizing until such time more sustainable funding sources are found or maintained for our road system we need to be very judicious in accepting roads.

The last suggested policy changes were in Chapter 17 on urbanization. He just inserted and crafted some policies that get at the urban growth boundary urban reserves and our efforts to collaborate with the city to make that happen.

In Roberts' opinion these policies do not change any substance of the Comprehensive Plan. We are just recognizing more up to date circumstances and situations.

Commissioner Hege asked under Chapter 17 if this is all new language.

Roberts stated yes, that is why it is highlighted. We have two sections on the urban growth boundary. But no information on looking at it or evaluating it. It tries to recognize the spirit to work with the city and to possibly amend it in the future.

Chair Holliday noted that she found a couple of typos.

Chair Holliday opened the Public Hearing to those wishing to testify in regards to the proposed amendments to the Wasco County Comprehensive Plan.

Richard Till, Friends of the Columbia Gorge, presented his letter into the record which was sent last night by email to members of the Board of Commissioners, (Attached as Exhibit E).

Till stated that the letter provides more clarity to what changes they would like to see made to the Comprehensive Plan. Specifically they looked at provisions describing the policies for the wild and scenic river areas and the national scenic areas and how they are described in the policies on how the County is going to protect them. He found some lack of uniformity between the descriptions of the Deschutes, John Day and the National Scenic Area. One of the policies in the draft Comprehensive Plan states "that the county's policy is to allow only buildings customarily provided in conjunction with farm use within the visual corridors of the Deschutes and John Day Wild & Scenic Rivers". There isn't a similar provision for the national scenic area. They are proposing to adopt a similar one for the National Scenic Area. It would create uniformity between the wild and scenic rivers and the National Scenic Area that wouldn't create a buffer but would recognize the importance of the view corridors from the river. That should not be too controversially; it would give the county greater flexibility to acknowledge those impacts.

Till stated that he included some draft language. Till underlined some sections that he would add and stricken some sections that could be dropped for clarity.

Till asked if the Board had any questions about the specific recommendations. There are two sections that he proposes for revisions. One is findings for the Columbia Gorge, defining what that is and the policies on how to protect that. For the policies he just simply took what was already there for the Deschutes and John Day Rivers and

used the same language with some minor tweaks to reflect the situations of the gorge and moved that up to the gorge section.

Commissioner Hege commented that in the first language you propose striking out the defined ORS statute 390.460 and you add in "includes the land seen from the Columbia River". That does not seem very well defined. There are areas in the scenic area that you cannot see from the Columbia River. You cannot really exempt those areas; those areas have to come under those rules and regulations regardless. It creates a conflict between the National Scenic Area definitions.

Till stated that there probably are better ways to draft this. He was approaching it in a minimalistic approach to make the fewest changes as possible. The problem with ORS 390.460 it is an old citation; Pre-National Scenic Area definition of the gorge. It would be appropriate to include the current definition of the gorge. There is the ORS implementing the gorge compact. That would be the appropriate citation to put in there. The statute was repealed. The area of concern is what you can see from the Columbia River; where visual resources can be affected by development.

Gary Nychyk testified that he was a part of this process. It was a 2009 project. The Planning & Development Department put a lot of effort into this project, as well as the Non-Commercial and Commercial Energy Advisory Groups. Nychyk wanted to clarify a couple of points. You cannot make any updates to the Comprehensive Plan without the process being initiated by the Board of County Commissioners. The Board of County Commissioners did not necessarily authorize or initiate updates to the Comprehensive Plan. What the Board authorized was updates to the Energy Ordinance and associated changes with the Land Use and Development Ordinance and Comprehensive Plan. What the former Director did was take a rare opportunity to do a massive overhaul to the Comprehensive Plan.

Nychyk stated that it is his understanding that it took six months solid to work on these Comprehensive Plan updates. During that time Todd Cornett, Former Planning & Development Director, was careful that the changes he made were not substantial or they were associated with the wind energy updates. You have to go through a process to update the Plan; you cannot throw something in at the end. We can't change tables unless we are addressing those things through the full process.

Nychyk stated that Roberts indicated in Chapter 3 that the Comprehensive Plan maps are electronic. Nychyk wanted to clarify why they are electronic. The Comprehensive Plan was a dead document for 15 years. The Wasco County Planning & Development Department could not make regular updates to it. All of the tables and maps became irrelevant. That is the reason the note is in there that the Department will update the electronic inventory but they may not go through the full process to update the Comprehensive Plan. So the paper maps are great representation, but the real maps are live; they get updated with information from GIS and the City of The Dalles.

Nychyk stated that he would like to go through Goal #1 since he has questions with Chapter 4. Nychyk read a portion of Policy 2. This section sets up that the Planning Commission is your defacto public involvement committee. He wants to caution the Board, if this is not the policy you are going to use don't adopt it in your Comprehensive Plan. For example, if you have a focus group coming up with a strategic plan for the County and it is not the Planning Commission you may want to change what is in your Comprehensive Plan. It states that the citizen advisory groups shall be appointed by the Board of County Commissioners. If that is not how you are going to operate don't put it in your Plan; it puts you in a position where you are out of compliance with your Comprehensive Plan.

Nychyk stated under Implementation 2 (b) members of the Planning Commission shall be appointed by the Board of Commissioners through an open well publicized public process. In February of this year a Planning Commission position came open and that position was advertised through an open and publicized process. But the Commissioners indicated that this process might be flawed. You might want to take a look at this language.

Nychyk feels that Policy 3 is fantastic. The Board of Commissioners shall establish an advisory group. Is this actually what you want? If not, do not adopt it.

Nychyk stated that Chapter 7 deals with the Forest Zone. It is his opinion that to adopt anything citing the template test is premature. This County did allow template tests dwellings at one time. The County Commissioners revoked that. That change went through a public process and it was adopted as such. To change that policy without doing a full blown study as required by the State of Oregon, is premature. If you want the template test, open it up. It would be a great long range planning project.

Nychyk stated as to Chapter 8, any changes to the way view sheds are analyzed or depicted need to go through a process. This process was the Energy Chapter and associated changes to the Comprehensive Plan; that is what it is limited to. Cornett went as far as he possibly could in these updates. Cornett really stretched the line when he went as far as he did and called these amendments associated with the energy updates. Anything outside of that he fears would draw a little bit more scrutiny then what you would want.

Nychyk stated as to updating figures and tables at the discretion of the Department; he would suggest against that. If any tables and figures need to be updated; then go through the process. That process is very expensive and you have to go through the County and do the inventory. That is the law; that is what it requires.

Nychyk stated as to the definition of view corridor, which Till spoke briefly on; we do not know what "near" is. As Commissioner Hege stated we do not want to put in language that is contradictory. If that language needs to be put in there we need to cite the ORS.

Nychyk noted in closing that the Comprehensive Plan took a lot more effort than anyone in this room knows. It was a long time coming. He wants to caution us as hard as the Planning & Development Department tried to keep up and keep an accurate document; that did not happen for decades. There is a process to go through; it is not a live document, it is kind of set in stone. He appreciates the efforts of the Department and the two Advisory Groups.

Commissioner Runyon asked Nychyk if he had notes on the things that he testified on.

Nychyk stated that he would be happy to email them to Kathy McBride, Executive Assistant.

Elaine Albrich, Attorney at Stoel Rives, entered into the record a letter that she sent yesterday in care of the Planning Director, (Attached as Exhibit F). She congratulated the County for a process that has been comprehensive, thorough and inclusive. She was a member of the Commercial Energy Advisory Committee and participated in the Planning Commission hearings. Albrich feels it has been an excellent process; staff did a great job.

Albrich is here today to encourage the Board to adopt the Planning Commission's recommendation with the language presented at the May 3rd Planning Commission hearing. She thinks the Planning Director pointed out that we will have different discussions later with respect to the development code. But today the decision is pretty clear for you. If you want to talk about other substance changes to the Planning Commission's recommendation that is probably appropriate to kick back to the Planning Commission rather than making a decision on that here today.

Commissioner Hege asked Albrich what her thoughts were on the prior testimony from Nychyk as to the Comprehensive Plan changes going beyond the scope of the process.

Albrich replied that she did not have a comment since she was not a part of the decision process and was not aware of what the direction to staff was.

There was no one else wishing to testify on the proposed amendments to the Wasco County Comprehensive Plan.

Chair Holliday asked if the Board had any questions.

Commissioner Runyon asked Roberts if he had any thought or comments on items brought up by Nychyk.

Roberts stated he was not involved from the get go. He feels we are ok. As to the comments pertaining to citizen involvement; any Commission has the discretion to create ad hoc committees. As per the State Wide Planning Goal #1 the Planning Commission is our citizen involvement group. All decisions to you will go thru them.

Roberts stated in terms of the updates you would go to your interpretation of the noticing. He thinks the noticing is fine in terms of what was being addressed as part of the Comprehensive Plan updates. It hinges on your interpretation of substance. He does not see any substantial changes in here. The substantial changes would need the dialogue and the thought at the Planning Commission level. He thinks we are safe. If in the context of the Ordinance, yes you need to be a little more cautious, but this is the Comprehensive Plan. It is the document that sets the stage, sets the direction; it is not binding like the code is.

Roberts feels it is safe to go in the direction we did with the template test. Who knows what will happen in the future. We can explore it if we want to. He does not have any heartburn with adopting the amendments as presented today.

Montour stated that Todd Cornett, Former Planning & Development Director, was made aware that we are carrying this through in two separate pieces; the Comprehensive Plan adoption and Chapter 19 adoption. Cornett was encouraging of that; he feels it can be carried through and adopted on its own.

Roberts stated that he has been through dozens of Comprehensive Plan adoptions. He has been in situations where substantial items were brought up and were remanded back to the Planning Commission for further discussion. He does not think there are any issues that require this to be remanded at this point unless the Board was to consider the suggested changes by the Friends of the Columbia Gorge. Those would warrant them going back to the Planning Commission for further discussion.

Commissioner Hege commented that Till stated that the Oregon Revised Statute was repealed. If that is the case then that is something that should not be incorporated into the Comprehensive Plan. We need to figure that out.

Roberts stated that he would look into that.

Commissioner Hege stated that he thinks things look fairly good; the Board got some new information. Commissioner Hege's biggest concern is that he was not able to read the Comprehensive Plan from cover to cover. Commissioner Hege is not comfortable with approving something that he has not read in its entirety. He noted that there were a couple of issues in the document, such as on Page 270 with the orientation of the page. The scanned pages cut off the bottom of the document so you could not see the full page. That needs to be adjusted.

Commissioner Runyon stated that a lot of the documents that were included in the Board Packet are not a part of today's discussion. He asked if we could adopt both the Comprehensive Plan and Land Use and Development Ordinance changes at the final hearing.

Roberts stated that we will need all of the time scheduled at the January 18th hearing to take testimony on the Land Use and Development Ordinance and Energy Chapter updates.

Commissioner Runyon would then like to see us discuss this matter further at a later date.

At 10:37 a.m. the Public Hearing was closed to public testimony.

The Board recessed.

At 10:41 a.m. the Board reconvened.

Roberts informed the Board of Commissioners that Till just pointed out that the public notice stated a hearing time of 10 a.m. instead of 9:30 a.m.

Kathy McBride, Executive Assistant, stated that the legal notice published in The Dalles Chronicle stated the hearing time of 9:30 a.m. as did the Board of Commissioners Agenda.

Till stated that the notification to parties stated that the hearing would begin at 10 a.m.

{{{Commissioner Hege moved to continue the Public Hearing to consider the adoption of amendments to the Wasco County Comprehensive Plan until December 21, 2011 at 10 a.m. and that written testimony will be allowed to be received until Wednesday, December 14, 2011.}}

Roberts and Montour informed the Board that neither of them would be able to be in attendance on that date.

The motion died for a lack of a second.}}

{{{Commissioner Hege moved to continue the Public Hearing to consider the adoption of amendments to the Wasco County Comprehensive Plan until January 4, 2012 at 1:30 p.m. and that written testimony will be allowed to be received until Wednesday, December 28, 2011. Commissioner Runyon seconded the motion; it was then passed unanimously.}}

The Public Hearing recessed at 10:47 a.m.

DISCUSSION on Lottery Funding.

Commissioner Hege asked before the discussion on Lottery Funding began what information was sent out to people in regards to today's meeting.

Kathy McBride, Executive Assistant, informed the Board that the information provided to the Board of Commissioners' Office by Monica Morris, Finance Manager, was provided to Mid-Columbia Economic Development District, which was then forwarded to members of the Wasco County Economic Development Commission (EDC). The information was also provided to Dana Schmidling, The Dalles Area Chamber of Commerce Executive Director, and Andrea Klaas, Port of The Dalles Executive Director.

Monica Morris, Finance Manager, stated that House Bill 3188 requires the County to place the lottery funding in a dedicated fund. The County is also required to report what we are using the funding for. Morris has put together information and has presented it to the Board of Commissioners for them to provide her with direction, (Attached as Exhibit G). A supplemental budget will be required since the lottery revenue is greater than 10% of the dedicated Special Economic Development Payment Fund.

Morris noted that she did some research on the lottery funding. If you look at the County's history the revenue amount has bounced around. She tried to learn from the State of Oregon how the funding amount is arrived at. The funding amount is dependent upon how much people spend on the lottery. The state is distributing 2.5% of the money spent on the lottery. Of that amount, each County will get an equal 10%. Then there is the 90% distribution that is determined by a lot of factors. It is a complicated formula which changes each month.

Morris noted that she included in the Board's Packet a copy of House Bill 3188, ORS 461.540, revenue history dating back to 2007, and a couple of examples of the lottery distribution to Wasco County. Morris stated that prior Boards have said that the funding is being used to promote economic development through our Planning & Development Department.

Morris stated that she would be glad to answer any questions that the Board may have in regards to this matter.

Commissioner Hege asked where the funding has gone in the past and where the funding is currently going.

Morris replied that the lottery funding is and has been going into the County's General Fund; the funding can be tracked. The revenue is deposited into General Fund Non-Departmental Resources. The Planning & Development Director's Budget is also in the General Fund. She is proposing to move the funding from the General Fund to the Special Economic Development Payment Fund. A total of \$90,000 has been budgeted in the current fiscal year. We are on track to receive more than the budgeted amount. Some discussion occurred.

Morris noted that the County has been filing a report each year on what we are doing with those dollars. This is the first year that the Finance Department has taken on that role.

Chair Holliday stated that the reason we have invited our economic development partners is to have a discussion on how those dollars are delegated.

Commissioner Hege called on John Roberts, Planning & Development Director to address the use of the lottery funding.

Roberts stated that he is not prepared to address how the money has been expended in the past since he is new to all of this. He has evaluated what the needs of the Planning & Development Department are. There are areas where the Department has a role in economic development. It goes back to state statute. Their role is to protect forest and farm resources. He has outlined other ways that we support economic development, (Attached as Exhibit H). The Department has a significant role in economic development.

Chair Holliday stated that economic development means different things to various people. She was surprised a few years back while attending the Association of Oregon Counties Conference that Counties direct involvement in economic development should be very small. Then there are times that you hear that the County should be the backbone of it.

Chair Holliday feels that the County has done a good job with supporting Planning with those dollars. In her mind that is where the lottery funding should go.

Joan Silver, Chair of the Wasco County Economic Development Commission, stated that she read the information provided to the Commission. She also read the constitution on how to distribute the lottery dollars. The money that is directed to the Planning & Development Department allows them to do the essential piece.

Silver stated in reading House Bill 3188 she has a suspicion that the state wants a more direct linkage of what the Department does as outlined under the ORS definition. She feels that the Department does those things. She is not sure how we can isolate how we spent those dollars. It seems prudent to her to actually make up a list of what

Planning does and is engaged to do and assign a cost to the service, such as keeping statute and regulations current, keeping good zoning data, good prompt customer service in commercial and industrial development, etc. Silver stated that some of those dollars could be funneled to staffing the Economic Development Commission.

Chair Holliday stated that she is not sure if the new Commissioners have seen Former Planning & Development Director Todd Cornett's presentation on long range planning projects. It would be nice to review these projects again.

Jessica Metta, Mid-Columbia Economic Development District/Wasco County Economic Development Coordinator, stated that measurable results are what the state is asking for. The Economic Development Commission has reviewed annually the long range planning projects. That has been helpful.

Andrea Klaas, Port of The Dalles Executive Director, stated that one thing that she would like to see is to leverage these dollars a little more. One idea that has been discussed is to see how the City, County and the Port could leverage these dollars. We could look at regional projects.

Klaas stated that there are some things that need to be done such as having zoning and accurate mapping. Those things could impede economic development. She is hoping that next year the County could have a collaborative meeting to talk about John Roberts and the Board's priorities. The County could see what the Port of The Dalles and the City of The Dalles are willing to contribute to get those project completed.

Frank Kay, Economic Development Commission Member, stated he would concur with Silver's analysis and Klaas' additional comments. Kay mentioned that people ask what we have done for them. It is essential that the money goes to the Planning & Development Department. He is not critical on how the County is spending the lottery dollars. Kay feels the idea of leveraging these dollars with a bigger mission is worth exploring.

Silver stated that one thing we don't do in economic development that becomes important in many state functions is to log or keep track of volunteer hours. She wondered if that wouldn't be a good idea to keep track of those hours. The Commission is putting in a tremendous amount of hours. That might enhance the reporting for the Planning & Development Department and how the money is expended. The Economic Development Commission is working hard to get the best zoning mapping and general information on the zoned property for development.

Some discussion occurred.

Commissioner Hege stated that he wanted to make it clear that this discussion has nothing to do about the Planning & Development Department. The County has a Planning Department and we need to continue to fund the Department. He wanted to get our Economic Development Commission involved in this discussion. The County may have resources available to do something else.

Commissioner Hege stated that his question is: Are there things that we should look at? He noted that Klaas commented on collaboration; he feels we could do a better job today as we did years ago. He wants the Economic Development Commission to push us to be more proactive. Commissioner Hege is looking for that input; we do not want to be a road block. The first thing listed in the Oregon Revised Statutes is job creation.

Klaas stated if the organizations got together and developed their top priorities that would be a strong directive. It is important for us as staff to hear from the Board of Commissioners what the top priority is. If the Board gives us direction on what the top priorities are then we as the Economic Development Commission can work on meeting those priorities.

Commissioner Hege suggested that we sit down with the Economic Development Commission prior to budget to talk about what are our priorities. He would like to get some input from the Commission on how we can help.

Silver stated that one of the biggest things that we struggle with is marketing. The County as a whole is not doing marketing.

Commissioner Runyon commented on a comment made by Klaas. He stated that we have the Port of The Dalles and the City of The Dalles already involved as members of the Wasco County Economic Development Commission. He looks for the Economic Development Commission to bring us that list. Then we can get together with the Department and the other agencies.

Commissioner Runyon feels that a certain amount of the lottery funding should be directed to the Planning & Development Department. At this time we do not know what that dollar amount will be.

Further discussion occurred.

Gary Nychyk, former Senior Planner, stated that the Long Range Planning List was developed by the Planning & Development Department. He feels that list needs to be developed in collaboration with others. The process that is set up is very valuable. That list is very detailed as to what each project will cost. Nychyk stated that we should not dedicate lottery funding to a generic position. He feels the County should keep the lottery dollars separate; keep the funding for projects. The long range program has been neglected because of lack of funding.

It was the feeling of the Board of Commissioners to direct Monica Morris, Finance Manager, to move the lottery funding from the General Fund to the Special Economic Development Payment Fund through a Supplemental Budget process, and that a transfer be made back to the General Fund to support the Planning & Development Department during the current fiscal year.

The Board will work on setting up a meeting the first of the year to define what the County's top priorities are and how we want to utilize the lottery funding during the next fiscal year.

Morris showed to the Board the new Purchase Order format, which now shows a budget review. The first one that happened was with the Public Works Department. The dollar amount of the Purchase Order was \$18,000 which does not need the Board's review. Morris pointed out where she would put notes in and how it would be viewed. Morris stated that she is assuming that this is what you had in mind. This would then become a permanent record. She has a couple of things that she would like to train Department Heads on.

Some discussion occurred.

The Board was informed by Morris that they will need to designate a Board Member to serve as the lead in the approval of Purchase Orders over \$25,000.

**CONTINUATION OF THE CONSIDERATION of Items listed on the
Discussion List of December 7, 2011.**

Item #2

Chair Holliday stated that she asked that the issue of the appointment of the Public Works Director be placed on the Board's Discussion List. Marty Matherly is doing the work of the Director; Dan Boldt is not. There will be no additional cost to the County if the Board appointed Matherly as Director.

Some discussion occurred.

Stone expressed his concern that it would imply that we would have a position to fill.

Commissioners Runyon and Hege do not want the perception that we have multiple positions.

Commissioner Hege stated that we had a discussion with Dan Boldt, Public Works Director/Surveyor, about the title of Public Works Director. He thought that there was the conclusion that it did not apply any more.

Commissioner Hege asked for Stone's recommendation.

Stone stated that he spoke to Matherly. Matherly does not care one way or another. Matherly would prefer to be considered the Public Works Director. Stone's one concern has been that he does not want to get into a situation that we have two positions floating out there; one filled and one vacant. He wants to be clear that the Roadmaster would not be another position.

The Board of Commissioners is fine with that conclusion.

{{{Commissioner Holliday moved to appoint Marty Matherly as the Wasco County Public Works Director/Roadmaster, effective January 1, 2012. Commissioner Hege seconded the motion.

Commissioner Runyon noted that the appointment does not imply there will be any additional salary or funding for the appointment.

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

Item #4

The Board discussed the request from Aili Schreiner for a letter of support for the Celilo Park Safe Access, Rest Area, and Recreation Improvements Project. The Confluence Project is applying for a Public Lands Highway Discretionary Grant.

*****It was the consensus of the Board of Commissioners to speak with Marty Matherly, Wasco County Roadmaster, to find out if the Wasco County Public Works Department is applying for a grant under this funding stream prior to the Board making a decision to send a letter of support for the Confluence Project***.**

On Hold Item #4

Stone stated that the County is moving forward with Tenneson Engineering to perfect the water right under Wasco County's name. He has informed Dave Anderson from the City of The Dalles as to the County's action.

McBride noted that the item was left on the Discussion List since Anderson was requesting that the County allow the City of The Dalles to be named with the County as the permit holder. McBride stated that the Board had not rendered a decision on Anderson's request.

Stone stated that the Board could continue to leave the item on the Discussion List to see if we are successful in getting that partial perfection.

McBride mentioned that Anderson implied that the City of The Dalles would have a greater ability as a municipality to perfect a larger water usage than we as the County.

Stone stated it was the opinion of the Watermaster that the County could as well. Now whether the Water Resources Board would concur with that; that is what we will find out by turning this application in.

Commissioner Hege asked what the value to do this is.

Stone replied that the water right stays with the land. Is there something to be gained; no. Someday we could go back to the City and say you are serving 5,000 residences and collecting fees and we want to be a part of that.

McBride stated that the water right goes away when the bonds are paid off under the terms of the Agreement with the City.

Stone stated no they do not; the well and the infrastructure do. The water right stays with the land.

McBride stated that she does not believe that was the intent when the Board made that decision.

Stone stated that may not have been the intent, but it was excluded from the list of items that would revert to the City.

The Board recessed for lunch at 12:03 p.m.

The Board reconvened at 1:51 p.m.

CONSIDERATION of the recommendation from the Wasco County Solid Waste Advisory Committee in regards to the proposed increase in The Dalles Disposal Service Collection Fees.

Glenn Pierce, Environmental Health Specialist Supervisor, stated that the Board is being asked to consider the recommendation of the Wasco County Solid Waste Advisory Committee on the request from The Dalles Disposal Service for a 2.2% cost of doing business increase in the collection fees, (Attached as Exhibit I). Last year

The Dalles Disposal Service came to the Board seeking a cost of living increase and it was turned down. The Board allowed them to come back in six months so that the fees could be reevaluated. The Dalles Disposal Service chose not to do that.

Pierce stated that the Wasco County Solid Waste Advisory Committee met to discuss the reasons for this request. It was unanimous that the request was reasonable. The Committee is recommending that the request be approved.

Jim Winterbottom, Site Manager for The Dalles Disposal Service, stated that they come before the County annually. They tried to keep their request small. They understand the impact to the ratepayers. They are requesting a 2.2% increase this year. They are facing a 3% increase in the landfill tipping fees; fuel is up 24%, the tires that they use for their collection vehicles are up 16% to 24%. They have an increased in their medical costs for their employees. The company's overall costs are up 7%.

At this time Winterbottom went over the change in rates for various services.

Chair Holliday asked Pierce to address the landfill revenue.

Pierce stated that there was an increase in the tipping fees that the County receives due to a one time waste which covered almost a three month period. The income was up considerably. During the month of November the County collected \$47,000 or \$48,000, which is up from the average.

Chair Holliday noted that the City of The Dalles did not approve The Dalles Disposal Services' request.

Winterbottom stated that the City approved new rates that will allow the pass through for the increase in the landfill tipping fee. They were asked to come back in the first quarter of 2012.

Chair Holliday stated that Mel's Sanitary Service has not made a request for an increase in his collection rates.

Pierce stated that the Solid Waste Advisory Committee is concerned. They told Mel Barlow that they would prefer for him to come in with inclement increases rather than large increases.

Chair Holliday noted that Mel's Sanitary Service is still charging a fuel surcharge. She could not find where the Board approved a dollar amount for said surcharge. Chair Holliday is wondering if he is using the surcharge instead of asking for a rate increase.

Commissioner Runyon stated that he sat through the City Council's meeting and has spoken to Pierce. He does not have a problem with the request.

Commissioner Hege stated that it is better to do increment increases rather than larger ones.

Chair Holliday stated that she remembers the conversation last year. She felt that we would do something this year.

Joe Wonderlick, Waste Connection, stated this year started out as a good year; their commodities were coming in. Commodity values were good. But in the fourth quarter the markets have dropped again. Their commodities have dropped 70% over the last two months.

Pierce noted that last year The Dalles Disposal Service absorbed the landfill's CPI increase.

{{{Chair Holliday moved to accept the recommendation of the Wasco County Solid Waste Advisory Committee to approve the collection rate proposed by The Dalles Disposal Service, effective January 1, 2012. Commissioner Hege seconded the motion; it was then passed unanimously.}}}

MONICA MORRIS, FINANCE MANAGER. Discussion on overhead costs for County Departments.

Monica Morris, Finance Manager, stated that this is actually a discussion on our in-kind allocation. She does not anticipate any final decision being made today. This discussion is for ideas to be tossed out and to think about things that will be discussed further at a later time. Morris noted that Department Heads have been involved in this discussion.

Morris stated that it is her understanding that former County Commissioner Scott McKay ran the budget with a philosophy that all project dollars went to the service; that the County would fund all of those services usually from the General Fund. That they would fund the administration; that would be the County's part.

Morris stated that worked ok for a while. Through the years when the leadership changed that philosophy changed to what we have today. What we have today is very unclear to her. She is looking for the Board to give clear direction of the philosophy on how we apply in-kind costs to programs. Maybe it is broader than that; maybe we only apply it to our partners.

Morris stated some started paying for administration and some did not. When Public Health became a three County District we needed to establish the in-kind contribution. We needed a solid number. Morris stated that there are a lot of Departments that need

that information but never spoke up. They want it and they want to know what it is before budget.

Morris stated we have a situation where the General Fund is receiving payment for in-kind expenses in the form of transfers. The Public Works Department is sending funds to the General Fund for administration. The Commission on Children and Families contribution is very different and the Weed and Pest Fund pays nothing. We have differences between our own Departments.

Morris noted that the Board may want to look at it by a case to case basis.

Teri Thalhofer, North Central Public Health District Director, stated when we began to create a funding formula with the Health District we needed solid numbers on what the work the County was doing for the District was worth. We spent an enormous amount of time to be sure that we are accounting for everything that the County is doing. We went to every Department and every person to come up with a true number. Our number was not truly solid as far as the facility space; what it is worth, what is included in the facility. There is still conversation around that issue. When we looked at the past outside grants we could have collected an administrative rate.

Morris noted that it depends on what the Commissioners want this in-kind allocation cost used for. She does not want to do it if it does not hold much value to the Board or it is not applied. Morris stated that we have good numbers of what it costs to manage some Departments.

Morris stated that they are looking for what the County's practice should be. We need to know when we can apply it or when we can ask for an exception. We need to discuss it now before budget.

Thalhofer stated that a majority of the District's funding comes from the State of Oregon. They currently do not take any of those funds for administrative costs. This is a huge philosophy change in service; they need guidance.

A lengthy discussion occurred.

Commissioner Hege stated that the one thing difficult to understand is the lack of any kind of consistency. He feels there should be a pretty clear policy and a way to figure out why there are exceptions.

Morris stated that they are counting on the Board giving us that consistency.

Commissioner Hege agrees with that. The Board needs to understand the financial impact so that we can use it as the baseline.

Stone asked does the Board want us to apply it to all the funds or just to the ones that we have to. If we want to apply them, we will have to have Morris do some more work.

Commissioner Hege feels we need to apply them, which would mean that the General Fund would have huge cuts.

Chair Holliday felt that we needed to justify why a Department such as the Public Works Department is paying an administrative fee. She feels we need to answer whether we want to apply it to our Departments or to our partners. We need to start with the high level questions first.

Chair Holliday suggested that we schedule a work session to discuss this issue further.

Morris asked that the Board not take into consideration the impact to the Departments; you either want to apply it or you don't want to. She wouldn't want the policy based on whether the Department could afford it or not.

Commissioner Runyon wanted to see what we are currently doing; where we have these problems and how we got there.

Morris will prepare a document which lists Departments and Funds that currently transfer and what was behind that transfer amount.

The Board Members will meet with Morris individually to discuss this matter further before another meeting is scheduled.

**CONSIDERATION AND APPROVAL of the Regular Session Consent
Calendars of December 7, 2011, (Attached as Exhibit J).**

Some discussion occurred in regards to the Amended Wasco County Ambulance Service Area Contracts and the Orders withdrawing from consideration the Petitions on the proposed vacations of a portion of Wilson Road, Richard Road and an Unnamed Public Road of Local Access.

Commissioner Hege requested that Items #12 and #13 be removed from the Consent Agenda until the Board learns whether or not the Petitioners are requesting that the Petitions be withdrawn from the Board of Commissioners consideration.

{{{Commissioner Hege moved to approve the Regular Session Consent Agenda of December 7, 2011 with the exception of Items #12 and #13. Commissioner Runyon seconded the motion; it was then passed unanimously.}}}

Other Business:

Commissioner Hege noted that he will be attending the Oregon Leadership Summit Conference in Portland on Monday, December 12th.

Thalhofer discussed with the Board her tuition request for three credit hours. The classes open on December 5th and closes to administration on December 15th. The funding from the Coalition of Local Health Officials (CLHO) depends upon the number of people that apply. If funding is not available through CLHO there is funding available in the Health Grants Fund's Beginning Balance to cover the cost of her tuition. It is a state requirement that Public Health Administrators complete six master classes.

Some discussion occurred.

Chair Holliday pointed out that the educational requirement was a part of the former County Court's decision to hire Thalhofer as our Public Health Director.

Thalhofer stated what they decided at the last Board of Health Meeting was that the District would follow the Wasco County Employment Policies.

{{Chair Holliday moved to honor the tuition request from Teri Thalhofer, North Central Public Health District Director, for the required educational training. Commissioner Runyon seconded the motion.

Discussion occurred.

Commissioner Runyon requested that Thalhofer work with Stone in regards to her tuition request and that Stone be fully appraised as to where the funding will be coming from to pay for these three credit hours.

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

COMMISSION CALL / REPORTS

Commissioner Runyon reported that the Veterans' Services Office had 209 appointments and walk-ins and logged in a total of 480 volunteer hours during the month of November. Last Year Wasco County received 6.66 million dollars because of claims. He stated that since the County relocated the Veterans' Service Office downtown The Dalles, the Veterans' Service Officer has taken in \$958,000 in new claims. That is economic development. Commissioner Runyon noted that this does not include the impact to Veterans residing in the State of Washington.

Commissioner Runyon wished to note that today is Pearl Harbor Day.

Kathy McBride, Executive Assistant, presented to the Board the letter received from Susan Roberts, Wallow County Commissioner, in regards to the Amicus Curiae Brief pertaining to the lawsuit against the Oregon Wolf Plan Rules, (Attached as Exhibit K).

*****It was the consensus of the Board of Commissioners not to contribute towards the cost of the Amicus Curiae Brief pertaining to the lawsuit against the Oregon Wolf Plan Rules***.**

Stone reported that they met yesterday with Public Health. One item being discussed pertained to whether the approval of grants should be coming before the Board of Commissioners or the Administrative Officer of the County.

Morris stated as an example Tim Lynn, Assessor/Tax Collector, called her. He has already been awarded a grant for a piece of equipment. She had no idea that he was receiving this grant or that the Board of Commissioners had already approved the Grant Agreement.

Morris noted that Public Health has been awarded \$21,000 to do some climate work. At what point should that happen?

Teri Thalhofer, North Central Public Health District Director, stated that as a new Director it would be helpful to know about past practice and what is required. She feels it should be in writing.

Commissioner Hege stated that we have an Administrative Officer. We do not want all of that coming to us; we should perhaps be made aware of it.

Commissioner Runyon stated that he would like to see all of those things in an email unless it needs to be brought before us.

Morris requested that we put together a statement so that all Department Heads know that.

Chair Holliday stated that this could be discussed at our next Department Head Meeting.

Some discussion occurred regarding grants, document approval and the Board of Commissioners Agenda.

An email will be sent out to County Departments which addresses the Board of Commissioners Agenda, the Document Approval Policy and grant applications.

The Board signed:

- Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-6 John Day Recreation Area between Wasco County and the City of Fossil Volunteer Ambulance.
- Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-3 Dufur Area between Wasco County and the Dufur Volunteer Fire and Ambulance.
- Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-1 Mosier Area between Wasco County and the Hood River Fire Department.
- Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-5 South County Area between Wasco County and the Jefferson County Emergency Medical Services.
- Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-2 The Dalles Area between Wasco County and Mid-Columbia Fire and Rescue.
- Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-4 & ASA-7 Maupin and Southwest County Area between Wasco County and the Southern Wasco County Ambulance.
- Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-8 Wamic/Pine Hollow Area between Wasco County and the Wamic Rural Fire Protection District.
- Agreement between Wasco County and Linda Griswold.
- Order in the matter of the reappointment of Zoe Middleton to the Wasco County Courthouse Safety Committee.
- Order in the matter of the reappointment of Bradley Timmons to the Wasco County Hospital Facility Authority Board of Directors.
- Order in the matter of the reappointment of Dan Spatz to the Mt. Hood Economic Alliance.
- Order in the matter of the reappointment of Zack Harvey to the Wasco County Fair Board.
- Order in the matter of the reappointment of Kristy Beachamp to the Wasco County Courthouse Safety Committee.
- Resolution in the matter of accepting and appropriating unanticipated Oregon Department of Transportation, Public Transit Division Grant Funding during Fiscal Year 2011-2012.
- Amended Wasco County Veterans' Service Office Expansion and Enhancement Funds Plan for Expending Funds (2011-2012).

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The Board adjourned at 3:24 p.m.

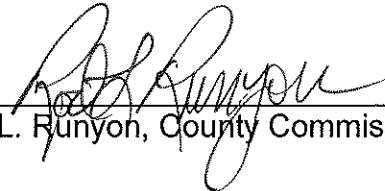
WASCO COUNTY BOARD OF
COUNTY COMMISSIONERS



Sherry Holliday, Chair of Commission



Scott C. Hege, County Commissioner



Rod L. Runyon, County Commissioner

**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
DECEMBER 7, 2011**

DISCUSSION LIST

ACTION AND DISCUSSION ITEMS:

1. Discussion on Stronger Economies Together (SET).
2. Discussion on the appointment of the Public Works Director.
3. Discussion on NACo Conference.
4. Discussion on the request from Ali Schreiner, Confluence Project, for a letter of support for their Public Lands Highway Discretionary Grant.

ON HOLD:

1. Discussion on Scope of Work and Proposed Budget for Updates and Maintenance to Wasco County Website. (Waiting for AOC)
2. Discussion on the National Guard Armory Property.
3. Request from Mid-Columbia Council of Governments for funding assistance on Renewable Energy Pilot Project.
4. Request from Dave Anderson, City of The Dalles Public Works Director, regarding the Kuck Well Water Right at the Columbia Gorge Discovery Center.



**Wasco County Board of Commissioners
Staff Report
PLALEG-09-06-0003**

**Amendments to the
Wasco County Comprehensive Plan**

Note: This staff report has been tailored to address ONLY the amendments to the Wasco County Comprehensive Plan, NOT the amendments to the Wasco County Land Use & Development Ordinance and Chapter 19. Accompanying materials for the amendments to the Land Use and Development Ordinance and Chapter 19 will be prepared for the January 18, 2012 public hearing.

Request: Amend the Comprehensive Plan (Comp Plan).

1. Amend policy and inventory language related to energy production, consumption and conservation.
2. Include prior acknowledged updates that were never added.
3. Modernize language that is not compliant with state law, incorrect, or out of date.
4. Reformat entire Comp Plan
 - Create Oregon Land Use Goal related chapters
 - Remove Duplication

Prepared by: Todd R. Cornett, Siting Officer, Oregon Department of Energy (Through John Roberts, Planning Director)

Prepared for: Wasco County Board of Commissioners ("BOC")

Applicant: Wasco County Planning Department

Planning Commission Hearing Dates: May 3 and June 7, 2011

PC Recommendations: Comp Plan: On a vote of 7 – 0 the Planning Commission recommended the BOC adopt the proposed amendments to the Comprehensive Plan as presented at the 7 June 2011 hearing.

Applicable Properties: All properties in Wasco County outside of the National Scenic Area and outside of urban growth areas.

Procedure Type: Legislative

Attachments: Attachment A: Comprehensive Plan Change Overview

I. APPLICABLE CRITERIA

A. Wasco County Comprehensive Plan (Comp Plan)

Chapter 11 – Revisions Process

Section B	(Form of Comp Plan Amendment)
Section C	(Who May Apply for a Plan Revision)
Section D	(Legislative Revisions)
Section H	(General Criteria)
Section I	(Transportation Planning Rule Compliance)
Section J	(Procedure for the Amendment process)

II. SUBMITTED COMMENTS

To the best of the current Planning Director's knowledge, there were no substantive comments that were submitted in writing that addressed proposed updates to the Comprehensive Plan.

III. PUBLIC INVOLVEMENT

The intent of the update to the Comp Plan was primarily focused on reformatting. Thus, the public involvement component associated with this legislative process focused on the public hearings and planning commissioners. The public hearings allowed public testimony and the ability to provide prior written comments. Agendas and documentation was included on the planning department website throughout the process.

Direct Mail Notification

DLCD Pre-Notice:

Pursuant to ORS 197.610, a pre-notice was sent to DLCD on 20 January 2011 which was more than 45 days prior to the 1st Planning Commission Hearing conducted on May 3, 2011.

Planning Commission Hearing #1 & #2:

An ORS 215.503 (Measure 56) compliant notice was sent by mail and email on 28 March 2011. This notice was sent to the following: (1) Every property owner within Wasco County outside of the National Scenic Area and outside of urban growth boundaries; (2) Any person or agency having a subscription to receive Administrative decisions; and (3) Any other local, state and federal agency that may be interested in the proposed changes. The notice referenced both Planning Commission hearings. The Planning Commission Hearing #1 was held on for 3 May 2011 with a notice sent more than 20 days in advance. The Planning Commission Hearing #2 was held on 7 June 2011. Because this was a continuation of the Hearing #1 no notice was required.

Board of County Commissioners Hearing:

Any person or group or their representative who submitted written comments, or requested in writing to receive notification of the hearing, or signed in and testified at either Planning Commission Hearing received direct notification by mail of the date, location and time of the BOC Hearing scheduled on 6 July 2011 at least 20 days prior to the hearing.

DLCD Post-Notice:

Pursuant to ORS 197.615, Wasco County will provide notice to DLCD and any other group, agency

or individual who submits written comments, requests in writing to receive notification of the hearing, or signs in and testifies at any of the hearings within 5 days of the final decision by the BOC.

Newspaper Notification

Planning Commission Hearing #1:

The notice for Planning Commission Hearing #1 was published in The Dalles Chronicle on 5 April 2011 which is 20 days prior to the hearing date, 3 May 2011.

Planning Commission Hearing #2:

Planning Commission Hearing #2 was a continuation of Hearing #1 and therefore no notification was required.

Board of County Commissioner Hearing:

The notice for the BOC Hearing was published in The Dalles Chronicle on 22 November 2011 which is 16 days prior to the hearing date 7 December 2011. Interested parties were sent a notice in a timely manner.

Information Available on Website

The information regarding the proposed amendments began to be placed on the Wasco County Planning Department Website (<http://co.wasco.or.us/planning/planhome.html>) starting in February 2010. As updates were made following each advisory group meeting or hearing, the information on the website was updated.

IV. FINDINGS

A. 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, inventories, maps and figures of the Comp Plan. The amendments fall into five separate categories: (1) Energy Related Amendments; (2) Past Amendments Not Incorporated; (3) Out of Date or Incorrect Language; and (4) Reformatting.

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 Court (now Board of Commissioners), in a resolution dated 1 July 2009, authorized the County Planning Department to initiate a Comp Plan Text Amendment to update the energy related language and make other amendments appropriate for Wasco County. The proposed amendments were heard first by the Wasco County Planning Commission for their consideration, report and recommendation to the BOC. A copy of this resolution is located in the file.

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 amendment to policies, inventories, maps and figures of the Comp Plan are applicable to all properties governed by the Comp Plan and therefore the proposal is a legislative revision.

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.

- (a) **Goal 1: Citizen Involvement – To develop and maintain a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.**

FINDING: A minimum of three public hearings were held on the proposed amendments. Section III of this report (Public Involvement) summarizes the outreach measures by staff and opportunities for public and agency input to these proposed amendments. Staff concludes that as a result of these measures, the proposal is in compliance with Goal 1.

- (b) **Goal 2: Land Use Planning – To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.**

FINDING: The update process was conducted pursuant to all applicable procedural requirements established in Chapter 11 (Revisions Process) of the Comp Plan. Additionally, the process was consistent with Chapter 2 (Development Approval Procedures) & Chapter 9 (Zone Change and Ordinance Amendment) of the WCLUDO, including notification requirements, hearing procedures, written findings of fact, and appeal rights. These requirements establish a planning process and policy framework which is the basis of the final decision made by the BOC. Staff concludes the process is in compliance with Goal 2.

- (2) **Substantial proof that such change shall not be detrimental to the spirit and intent of such goals.**

FINDING: The proposal is consistent with criterion (2).

- Attachment A includes a description of all of the proposed amendments to the Comp Plan. These were all evaluated by staff for compliance with both the spirit and intent of Oregon's Land Use Goals.

- Staff is proposing amendments to Goal 1 – Citizen Involvement to reflect how it is has been done for the past 15 years. On 22 November 2010, pursuant to Goal 1 language staff sent the proposed amendments to Department of Land Conservation and Development staff and the Citizen Involvement Advisory Committee (CIAC). Staff also participated in a telephone conference with CIAC on 16 December 2010. During this telephone conference CIAC members were in agreement with the proposed amendments related to Goal 1 and provided some helpful suggestions. These suggestions were subsequently included.
 - This amendment process included notification to all appropriate agencies who had the opportunity to evaluate the proposals in relation to Oregon's Land Use Goals. This, along with all of the previously indicated measures will ensure the spirit and intent of all applicable Oregon Land Use Goals are adhered to.
- (3) **A mistake in the original comprehensive plan or change in the character of the neighborhood can be demonstrated.**

FINDING: The proposal is consistent with criterion (3).

- Staff is proposing amendments that fall into four separate categories. See Attachment A for more detail.
- **Reformatting:** The Comp Plan is currently formatted in such a way that results in a lot of duplication and difficulty in finding sought after information. One of the proposals is to reformat the majority of the document around Oregon's Land Use Goals with each Goal housed in an individual chapter which includes all of its applicable inventories, findings and policies. These are currently spread throughout the Comp Plan. The intent is to remove duplication and facilitate future searches and amendments for the benefit of staff and the public.
- **Energy Related Amendments:** Another purpose of the proposed amendments is to amend the Comp Plan language related to energy production, consumption and conservation along with the implementing ordinances in the WCLUDO related to the where and how commercial and non-commercial energy development is allowed. The Comp Plan energy language dates back to 1983, the year of acknowledgement. While it was accurate and reflective of the circumstances of the time, it is currently out of date and needs to be amended to reflect changes in energy policy and more current inventories.
- **Past Amendments Not Incorporated:** Staff researched all of the amendments that were previously made to the Comp Plan. Because of the formatting and the fact that it was only in a paper format until several years ago, many adopted changes were never actually incorporated. Staff is taking this opportunity to incorporate all past amendments.
- **Out of Date or Incorrect Language:** Much of the Comp Plan language dates back to 1983, the year of acknowledgment. Staff is also taking this opportunity to update and correct non-substantive/non policy language.

- (4) Factors which relate to the public need for healthful, safe and aesthetic surroundings and conditions.

FINDING: The proposal is consistent with criterion (4).

- The proposed amendments to the Comp Plan do not result in changes which will impact healthful, safe and aesthetic surroundings and conditions. This criterion is more appropriately applied to specifically proposed criteria in the WCLUDO. All property owners outside of the National Scenic Area and urban growth boundaries of cities as well as applicable local, state, and federal agencies and interested parties have received notice of the proposed amendments and have had the opportunity to testify at all three hearings. Any concerns related to the public need for healthful, safe and aesthetic surroundings and conditions can be evaluated with the opportunity for changes to be made during each hearing. Through the legislative hearings process criterion (4) will be met.

- (5) Proof of change in the inventories originally developed.

FINDING: The request is consistent with criterion (5).

- As stated in (3) above, proposed amendments fall into four separate categories.
- Energy Related Amendments: The policies, inventories and text related to energy, production, consumption and conservation do not reflect changes that have occurred in the past 30 years. The proposed amendments will modernize these policies and inventories and make them reflective of Wasco County's current and future goals related to energy.
- The other proposed amendments represent incorrect, out of date or previously amended but not incorporated language and inventories. Criterion (5) is not applicable to these proposed amendments.

- (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: The request is consistent with criterion (6).

- The amendments are not based on any special studies. The draft was compared to state law to ensure consistency. These three elements serve as the factual basis for the proposed amendments.

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

FINDING: The proposal is a county initiated Comp Plan and WCLUDO text amendment. Based on the findings below the proposal is consistent with criterion (e) and will not significantly affect a transportation facility.

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

FINDING: The proposed amendments are consistent with criterion (a) because none of the amendments change the functional classification of an existing or planned transportation facility.

- (b) Change standards implementing a functional classification system; or

FINDING: The proposed amendments are consistent with criterion (b) because none of the amendments change standards implementing a functional classification system.

- (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: The proposed amendments are consistent with criterion (c).

- While the ordinances relating to energy development is being modernized and update, no new uses or higher levels of existing use are being proposed. Therefore:
 - The types and level of travel and access will continue to be consistent with the functional classification of all existing and planned transportation facilities;
 - The performance of all existing and planned transportation facilities will remain above the acceptable performance standard identified in the TSP; and
 - The performance of all existing and planned transportation facilities that is otherwise project to perform below minimum acceptable performance standard identified in the TSP will not be worsened as a result of the proposed amendments.

f. Section J – Procedure for the Amendment Process (3) Notification of Hearing:

- (1) Notices of public hearings shall summarize the issues in an understandable and meaningful manner.

FINDING: The request is consistent with criterion (1).

- As indicated in Section III (Public Involvement), a ORS 215.503 notification was provided to all affected property owners. This statute prescribes the form of the notification which includes a summary of the issues in an understandable and meaningful manner.
- (2) Notice of a legislative or judicial public hearing shall be given as prescribed in ORS 215.503. In any event, notice shall be given by publishing notice in newspapers of general circulation at least twenty (20) days, but not more than forty (40) days, prior to the date of the first hearing.

FINDING: The request is consistent with criterion (2).

- As previously indicated in Section III (Public involvement and (1) above, notice was given pursuant to ORS 215.503. The date of the first Planning Commission hearing was 3 May 2011. The notice was mailed at least 20 days but not more than 40 days prior to the hearing consistent with this criterion.
- (3) A quorum of the Planning Commission must be present before a public hearing can be held. If the majority of the County Planning Commission present cannot agree on a proposed change, the Commission will hold another public hearing in an attempt to resolve the difference or send the proposed change to the County Governing Body with no recommendation.

FINDING: The request is consistent with criterion (3).

- Pursuant to Planning Commission adopted rules and public meetings law, a Planning Commission meeting cannot be held unless a quorum is present.
 - Two Planning Commission meetings were held. The Planning Commission unanimously voted to recommend the BOC approve amendments to the Comprehensive Plan.
- (4) After the public hearing, the Planning Commission shall recommend to the County Governing Body that the revision be granted or denied, and the facts and reasons supporting their decision. In all cases the Planning Commission shall enter findings based on the record before it to justify the decision. If the Planning Commission sends the proposed change with no recommendation, the findings shall reflect those items agreed upon and those items not agreed upon that resulted in no recommendation.

FINDING: The request is consistent with Criterion (4).

- At the Planning Commission hearing(s) the first draft of this report which includes all of the facts and reasons to support the decision is the Staff Report.

- At the BOC hearing the Staff Report becomes the Planning Commission Report and includes any additional facts and reasons to the support the decision made by the Planning Commission.
 - A final version which is the BOC Staff Report includes any additional facts and reasons to support the decision made by the BOC.
- (5) Upon receiving the Planning Commission's recommendation, the County Governing Body shall take such action as they deem appropriate. The County Governing Body may or may not hold a public hearing. In no event shall the County Governing Body approve the amendment until at least twenty (20) days have passed since the mailing of the recommendation to parties.

FINDING: The request is consistent with criterion (5).

- In a legislative hearing parties are those individuals and groups who have provided written comments or signed in and testified at one the hearings as well as all affected local, state and federal agencies.
- The second Planning Commission hearing was held on 7 June 2011. The Board of County Commissioners hearing is scheduled for 7 December 2011. Staff mailed the Planning Commission Recommendation to interested parties prior to the December 2011 to meet this criterion.

Attachment A
Wasco County Comprehensive Plan Change Overview
PLALEG-09-06-0003

- I. **Documentation:** The following is an overview only. While some substantive changes are being made, a significant amount of non-substantive changes are also being made. Both the substantive and non-substantive changes are further described below. However, because it is impractical to print the entire Comprehensive Plan it is available on the Wasco County Planning Department website at http://co.wasco.or.us/planning/Energy_updates_Main.html

II. 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 representing the desires of the citizens of Wasco County providing a 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. 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. At this time it was new and achieved the purpose described above. However, since that time it has increasingly failed to achieve its intended purpose. Major components of the document have not been updated since 1983 resulting in them being out of date. Other components have been updated but not included into the body of the document because until recently the document only existed in a paper format which made it very difficult to amend. As further evidence of the decline of the usefulness of this document, changes have occurred to the Land Use and Development Ordinance that are not in compliance with the Comprehensive Plan language.
- C. **Format:** The Comprehensive Plan is currently organized in a way that puts unrelated information in the same chapter and separates related information into multiple chapters. This has created great difficulty for staff to find information and utilize it as it was intended. For the public the document has been largely inaccessible for the same reason.

III. Non-Substantive Proposed Amendments:

- A. Timing: The non-substantive changes being proposed are not directly related to the Energy Project. The reason they are being proposed as part of this project is due to the cost of notification and limited opportunities in conducting long range planning projects. The Energy Project will include notification to all property owners in Wasco County outside of cities and outside of the National Scenic Area. This is a good opportunity to notify citizens of the changes to the Comprehensive Plan without paying for additional notifications. Staff resources are also limited and the time associated with contacting agencies, creating reports, conducting hearings, reprinting ordinances is significant. There is an economy of scale to including these updates with the energy project. Finally, it was determined to be a priority to set up the Comprehensive Plan in way to restore it to its intended purpose and there would not likely be another opportunity to do this as part of another county wide process for several years.
- B. Reformatting: In an effort to make the Comprehensive Plan easier to navigate for both staff and citizens, easier to update and thereby function as it is intended, staff is proposing the following
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. Where information could be included in more than one chapter/goal, references to the other applicable chapter(s) are included. Because some of the language for a specific component is currently in more than one location, it has all been relocated to the applicable newly reformatted chapters. This allows for any language proposed to be deleted due to duplication to be reviewed in context with other similar language.
 2. Format of Goal Chapters: Each Goal related chapter will be formatted according to the following:
 - Purpose: This is a description of the goal consistent with State adopted language.
 - Policies & Implementation: This broadly describes how the purpose of each Goal is meant to be adhered to. All Land Use and Development Ordinance amendments are required to be consistent with these.
 - Findings & Inventories: Each Goal will be slightly different with regards to findings and inventories. In short, all information related to that Goal that currently exists in the Comprehensive Plan is located here and organized in a way that makes it easy to search and review.

- C. Past Updates: Staff conducted research into all prior Comprehensive Plan updates and included language that had been adopted but never incorporated into the text. Because this language was already adopted it was incorporated without any highlights for underline as described in the Key in Section I.

IV. Chapter by Chapter Overview of Proposed Substantive Amendments:

Introductory Chapters

- A. Title Page & Adoption Date: No proposed amendments other than the new effective date and names & titles of current staff.
- B. Summary Table of Contents: Currently the Table of Contents includes detailed information of Sections and Subsections for each Chapter. This is being reduced to a Summary Table of Contents only with an even greater Detailed Table of Contents being placed at the beginning of each Chapter. This is intended to increase the ability to search for information by both staff and citizens and make individual chapters easier to amend in the future. Additionally the List of Tables and Figures at the beginning of the Comprehensive Plan is being eliminated and included below the Detailed Table of Contents for each chapter.
- C. Introduction: The amended Introduction includes the same language as the current Introduction with the exception of the Goal 1 – Citizen Involvement language which is relocated to the Goal 1 Chapter.
- D. Chapter 1 – Wasco County Overview: This new chapter includes the following sections that currently exist in multiple chapters. No substantive changes are proposed.
- History
 - General Location
 - Topography
 - Climate
 - Political Structure
- E. Chapter 2 – Revisions Process: This chapter describes the process requirements for amending the Comprehensive Plan. No amendments are proposed.
- F. Chapter 3 – Land Use Information: This new chapter includes sections for Definitions, the Comprehensive Plan Map and Land Use and Ownership which all currently exist in different chapters.

Proposed substantive amendments:

1. Comprehensive Plan Land Use Designation Map Definitions & Purposes:
The definitions and purposes were previously in two different locations and somewhat inconsistent. Changes reflect an effort to achieve consistency.
2. Comprehensive Plan Map: The following proposed language is intended to reflect which maps are actually part of the Comprehensive Plan, where they are located and how they are maintained.

Figure 1. below is a map depicting the Wasco County Comprehensive Plan land use designations. The official Comprehensive Plan map however is a series of maps that exist in a digital format maintained by the Wasco County GIS Department made up of the following:

- All Land Use Designations as defined in Section A above;*
- All maps associated with the Environmental Protection Districts as described in the Wasco County Land Use and Development Ordinance;*
- All maps associated with Limited Use Overlay Zones as described in the Wasco County Land Use and Development Ordinance; and*
- Any mapped inventories discussed in the text of the Comprehensive Plan regardless of whether they are maintained by Wasco County or another local, state or federal agency.*

Goal Related Chapters: All of the current information related to each goal is being relocated to the goal specific chapter. Duplicative information proposed to be removed is not described below. Most of the information below is a description only and not the actual proposed amendment. Please go to the actual chapters located on the Wasco County Planning Department website referenced in Section I to see the actual proposed amendments.

- G. Chapter 4 – Goal 1 – Citizen Involvement:** This chapter describes how citizens are required to be part of the planning process.

Proposed substantive Amendments: The current Citizen Involvement Comprehensive Plan language references permanent Citizen Advisory Groups performing the function of the Committee(s) for Citizen Involvement. These permanent groups have not existed for more than 20 years. The Planning Commission functions as the default Committee for Citizen Involvement. When conducting legislative updates the Board of County Commissioners often appoints a Citizen Advisory Group for the specific project made up of diverse individuals (profession & geographic) to assist staff in generating the initial draft proposal. The group is then dissolved once the project is complete. The Comprehensive Plan language is being amended to reflect this long standing practice.

Department of Land Conservation and Development Staff and the Chair of the State Appointed Citizen Involvement Advisory Committee were sent a letter advising them of this change on 22 November 2010 consistent with Goal 1 requirements.

- H. Chapter 5 – Goal 2 – Land Use Planning: This chapter describes the elements necessary to ensure the planning process requirements are adhered to.

Proposed substantive amendments:

1. Similar change related to permanent Citizen Advisory groups as described above.
2. Eliminate the language which requires the plan to be reviewed and amended every two years. While this is desirable it is not practical given staffing and resource limitations.
3. Eliminate requirements to post signs throughout the county for properties with active permits. This is largely a building code function that is not done in most rural areas and not something the Planning Office has ever required.
4. The language about allowing public input into the planning process was specific to a couple of circumstances. This was generalized to make it more broadly applicable.

- I. Chapter 6 – Goal 3 – Agricultural Lands: This chapter describes how the A-1 zoned lands are to be protected to ensure a viable agricultural industry.

Proposed substantive amendments: The current Comprehensive Plan Language references minimum lot sizes of 80 and 20 acres. These were changed in 1996 and 1998 to 160 acres and 40 acres. Descriptions of these changes and the rationale behind them were included. Also, a description of the change in 2009 allowing the ability to test to an 80 acre land division around higher-value-per-acre crops was included.

- J. Chapter 7 – Goal 4 – Forest Lands: This chapter describes how the F-1 & F-2 zoned lands are to be protected to ensure a viable forest industry.

Proposed substantive amendments:

1. Residential Development: The Land Use and Development Ordinance currently only allow residential development through replacement, through the "Lot of Record" provisions or through the "Large Tract" provisions allowed through state law. The language is being changed to reflect this.

2. Minimum Lot Sizes: The current Comprehensive Plan Language references minimum lot sizes of 40 and 80 acres. A 40 acre division standard is not allowed in the Land Use and Development Ordinance so this language is being eliminated.
 3. Goal 5 related Information: This has been relocated to the Goal 5 Chapter with a reference.
 4. F-F 10 Zone: In 1995 this zone was given a non-resource determination based on parcelization, access to services and existing level of residential development. Although it is no longer Goal 4 protected land, neither was it given a goal exception. Language describing this is included.
- K. Chapter 8 – Goal 5 – Open Spaces, Scenic & Historic Areas and Natural Resources: This chapter is the largest and most complicated. It includes all of the elements required to protect all identified Goal 5 resources.

Proposed substantive amendments:

1. National Scenic Area: The current Comprehensive Plan language still references the Environmental Protection District Overlay which was replaced when the National Scenic Area Management Plan was created and the Wasco County National Scenic Area Land Use and Development Ordinances were adopted. The new language simply makes reference to the Management Plan and Ordinance.
 2. Wild & Scenic Rivers: At the time of adoption in 1983 the John Day and Deschutes River were designate as State Wild and Scenic Rivers. Since that time they have also been designated as Federal Wild and Scenic Rivers. Additionally, the White River has also been designated as a Federal Wild & Scenic River. The amended language reflects these changes.
 3. Historic Landmarks Commission: Like the permanent Citizen Involvement Advisory Groups, the Historic Landmarks Commission has not been active for more than 15 years. The proposal removes reference to this group.
- L. Chapter 9 – Goal 6 – Air, Water and Land Resources Quality: This chapter discusses quantity and quality issues related to air, water and land. Climate and noise pollution are included in the Air Section. No substantive amendments are proposed.

Chapter 10 – Goal 7 – Areas Subject to Natural Disasters & Hazards: This chapter describes existing hazards and the desire to protect Wasco County Citizens from them. Although no substantive amendments are proposed, A reference to the Natural Hazard Mitigation Plan and the Community Wildfire Protection Plan is being included. Neither of these documents is part of the

Comprehensive Plan but because they include important information related to hazards in Wasco County.

- M. Chapter 11 – Goal 8 – Recreational Needs: This chapter describes existing and future recreational facilities and needs.

Proposed substantive amendments:

1. Wild and Scenic Rivers: Same changes as discussed in Goal 5.
2. National Scenic Area: Same changes as discussed in Goal 5.
3. Wilderness Areas: The current Comprehensive Plan language states there are no Wilderness Areas in Wasco County. In 2009 the Mt. Hood Wilderness was expanded in a portion of Wasco County is now included. The language is changed to reflect this.
4. Recreational Trails: There was some inconsistent language regarding recreational trails likely because this information was located in different chapters. Now that it is in the same chapter the language should become consistent.

- N. Chapter 12 – Goal 9 – Economy of the State: This chapter details the major economic sectors in Wasco County.

Proposed substantive amendments: The data in this Chapter was established in 1983 and has not been updated since then. Jessica Metta, the staff person for the Wasco County Economic Development Commission and employee of the Mid Columbia Economic Development District was asked by staff to make updates to the information in this Chapter. While substantive, the updated language does not include any change in policy or direction with regards to the economy.

- O. Chapter 13 – Goal 10 – Housing: This chapter describes all of the housing related goals, policies and inventories.

Proposed substantive amendments: Existing policy language discusses how mobile homes are allowed in Farm and Forest zones. In the Land Use and Development Ordinance mobile homes are not treated differently than site built homes. The amended language indicates they are allowed in all zones which allow residential development.

- P. Chapter 14 – Goal 11 – Public Facilities & Services: This chapter describes the provision of public services county residents.

Proposed substantive amendments:

1. Tygh Valley and Wamic Minimum Lot Sizes: The specific minimum lot size acreages are proposed to be removed because zoning for these communities was updated in 1999 and the specific acreages are no longer applicable.
2. Citizen Advisory Groups: The reference to these groups was eliminated consistent with the previously discussed changes to Goal 1.
3. Provision of Electricity by Utilities: This information which was created in 1983 when nearly all the local energy needs were provided by hydroelectric. As energy demands continue to increase more energy production will be required from other sources. The language was amended to reflect this.

Q. Chapter 15 – Goal 12 – Transportation: This chapter describes the major transportation related issues in Wasco County.

Proposed substantive amendments: The Transportation component was updated in 2009. This included adoption of the Wasco County Transportation System Plan and the Chenoweth Interchange Area Management Plan are proposed to be added. Descriptions and references of these were not previously included in the transportation chapter and are proposed to be added.

R. Chapter 16 – Goal 13 – Energy Conservation: This is the primary chapter related to the Energy Update project. The amendments that are proposed are meant to update and modernize policies, findings and inventories that were created in 1983.

1. Policy 4: Recycling and waste prevention. This language was updated with input by David Skakel, Solid Waste Specialist with the Tri County Hazardous Waste and Recycling Program.
2. Policy 6: Renewable Energy production. This coincides with which zones allow which type of renewable energy production and by what process in the Land Use and Development Ordinance.
3. Findings and Inventories:
 - a. Sources: This is updated language about the potential sources of energy Production in Wasco County based on current information. The two tables listing the advantages and disadvantages of wind and solar energy production were intended to be value neutral. The subsequent language indicates the review process is intended to maximize the advantages and mitigate for any disadvantages.
 - b. Consumption: The existing language is modernized.

- S. Chapter 17 – Goal 14 – Urbanization: Any zone that is not protected by Goal 3 – Agricultural Lands, or Goal 4 – Forest Lands is related to Goal 14. This was therefore the best place to locate the population information. Also several references to Chapter 18 were included that are related to urbanization.

Final Chapter & Appendices

- T. Chapter 18 – Goal Exceptions & Committed Lands: This chapter describes all areas that are not protected by Goal 3 – Agricultural Land and Goal 4 – Forest Land.
1. Committed Lands Study – April 27, 1983: This is the inventory that was done to justify all of the lands that were already developed to the extent they could not be justified as farm or forest lands. This document was adopted as part of the Comprehensive Plan but only existed in a paper format. Staff scanned this document and included it as Appendix 2.
 2. Buildable Lands Study for Unincorporated Areas of Wasco County: This document was not adopted as part of the Comprehensive Plan. However, when evaluated Goal 14 lands in the future this document contains very important information and like previously discussed documents, staff concluded it was important to reference.
 3. Goal 3 & 4 Exception Areas: Since acknowledgement in 1983 numerous properties have been rezoned from farm and forest zoning designations to rural residential or other non-resource zones through the goal exception process. These had not been previously identified in the Comprehensive Plan.
 4. Urban Growth Areas: This section is a placeholder for any new information that may be included later related to future urban growth boundary expansions.
- U. Appendices:
1. Appendix 1 – Literature Cited: This currently exists as a separate chapter. Because the citations date to 1983 the information is seldom if ever used and it was determined an appendix would be the best place to relocate it.
 2. Committed Lands Study – April 27, 1983: This was described in Chapter 18.

**WASCO
COUNTY**

Kathy McBride <kathymc@co.wasco.or.us>

Fwd: Friends of the Col. Gorge Comments on Comp. Plan Updates

Rod Runyon <rodr@co.wasco.or.us>

Wed, Dec 7, 2011 at 10:11 AM

To: Kathy McBride <kathymc@co.wasco.or.us>

Here is Mr Till's letter

Rod Runyon
541 993 6413

Begin forwarded message:

From: "Rick Till" <Rick@gorgefriends.org>**Date:** December 6, 2011 8:05:31 PM PST**To:** "John Roberts" <johnr@co.wasco.or.us>, <ScottH@co.wasco.or.us>, <SherryH@co.wasco.or.us>, <RodR@co.wasco.or.us>**Subject:** Friends of the Col. Gorge Comments on Comp. Plan Updates

Dear Commissioners,

Please find the attached comments on the proposed updates to Wasco County's Comprehensive Plan.

Thank you for your time and consideration,

Richard Till, Conservation Legal Advocate

Friends of the Columbia Gorge

rick@gorgefriends.org

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Become a Friend of the Columbia Gorge at www.gorgefriends.org



Friends Comment on Comprehensive Plan Update 12-7-2011.pdf

1176K



FRIENDS OF THE COLUMBIA GORGE

December 7, 2011

Wasco County Board of County Commissioners
c/o Wasco County Department of Planning and Economic Development
2705 East Second Street
The Dalles, Oregon 97058

Re: Wasco County's proposed Comprehensive Plan Amendments and Energy Ordinance Updates.

Dear Commissioners:

Friends of the Columbia Gorge (Friends) has reviewed and would like to comment on the proposed amendments to the Comprehensive Plan. Friends is a non-profit organization with approximately 5,000 members dedicated to protecting and enhancing the resources of the Columbia River Gorge. Our membership includes hundreds of citizens who reside within the Columbia River Gorge National Scenic Area. Friends previously submitted comments on May 3, 2011.

Friends supports appropriately sited renewable energy development and rules that ensure that energy facilities are sited to avoid adverse impacts to communities and the environment. Friends provides the following comments and recommendations for the proposed revisions to the Comprehensive Plan.

Friends encourages the County to adopt Comprehensive Plan provisions that protect the scenic, natural, recreational, and cultural resources of the Columbia River Gorge National Scenic Area, the Deschutes Wild and Scenic River, the White River Scenic Waterway, and the John Day Wild and Scenic River. The County should adopt clear and consistent policies identifying the importance of protecting these important visual corridors.

The Draft Comprehensive Plan provides divergent and conflicting findings and policies for the important scenic landscapes within the County. The "Findings and Inventories" section of the Draft Comprehensive Plan identified not just the formally designated John Day Wild and Scenic River Area as important, but all "Land seen from the river within the river canyon." Draft Comprehensive Plan at page 8-5 (Chapter 8 § B(2)(b)(5)). For the Deschutes River the Draft Comprehensive Plan focuses on the "area within the river canyon that can be seen from the Deschutes River." Draft Comprehensive Plan at page 8-5 (Chapter 8 § B(2)(b)(5)). For the

Columbia River Gorge the Draft Comprehensive Plan does not address all land seen from the Columbia River, but instead focuses exclusively on the area within the National Scenic Area. Draft Comprehensive Plan at page 8-3. The County should revise each of these sections to consistently state that important scenic landscapes include all land seen from the respective rivers.

The goals and policies for the Deschutes and John Day Rivers state that the County will "[a]llow only buildings customarily provided in conjunction with farm use within the visual corridors of the Deschutes and John Day Wild & Scenic Rivers . . ." Draft Comprehensive Plan at 8-2 (Chapter 8 § B(1)(b)(3)). As written, this identifies the importance of protecting the views of all visual corridors as seen from the rivers from adverse impacts of development. The Draft Comprehensive Plan also prohibits new mineral and aggregate development within 1/4 mile of the boundaries for the John Day and Deschutes Wild and Scenic Rivers. Draft Comprehensive Plan at page 8-2 (Chapter 8 § B(1)(b)(5)). The Draft Comprehensive Plan does not extend these same policies to the Columbia River Gorge.

Friends recommends revising the Comprehensive Plan to provide uniform goals and policies for the protection of all important scenic "visual corridors" within the County. This should include identifying the views from the Columbia River as well the views from wild and scenic rivers. The following underlined and ~~strikethrough~~ revisions should be made in Draft Comprehensive Plan:

Chapter 8 § B(2)(a)(2):

Columbia Gorge: ~~The Columbia Gorge, (as defined by Oregon Revised Statutes 390.460), includes the land seen from the Columbia River. The Columbia River Gorge~~ is being protected from conflicting uses by the implementation of the Wasco County National Scenic Area Land Use and Development Ordinance which is consistent with the Management Plan for the Columbia River Gorge National Scenic Area and other applicable laws and land use regulations.

Draft Comprehensive Plan at page 8-5. Friends also recommends that the County adopt policies that discourage incompatible land uses or development "within the visual corridors" of the Columbia River. Friends recommends the following underlined revisions, which implement the protections already provided for the John Day and Deschutes Wild and Scenic Rivers:

Chapter 8 § B(1)(a).

(1) Scenic and Open Space areas in the Columbia River Gorge will be preserved by implementation of the Wasco County National Scenic Area Land Use and Development Ordinance which is consistent with the Management Plan for the Columbia River Gorge National Scenic Area and other applicable laws and land use regulations.

(2) Allow only buildings customarily provided in conjunction with farm use within the visual corridors of the Columbia River not within Urban Areas.

(3) Encourage the preservation of landscape features of the Columbia River Gorge.

(4) Unless screened from view from the Columbia River, new mineral and aggregate sites shall not be allowed within the quarter mile boundary of the Columbia River Gorge National Scenic Area, pursuant to Policy 3 in Section E, Mineral Resources, below.

Draft Comprehensive Plan at page 8-2. The referenced provision in the Mineral Resources section of the Comprehensive Plan would also need to be revised at page 8-49:

Chapter 8, § F(1)(c).

New mineral and aggregate sites shall not be allowed within the quarter mile boundary of either the John Day, ~~or~~ Deschutes Rivers, or Columbia River Gorge National Scenic Area, unless the site is screened from views from the River.

Friends encourages the County to adopt these revisions to ensure that the County's Comprehensive Plan provides clear and consistent policies and goals for the protection of important scenic landscape within its jurisdiction.

Thank you for the opportunity to comment.



Richard Till

Conservation Legal Advocate

Exhibit A

Additional Suggested Changes to the update to the Wasco County Comprehensive Plan (December 7, 2011 Public Hearing)

Discretion to:

- Create and ensure consistency with: formatting, page numbering, footers, headers, spacing, indentation and underlining and cross referencing between chapters.
- Create cover page, acronym page, ability to insert pictures and fix incomplete sentences and/or grammar.
- Change Table of Contents numbering. Specifically, use roman numerals for Introduction and Chapters 1-3; correspond Statewide Planning Goals to respective Chapter; e.g., Chapter 1 shall address Goal 1 – Citizen Involvement.
- Change semantics or nomenclature to create consistency where necessary. For example, "Board of County Commissioners" to "Board of Commissioners", Wasco County Planning Commission (hereafter referred to as planning commission), and "Planning Department" instead of "Planning Office".
- Change capitalization where appropriate (e.g., the "Comprehensive Plan" instead of "the plan").
- Change the titles of Tables and Figures and subsequent references where appropriate.
- Change Figure 1 in Chapter 3 (Land Use Information), Comprehensive Plan Land Use Map to more accurately reflect land use designations in the narrative and resource and non-resource classifications.
- Enhance Figure 2 in Chapter 3 (General Ownership Patterns Map) to make it more legible.
- Chapter 5 (Land Use Planning), Policy 3A (Implementation) insert notion of Post Acknowledgement Plan Amendment (PAPA) in addition to Periodic Review (Periodic Review of a comprehensive plan is no longer conducted by counties).
- Chapter 7 (Forest Lands), Policy 4a and throughout document, clarify "discretionary" refers to "non-administrative" permits.
- Chapter 7 (Forest Lands), amend Policy B.5.c accordingly:

Suggested Language

~~Do not implement the OAR provision for the "template test" in the TLSA. Based on the available area wide information regarding overall land use patterns, land values, and lack of infrastructure in the forest zone, it is recommended to not implement the OAR provision for the "template test". However, future conditions may warrant the evaluation and implementation of said test be further explored and codified, based on the Transition Lands Study Area study dated September 17, 1997.~~

- Enhance Figure 1 in Chapter 7 (Timber Site Productivity) to make it more legible.
- Enhance Figure 2 in Chapter 8 (Historic Areas) to make more legible.
- Chapter 8, Tables 5 and 8, insert a source for the listed species.

- Chapter 12 (Economy of the State): Change title to just "Economy" and try and identify appropriate references or sources for all tables and figures.
- Chapter 13 (Housing) add 2000 and 2010 US Census Bureau Data in applicable tables. In this chapter also adjust outdated information from the 1970 and 1980s to reflect data available in 2010 (e.g., price of median home). Additionally, try to update building permit data and insert results from recent buildable lands study where appropriate.
- Chapter 14 (Public Facilities and Services), Figure 1: Update Rural Fire Protection Districts Map with more current data/GIS layers. Additionally, update chapter with more current "police protection" information and crime statistics.
- Chapter 15, Transportation: Include a policy to recognize the county's recently adopted policy declaring a suspension of the establishment of new county roads (Resolution #11-016) and amend the policy numbering accordingly.

Suggested Language

Until such time sustainable funding sources for the county maintained road system have been identified or restored, it is unlikely the county will accept petitions for new public roads created by new development. However, there may be rare or unique situations which warrant or justify such consideration and acceptance.

- Amend Policy B.5.e and numbering accordingly advocating for flexibility in the use of federal timber receipts:

Suggested Language

Advocate for the return flexibility in the use of federal timber receipts ("Forest Safety-Net dollars") or other sustainable funding mechanisms to preclude so that the county from significant is not exposed to dramatic declines in this funding sources and to enable the continued improvement and maintenance of county roads.

- Chapter 17 (Urbanization): Update Table 1 – Population Growth to recognize 2010 Census Data and Table 3 – population of Census Designated Places in 2010.
- Chapter 17 (Urbanization): Insert a more updated policy and implementation measures to recognize the effort to update the Urban Growth Boundary with the City of The Dalles. Change the policy numbers within B accordingly and insert applicable "Finding" to support suggested policy.

Suggested Policy and Implementation (Urban Growth Boundary City of The Dalles)

Policy: Work with the City of The Dalles to adopt an urban growth boundary and identify urban reserves to meet future land use and development needs, consistent with state statute and as interpreted by OAR Chapter 660 (Divisions 21 and 24).

Implementation

- a. Continue to coordinate with the City of The Dalles in order to manage the urban growth boundary and the conversion of land within the boundary for urban uses.
- b. Update the Urban Growth Area Joint Management Agreement with the City of The Dalles to outline how land and infrastructure within the urban growth boundary is managed or administered and identify appropriate county or city zoning designations.
- c. Encourage the orderly annexation of land within the urban growth boundary to the City of The Dalles.
- d. Encourage development in areas already served by major public facilities before extending services to unserved areas.
- e. Recognize limitations imposed by the Columbia Gorge National Scenic Area Act.



FRIENDS OF THE COLUMBIA GORGE

Exhibit E

December 7, 2011

Wasco County Board of County Commissioners
c/o Wasco County Department of Planning and Economic Development
2705 East Second Street
The Dalles, Oregon 97058

Re: Wasco County's proposed Comprehensive Plan Amendments and Energy Ordinance Updates.

Dear Commissioners:

Friends of the Columbia Gorge (Friends) has reviewed and would like to comment on the proposed amendments to the Comprehensive Plan. Friends is a non-profit organization with approximately 5,000 members dedicated to protecting and enhancing the resources of the Columbia River Gorge. Our membership includes hundreds of citizens who reside within the Columbia River Gorge National Scenic Area. Friends previously submitted comments on May 3, 2011.

Friends supports appropriately sited renewable energy development and rules that ensure that energy facilities are sited to avoid adverse impacts to communities and the environment. Friends provides the following comments and recommendations for the proposed revisions to the Comprehensive Plan.

Friends encourages the County to adopt Comprehensive Plan provisions that protect the scenic, natural, recreational, and cultural resources of the Columbia River Gorge National Scenic Area, the Deschutes Wild and Scenic River, the White River Scenic Waterway, and the John Day Wild and Scenic River. The County should adopt clear and consistent policies identifying the importance of protecting these important visual corridors.

The Draft Comprehensive Plan provides divergent and conflicting findings and policies for the important scenic landscapes within the County. The "Findings and Inventories" section of the Draft Comprehensive Plan identified not just the formally designated John Day Wild and Scenic River Area as important, but all "Land seen from the river within the river canyon." Draft Comprehensive Plan at page 8-5 (Chapter 8 § B(2)(b)(5)). For the Deschutes River the Draft Comprehensive Plan focuses on the "area within the river canyon that can be seen from the Deschutes River." Draft Comprehensive Plan at page 8-5 (Chapter 8 § B(2)(b)(5)). For the

Columbia River Gorge the Draft Comprehensive Plan does not address all land seen from the Columbia River, but instead focuses exclusively on the area within the National Scenic Area. Draft Comprehensive Plan at page 8-3. The County should revise each of these sections to consistently state that important scenic landscapes include all land seen from the respective rivers.

The goals and policies for the Deschutes and John Day Rivers state that the County will “[a]llow only buildings customarily provided in conjunction with farm use within the visual corridors of the Deschutes and John Day Wild & Scenic Rivers . . .” Draft Comprehensive Plan at 8-2 (Chapter 8 § B(1)(b)(3). As written, this identifies the importance of protecting the views of all visual corridors as seen from the rivers from adverse impacts of development. The Draft Comprehensive Plan also prohibits new mineral and aggregate development within 1/4 mile of the boundaries for the John Day and Deschutes Wild and Scenic Rivers. Draft Comprehensive Plan at page 8-2 (Chapter 8 § B(1)(b)(5)). The Draft Comprehensive Plan does not extend these same policies to the Columbia River Gorge.

Friends recommends revising the Comprehensive Plan to provide uniform goals and policies for the protection of all important scenic “visual corridors” within the County. This should include identifying the views from the Columbia River as well the views from wild and scenic rivers. The following underlined and ~~strikethrough~~ revisions should be made in Draft Comprehensive Plan:

Chapter 8 § B(2)(a)(2):

Columbia Gorge: The Columbia Gorge, ~~(as defined by Oregon Revised Statutes 390.460)~~, includes the land seen from the Columbia River. The Columbia River Gorge is being protected from conflicting uses by the implementation of the Wasco County National Scenic Area Land Use and Development Ordinance which is consistent with the Management Plan for the Columbia River Gorge National Scenic Area and other applicable laws and land use regulations.

Draft Comprehensive Plan at page 8-5. Friends also recommends that the County adopt policies that discourage incompatible land uses or development “within the visual corridors” of the Columbia River. Friends recommends the following underlined revisions, which implement the protections already provided for the John Day and Deschutes Wild and Scenic Rivers:

Chapter 8 § B(1)(a).

(1) Scenic and Open Space areas in the Columbia River Gorge will be preserved by implementation of the Wasco County National Scenic Area Land Use and Development Ordinance which is consistent with the Management Plan for the Columbia River Gorge National Scenic Area and other applicable laws and land use regulations.

(2) Allow only buildings customarily provided in conjunction with farm use within the visual corridors of the Columbia River not within Urban Areas.

(3) Encourage the preservation of landscape features of the Columbia River Gorge.

(4) Unless screened from view from the Columbia River, new mineral and aggregate sites shall not be allowed within the quarter mile boundary of the Columbia River Gorge National Scenic Area, pursuant to Policy 3 in Section E, Mineral Resources, below.

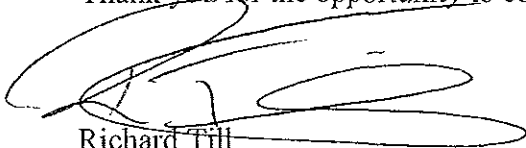
Draft Comprehensive Plan at page 8-2. The referenced provision in the Mineral Resources section of the Comprehensive Plan would also need to be revised at page 8-49:

Chapter 8, § F(1)(c).

New mineral and aggregate sites shall not be allowed within the quarter mile boundary of either the John Day, ~~or~~ Deschutes Rivers, or Columbia River Gorge National Scenic Area, unless the site is screened from views from the River.

Friends encourages the County to adopt these revisions to ensure that the County's Comprehensive Plan provides clear and consistent policies and goals for the protection of important scenic landscape within its jurisdiction.

Thank you for the opportunity to comment.



Richard Till
Conservation Legal Advocate

Exhibit F



900 S.W. Fifth Avenue Suite 2600
Portland, Oregon 97204
main 503.224.3380
fax 503.220.2480
www.stoel.com

ELAINE R. ALBRICH
Direct (503) 294-9394
eralbrich@stoel.com

December 6, 2011

VIA EMAIL AND HAND DELIVERY

Board of County Commissioners
c/o John Roberts, Planning Director
Wasco County
511 Washington St, Ste 302
The Dalles, OR 97058

Re: Wasco County Comprehensive Plan Updates

Dear Commissioners:

On behalf of Iberdrola Renewables, Inc., I encourage the Board of County Commissioners to adopt the May 3, 2011 version of the Wasco County Comprehensive Plan Amendments, as set forth in the County Planning Commission Recommendation dated June 7, 2011. Thank you for your consideration.

Very truly yours,

Elaine R. Albrich

cc: Brian Walsh

Enrolled
House Bill 3188

Sponsored by Representative WAND; Representative SHEEHAN, Senator MONNES ANDERSON

CHAPTER

AN ACT

Relating to state lottery funds received by counties; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. (1) For purposes of this section:

(a) "Dedicated fund" means a fund in the county treasury, or a separate account in the county treasury, that is dedicated, appropriated or set aside for purposes that further economic development.

(b) "Furthering economic development" has the meaning given that term in ORS 461.540.

(2)(a) When a county receives moneys that are derived either directly or indirectly from funds from the State Lottery Fund under section 4, Article XV of the Oregon Constitution, and ORS chapter 461, and the moneys are to be used for the purpose of furthering economic development, the county:

(A) Shall deposit the moneys into a dedicated fund; and

(B) May use a reasonable portion of the moneys to employ a person to manage the moneys in the dedicated fund, make the report required by subsection (3) of this section, verify that moneys are used for purposes that further economic development in the county and provide technical assistance to persons or entities receiving disbursements from the dedicated fund.

(b) Moneys received as described in this subsection may not be placed in the general fund of the county.

(3) On or before October 1 of each year, each county that has received moneys as described in subsection (2) of this section shall file a report with the Oregon Department of Administrative Services for posting on the Oregon transparency website as provided in ORS 184.483 stating:

(a) The amount of moneys received by the county as described in subsection (2) of this section;

(b) The purpose and use of moneys that have been disbursed from the dedicated fund during the prior calendar or fiscal year; and

(c) Work and services provided by the person employed under subsection (2) of this section.

SECTION 2. Section 1 of this 2011 Act applies to moneys received by a county from the State Lottery Fund on or after the effective date of this 2011 Act.

SECTION 3. This 2011 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2011 Act takes effect on its passage.

Passed by House March 22, 2011

.....
Ramona Kenady Line, Chief Clerk of House

.....
Bruce Hanna, Speaker of House

.....
Arnie Roblan, Speaker of House

Passed by Senate June 2, 2011

.....
Peter Courtney, President of Senate

Received by Governor:

.....M.,....., 2011

Approved:

.....M.,....., 2011

.....
John Kitzhaber, Governor

Filed in Office of Secretary of State:

.....M.,....., 2011

.....
Kate Brown, Secretary of State

461.540 Administrative Services Economic Development Fund. (1) There is established in the General Fund of the State Treasury the Administrative Services Economic Development Fund. All moneys transferred from the State Lottery Fund, interest earnings credited to this fund and other moneys authorized to be transferred to this fund from whatever source are appropriated continuously for any of the following public purposes:

- (a) Creating jobs;
- (b) Furthering economic development in Oregon; or
- (c) Financing public education.

(2) Moneys shall be transferred from the Administrative Services Economic Development Fund to:

(a) The Education Stability Fund established under ORS 348.696 as described in section 4, Article XV of the Oregon Constitution; and

(b) The school capital matching subaccount created within the Education Stability Fund, as provided by ORS 461.558.

(3) As used in this section and section 4, Article XV of the Oregon Constitution:

(a) "Creating jobs" includes, but is not limited to:

- (A) Supporting the creation of new jobs in Oregon;
- (B) Helping prevent the loss of existing jobs in Oregon;
- (C) Assisting with work transition to new jobs in Oregon; or
- (D) Training or retraining workers.

(b) "Education" includes, but is not limited to, the Education Stability Fund established under ORS 348.696 and specific programs that support the following:

- (A) Prekindergartens;
- (B) Elementary and secondary schools;
- (C) Community colleges;
- (D) Higher education;
- (E) Continuing education;
- (F) Workforce training and education programs; or
- (G) Financial assistance to Oregon students.

(c) "Furthering economic development" includes, but is not limited to, providing:

- (A) Services or financial assistance to for-profit and nonprofit businesses located or to be located in Oregon;
- (B) Services or financial assistance to business or industry associations to promote, expand or prevent the decline of their businesses; or

(C) Services or financial assistance for facilities, physical environments or development projects, as defined in ORS 285B.410, that benefit Oregon's economy. [1985 c.302 §7(7); 1995 c.12 §7; 2002 s.s.3 c.6 §18; 2005 c.835 §27; 2009 c.872 §3]

Financial data to assist in the discussion of furthering economic development with lottery dollars.

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	budgeted <u>2012</u>
<u>Revenue</u>						
lottery distribution	124,449	191,037	182,427	137,849	143,451	90,000
<u>Expenditure</u>						
planning & development	404,220	439,697	480,507	493,541	443,314	512,553
% of operations supported by lottery dollars	31%	43%	38%	28%	32%	

mm 11/28/11



Oregon

John A. Kitzhaber, MD, Governor

Department of Administrative Services

Operations Division

155 Cottage St. NE U90

Salem, OR 97301-3972

(503) 378-4869

FAX (503) 373-1273

Faye.L.Stevenson@state.or.us

August 05, 2011

WASCO COUNTY TREASURER
511 WASHINGTON ST STE 207
THE DALLES OR 97058

TREASURER

LOTTERY DISTRIBUTION

Your county has received from the 1ST QTR Video Poker Distribution the following through your LGIP account:

90% of Net Sales:	11,393.00
10% of Net Sales:	4,522.00 ¹
Total due to county (2.5% of Net Receipts):	\$15,915.00

If you have any questions, you may contact me in the Business Services Unit of the Operations Division, Monday through Friday between 8:00 AM - 4:30 PM at (503) 378-2350 ext 321.

Sincerely,

Faye Stevenson, Disbursements Accountant
Operations

¹ This amount is based on the following calculations: \$162,792/36 counties, which is 10% Net Sales of the total 2.5% of Net Receipts due to the counties totalling: \$1,628,049.

35% of anticipated



Oregon

John A. Kitzhaber, MD, Governor

Department of Administrative Services

Operations Division

155 Cottage St. NE U90

Salem, OR 97301-3972

(503) 378-4869

FAX (503) 373-1273

Faye.L.Stevenson@state.or.u

November 03, 2011

WASCO COUNTY TREASURER
511 WASHINGTON ST STE 207
THE DALLES OR 97058

TREASURER

LOTTERY DISTRIBUTION

Your county has received from the 2ND QTR Video Poker Distribution the following through your LGIP account:

90% of Net Sales:	55,136.00
10% of Net Sales:	<u>21,254.00¹</u>
Total due to county (2.5% of Net Receipts):	\$76,390.00

If you have any questions, you may contact me in the Business Services Unit of the Operations Division, Monday through Friday between 8:00 AM - 4:30 PM at (503) 378-2350 ext 321.

Sincerely,

Faye Stevenson, Disbursements Accountant
Operations

¹ This amount is based on the following calculations: \$765,144/36 counties, which is 10% Net Sales of the total 2.5% of Net Receipts due to the counties totalling: \$7,651,597.

Working Draft

State Lottery Funds – Reporting Requirement

Prepared: November 14, 2011

By: John Roberts, Planning Director

County Name:

- Wasco County

Report Period End Date

- June 30, 2011

Amount of Money Received

- \$143,451

Amount of Money Expended

- \$143,451

Amount of Money Expended on Administration

- \$143,451

Purpose and Use of Moneys

The county does not have a staff position explicitly dedicated for economic development activities. However, the Wasco County planning department performs a wide range of core responsibilities, and one of these core responsibilities is economic development. The department provides services that are important to furthering the economic vitality of the region and county, while balancing the diverse interest of farmers, orchardists, ranchers, residential development, industry, manufacturing, energy, recreation, and state and federal regulatory agencies. The following identifies and describes the purpose and use of moneys received, that have been disbursed from the Dedicated Fund during this reporting period, relevant to department's overall economic-development functions and activities:

- Review and permitting of renewable energy.
- Collaboration with economic development entities in the region that rely on assistance from the planning department.
- Responding to regular requests for information relevant to economic development.
- Providing staffing to the county's planning commission, miscellaneous citizen advisory committees, and the Board of Commissioners, while simultaneously working closely with state and local agencies to implement community development and planning projects.
- Serving as a conduit for reviewing and processing development applications and land-use decisions in incorporated portions of the county.
- Advancing a system of land-use regulations equipped to protect productive farm and forest lands by keeping them economically sustainable by enabling economic activities that complement farm use.
- Increasing tourism by protecting scenic, natural and cultural resources, and enhancing recreational opportunities.

Work and Service Provided by Employed Persons

This dedicated fund is administered by the planning department, under the directive of the Board of Commissioners, County Administrative Officer and Planning Director. The following describes some of

the work performed by the planning department staff during the reporting period:

- **Renewable Energy** – Update to the County's Land Use and Development Ordinance Chapter 19 "Standards for Energy Facilities"; in conjunction with feedback from technical advisory groups, planning commission, local, state and federal agencies, and other stakeholders.
- **Existing Economic Development Organizations** – Assisted The Dalles Area Chamber of Commerce, Port of The Dalles, Mid-Columbia Economic Development District and Wasco County Economic Development Commission regularly with information.
- **Community Development and Planning Projects** – Provided staffing to the county's planning commission, miscellaneous citizen advisory committees, and the Board of Commissioners, while simultaneously working closely with state and local agencies to implement community development and planning projects (e.g., Urban Growth Boundary expansion, identification of destination resorts, planning for rural communities, natural hazard mitigation planning).
- **Assistance and Information** – Responded to over 3,500 inquiries which represented a mix of requests for information relevant to economic development, land planning and use.
- **Development Review and Land-Use Approvals** – Processed applications to enable economic activities to complement farm use (e.g., wineries).
- **National Scenic Area** - Increased tourism by protecting scenic, natural and cultural resources, and enhancing recreational opportunities (e.g., enhancing and sustaining the economic vitality of identified urban areas by encouraging and directing growth into existing cities and communities to contain sprawl).

"Furthering Economic Development" Defined:

461.540 Administrative Services Economic Development Fund. (1) There is established in the General Fund of the State Treasury the Administrative Services Economic Development Fund. All moneys transferred from the State Lottery Fund, interest earnings credited to this fund and other moneys authorized to be transferred to this fund from whatever source are appropriated continuously for any of the following public purposes:

- (a) Creating jobs;
- (b) ~~Furthering economic development in Oregon;~~ or
- (c) Financing public education.

(2) Moneys shall be transferred from the Administrative Services Economic Development Fund to:

(a) The Education Stability Fund established under ORS 348.696 as described in section 4, Article XV of the Oregon Constitution; and

(b) The school capital matching subaccount created within the Education Stability Fund, as provided by ORS 461.558.

(3) As used in this section and section 4, Article XV of the Oregon Constitution:

(a) "Creating jobs" includes, but is not limited to:

(A) ~~Supporting the creation of new jobs in Oregon;~~

(B) ~~Helping prevent the loss of existing jobs in Oregon;~~

(C) Assisting with work transition to new jobs in Oregon; or

(D) Training or retraining workers.

(b) "Education" includes, but is not limited to, the Education Stability Fund established under ORS 348.696 and specific programs that support the following:

(A) Prekindergartens;

(B) Elementary and secondary schools;

(C) Community colleges;

(D) Higher education;

(E) Continuing education;

- (F) Workforce training and education programs; or
- (G) Financial assistance to Oregon students.
- (c) ~~Furthering economic development" includes, but is not limited to, providing:~~
- (A) ~~Services or financial assistance to for-profit and nonprofit businesses located or to be located in Oregon;~~
- (B) ~~Services or financial assistance to business or industry associations to promote, expand or prevent the decline of their businesses; or~~
- (C) ~~Services or financial assistance for facilities, physical environments or development projects, as defined in ORS 285B.410, that benefit Oregon's economy. [1985 c.302 §7(7); 1995 c.12 §7; 2002 s.s.3 c.6 §18; 2005 c.835 §27; 2009 c.872 §3]~~

ORS 285B.410

INFRASTRUCTURE PROJECTS

(Generally)

285B.410 Definitions for ORS 285B.410 to 285B.482. As used in ORS 285B.410 to 285B.482, unless the context requires otherwise:

- (1) "Airport" means:
 - (a) A runway, taxiway, aircraft parking apron, ramp, auto parking area, access road, safety area or runway protection zone;
 - (b) An airport-related facility, including a hangar, terminal, air traffic control tower or other building;
 - (c) A signal, navigational aid or traffic control system; or
 - (d) A fuel tank or other physical airport improvement.
- (2)(a) "Community development project" means a project that involves strategic planning, training or other technical assistance as defined by the Oregon Business Development Department by rule, and that is aimed at strengthening the economic development, community development or infrastructure priority setting of a municipality or region.
 - (b) ~~"Community development project" includes the following activities:~~
 - (A) ~~Developing and managing short-term and long-term projects;~~
 - (B) ~~Developing priorities for infrastructure projects;~~
 - (C) ~~Strategic planning related to furthering economic or community development; or~~
 - (D) ~~Training related to economic or community development, including training to improve leadership skills, technical skills or analytical skills, particularly in rural and distressed areas.~~
 - (c) ~~"Community development project" includes projects that may encompass a municipality or any part of a municipality and may be undertaken in cooperation with another municipality.~~
- (3) "Development project" means a project for the acquisition, improvement, construction, demolition, or redevelopment of municipally owned utilities, buildings, land, transportation facilities or other facilities that assist the economic and community development of the municipality, including planning project activities that are necessary or useful as determined by the Oregon Infrastructure Finance Authority.
- (4) "Direct project management costs" means expenses directly related to a project that are incurred by a municipality solely to support or manage a project eligible for assistance under ORS 285B.410 to 285B.482. "Direct project management costs" does not include routine or ongoing expenses of the municipality.
- (5) "Emergency project" means a development project resulting from an emergency as defined in ORS 401.025, to which federal disaster relief has been committed.
- (6) "Energy system" means a facility necessary for the distribution, transmission or generation of energy, including but not limited to facilities powered by wind, solar energy or biofuel and facilities for the collection, storage, transmission or distribution of a fuel, including natural gas, methane or hydrogen.
- (7) "Marine facility" means:
 - (a) A wharf, dock, freight handling or passenger facility;
 - (b) A navigation channel or structure, including a project funded under ORS 777.267; or
 - (c) Any other physical marine facility improvement.
- (8) "Municipality" means an Oregon city or county, the Port of Portland created by ORS 778.010, a county service district organized under ORS chapter 451, a district as defined in ORS 198.010, a tribal council of a federally recognized Indian tribe in this state or an airport district organized under ORS chapter 838.

- (9) "Planning project" means:
- (a) A project related to a potential development project for preliminary, final or construction engineering;
 - (b) A survey, site investigation or environmental action;
 - (c) A financial, technical or other feasibility report, study or plan; or
 - (d) An activity that the authority determines to be necessary or useful in planning for a potential development project.
- (10) "Project" means a development, community development, planning or emergency project.
- (11) "Railroad" means:
- (a) A main line, siding, yard, connecting or auxiliary track, right of way or easement;
 - (b) An industrial spur or related facility, including a depot, shop, maintenance building or other building;
 - (c) A signal or traffic control system;
 - (d) A bridge or tunnel;
 - (e) A dock, pit, conveyor, bin, crane, piping system, tank or pavement for unloading, loading or transfer of freight, trailers or containers; or
 - (f) Any other physical railroad improvement.
- (12) "Road" means a street, highway or thruway or a road-related structure that provides for continuity of a right of way, including a bridge, tunnel, culvert or similar structure or other physical road-related improvement.
- (13) "Rural area" has the meaning given that term in ORS 285A.010.
- (14) "Solid waste disposal site" has the meaning given the term "disposal site" in ORS 459.005.
- (15) "Telecommunications system" means equipment or a facility for the electronic transmission of voice, data, text, image or video.
- (16) "Transportation" means a system for movement of freight or passengers.
- (17) "Utilities" means a solid waste disposal site or a water, sewage, storm water drainage, energy or telecommunications system. [Formerly 285.700; 1999 c.509 §43; 2001 c.96 §5; 2001 c.633 §1; 2001 c.883 §27; 2003 c.773 §27; 2005 c.835 §2; 2007 c.804 §32; 2009 c.830 §93]



Wasco County



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PHOTO: GARY HALVORSON, OREGON STATE ARCHIVES

▲ [RETURN TO TABLE OF CONTENTS](#)

**Tracking Lottery Dollars
WASCO COUNTY 07/09**

	<i>Lottery Grant</i>	<i>Lottery Loan</i>	<i>Lottery Bond</i>	<i>Other Funds</i>
Department of Education - ODE/SSF				
Dufur SD 29	489,668			Yes
North Wasco SD 21	3,558,304			Yes
South Wasco County SD 1	357,258			Yes
Economic and Community Development - OECDD				
City of Mosier - Mosier Wastewater Treatment Plant The city is under contract with Mountain States Construction Co. to construct major improvements to its Wastewater Treatment Plant (WWTP). This is a funded \$2.3M project.	40,000			
City of Maupin - Maupin's Spring Protection Fence Provide security fencing around the remaining unfenced portions of City's Spring Protection Area. The work involves construction of approximately 1,800 linear feet of 6-foot tall chain link fence around the three sides of the City's Spring Protection Area.	20,000			
Northern Wasco County PUD - Northern Wasco County PUD Methane Power Generation A study on the economic feasibility to design and build methane powered electrical generation at the City of The Dalles wastewater treatment site.	11,250			
Northern Wasco County PUD - Northern Wasco County PUD Micro-Hydro Generating Project A study of the feasibility of developing a micro-hydro turbine on the city of The Dalles potable water transmission line and integrate the power output into the PUD's distribution system.	7,330			
Oregon Watershed Enhancement Board - OWEB				
Council Support Wasco Area Watershed Councils - Support for local efforts working with volunteers to protect and enhance clean water and fish and wildlife habitats.	38,192			
Restoration and Protection Twenty five Restoration grants to: Lower Deschutes Small Grant Team; Sherman Soil and Water Conservation District; Wasco Soil and Water Conservation District. Projects receiving support include: fencing and watering facilities to keep livestock out of creeks and streams, the removal of weeds and planting of native trees and shrubs, and improving stream habitats for fish and other wildlife.	531,788			
Technical Wasco Soil and Water Conservation District - Grants supporting the technical aspects of habitat restoration, including assessment, design and effectiveness monitoring.	55,647			

Tracking Lottery Dollars WASCO COUNTY 07/09

	Lottery Grant	Lottery Loan	Lottery Bond	Other Funds
Parks and Recreation - PARKS				
The Dalles Installation of corner gates, pass-throughs and entrance sign.	2,325			
City of Maupin Mountain Fir Skatepark Addillon	112,800			
Video Lottery/Local Economic Development - VL/LED				
Video Lottery proceeds to county for local economic development projects (per ORS 461.547).	368,106			

TOTAL WASCO COUNTY 07/09

Lottery Funded Grants:	\$5,592,667
Lottery Funded Loans:	\$0
Lottery Funded Bonds:	\$0
Total Lottery Funded Dollars:	\$5,592,667



Wasco County Planning Department

"Service, Sustainability & Solutions"

2705 East Second St. • The Dalles, OR 97058

Phone: (541) 506-2560 • wcplanning@co.wasco.or.us

www.co.wasco.or.us/planning/planhome.html

PLANNING DEPARTMENT'S ROLE IN ECONOMIC DEVELOPMENT

Prepared: November 2011

The Wasco County planning department performs a wide range of core responsibilities, and one of these core responsibilities is economic development. The department provides services that are important to furthering the economic vitality of the region and county, while balancing the diverse interest of farmers, orchardists, ranchers, residential development, industry, manufacturing, energy, recreation, and state and federal regulatory agencies. The following is intended to identify the principle economic-development functions the department currently performs.

- Protect Productive Farm and Forest Lands - Agriculture is one of the most important industries for the county and Oregon and, as such, the planning department has a longstanding history of protecting the land base essential to its continuation. Per ORS 215.243, land used for agriculture is an "economic asset" for all, and the preservation of agricultural land is "necessary" to help maintain the agricultural economy of the state. For rural communities, this decree can be simply characterized as a means to protect farm and forest lands, while supporting certain non-farm uses that do not negatively impact or conflict with resource management on such lands.

The established canon to protect the agricultural and forest resource base of the county is established through several factors: a mandated statewide planning system and accompanying goals, statutory and administrative rule provisions, LUBA/Court opinions and interpretations, and a subsequent county comprehensive plan, land-use ordinance, special assessments and right-to-farm provisions. As a result, the planning department is committed to advancing a system of land-use regulations equipped to protect productive farm and forest lands by keeping them economically sustainable by enabling economic activities that complement farm use. Moreover, these protection efforts and supporting regulations are buttressed by the community's desire to sustain agricultural and forest resources.

- Administer National Scenic Area Act and Management Plan - In 1986, Congress enacted the Columbia River Gorge National Scenic Area Act to protect the Gorge. This law created an expectation that the scenic, natural, cultural and recreational qualities of the Gorge would be protected and enhanced while allowing economic development to occur in ways that did not denigrate its special qualities. In the county, 44,710 acres (2.9% its land base), lies within the designated National Scenic Area ("NSA").

To ensure that land in the NSA is used consistently with the purposes and standards of the Act, Congress required the preparation of the Management Plan for the Columbia River Gorge NSA ("Management Plan"). The Management Plan was adopted in 1991 and identified economic development objectives that include:

- Enhancing and sustaining the economic vitality of identified urban areas (i.e., encouraging and directing growth into existing cities and communities to contain sprawl).
- Protecting and enhancing agriculture and forestry (i.e., limiting further fragmentation of agriculture and forest land for residential use and encouraging retention of existing and resource-based jobs).

- Allowing economic development in rural centers and non-urban areas that are consistent with the protection and enhancement of scenic, natural, cultural and recreational resources.
- Increasing tourism by protecting scenic, natural and cultural resources, and enhancing recreational opportunities.

The county was required to abide in the spirit and intent of the Management Plan by adopting the Wasco County National Scenic Area Land Use and Development Ordinance. Since then, the county has used this ordinance in managing land-use decisions on a daily basis, specifically those related to regulating the location and use of structures, residences, trade, industry and other land-use activities. Moreover, the ordinance enables the county to be eligible for and secure federal funding (e.g., small-business development grants) related to economic and recreational development.

- Facilitate Development Review and Land-Use Approvals – The planning department serves as a conduit for reviewing and processing development applications and land-use decisions in incorporated portions of the county. As such, it's the department's role to review land-use applications in a timely, efficient and consistent manner as part of the development review process, while maintaining consistency with federal, state and local agencies. Development review, that is efficient and in accordance with local, state and federal laws, helps ensure processes and procedures that are essentially less costly for developers, applicants and staff.

In this context, it is important to continually explore ways to expedite said processes and streamline planning-department operations that advance desired development. The development, facilitation and implementation of more user-friendly processes and regulations are all ways to engage community members in the land-use process while minimizing or avoiding unnecessary delays, risks and/or costs. A planning department that's conscientious about its relationship with the community and its "clients" is also an important asset. It can affect and help direct the overall tenor and economic vitality of a region, while meeting the current planning and development needs, be they related to the county or the region at large.

- Guide the Development of Energy Facilities / Alternative Energy – In the future, the county will likely have an exciting opportunity to evaluate and approve a number of different types of energy facilities and related uses. It will also need to determine to what degree these types of energy facilities will be incorporated into the region. Such projects could have a significant impact on the county's landscape, possibly affecting farm and forest zones.

The planning department will play an important role in the review and permitting of these project proposals. It will be the planning department's role to assess the impacts of the projects and, where appropriate, determine the necessary conditions to mitigate potential adverse impacts. The planning department will need to conduct these reviews in a manner that protects the public health, safety and general welfare. Moreover, it will collaborate and coordinate with agencies and other stakeholders to minimize conflict with other permitted uses through compatibility review.

- Collaborate With Existing Economic Development Organizations – Economic development entities in the region rely on assistance from the planning department. The Dalles Area Chamber of Commerce, Port of The Dalles, Mid-Columbia Economic Development District and Wasco County Economic Development Commission regularly tap the department for information. Being involved with these types of organizations to further respective economic development goals or strategies is necessary, important and mutually beneficial. Moreover,

working effectively and communicating with these organizations cultivates partnerships and keeps efforts and resources from being duplicated.

- Provide Assistance and Information – The planning department receives regular requests for information relevant to economic development. “Clients” include private citizens, as well as individuals representing a wide range of organizations, government agencies and private industries. In response, the planning department is continually striving to be a reliable, efficient resource for such clients, and it’s a top priority for the planning department to assist both the public and other entities in the most accurate, professional manner possible. Furthermore, it’s important to work effectively and efficiently with local, state and federal regulatory agencies that govern many aspects of land planning and use. Doing so affects the department’s ability to provide accurate, current information and public assistance. For example, many legislative decisions and discussions, particularly those relevant to land-use legislation, have far-reaching ramifications to the economic development community here “at home.” It’s the planning department’s job to know what’s going on and how it will or is affecting our county and community.
- Support Special Projects – The planning department provides staffing to the county’s planning commission, miscellaneous citizen advisory committees, and the Board of Commissioners, while simultaneously working closely with other county departments, and state and local agencies. This requires the department to provide special project support on a consistent basis, particularly in areas directly or indirectly associated with economic development and planning (e.g., Urban Growth Boundary expansion, identification of destination resorts, planning for rural communities, natural hazard mitigation planning, etc.).

These core responsibilities of the planning department are just a sampling of the critical role it plays in economic development in the county and region. A reduction in resources would directly affect the planning department’s ability to function and deliver services in a timely and accurate fashion. Without the current level of support, the planning department would be compromised and required to reduce services that are vital to keeping the county in accordance with state and federal laws. While the role of this department might be trivialized or misunderstood by many, it’s a crucial safeguard for our community, economy, and environment. The planning department is committed to fulfilling the goals of the county.



Public Health
Prevent. Promote. Protect.

NORTH CENTRAL PUBLIC HEALTH DISTRICT
"Caring For Our Communities"

Wasco County Board of Commissioners
Wasco County Courthouse
511 Washington Street
The Dalles, OR 97058

Dear Commissioners,

The Wasco County Solid Waste Advisory Committee met on November 9th, 2011, to discuss a rate increase request by The Dalles Disposal effective January 1, 2012.

The request represents a rate adjustment averaging approximately 2.2% to help offset rising operational costs and tipping fees. The 2.2% equals a .85x the CPI of 2.6% (June to June comparison).

The committee discussed the request and felt it was reasonable, especially since it covers a two year period with a one year increase.

The committee recommends that Wasco County Commissioners approve the rate increase request effective January 1, 2012.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Pierce".

Glenn Pierce, REHS
Environmental Health Specialist Supervisor
North Central Public Health District



WASTE CONNECTIONS, INC.

Connect with the Future®

The Dalles Disposal

October 26, 2011

Wasco County Public Health Dept.
419 E. 7th Street, Room 100
The Dalles, Or. 97058

Attn:
Glenn Pierce
Supervising Sanitarian

Dear Mr. Pierce:

The Dalles Disposal would like to respectfully request a rate adjustment averaging approximately 2.2% to help offset rising operational costs and tip fees. We request this adjustment to be effective January 1, 2012. Some examples of these increases include, but are not limited to, health care, and truck and equipment repair.

We use the Federal Bureau of Labor Statistics CPI Index for Portland/Salem to benchmark our changes in operational costs. This index is computed as of June 30 and December 31. The most recent June to June comparison increased 2.60%, and we believe this is a good indicator of our overall experience. The Wasco County Landfill anticipates increasing both its gate rate and the pass-through Household Hazardous Waste tax by 3.0%, effective January 1. We have incorporated these increases into the attached proposed rate schedule.

Individual rates change by different percentages based upon the disposal weight component of each rate. A service with no weight (eg, a carry out charge) might increase 2.20%, while a per ton drop box overage charge will only increase 0.4%. All the other rates will increase by some combination of the two percentages, averaging out at about 2.0%.

We would like to be scheduled on the council agenda at your earliest convenience to discuss our proposal. We appreciate the continued opportunity to provide Wasco County with high quality solid waste service.

Sincerely,

Erwin Swetnam
District Manager

Enclosure: Proposed Rate Sheets

TD WASCO COUNTY UGA GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

CPI

SERVICE	CURRENT RATE	3.00% Total LF Increase	2.19% Business Increase	TOTAL INCREASE	NEW RATE
RESIDENTIAL					
CANS/ROLLCARTS					
Weekly					
- (1) 20 gal can (New Service)	\$10.57	\$0.05	\$0.20	\$0.25	\$10.82
- (1) 32 gal can	\$16.07	\$0.09	\$0.29	\$0.38	\$16.45
- 90 gal rollcart	\$23.22	\$0.24	\$0.35	\$0.59	\$23.81
- 105 gal cart (Phase Out)	\$24.86	\$0.28	\$0.36	\$0.64	\$25.50
- each add'l can/cart added at price of 1st unit					
EOW					
- (1) 32 gal can	\$13.60	\$0.05	\$0.26	\$0.32	\$13.92
Call In					
- (1) 32 gal can	\$11.16	\$0.03	\$0.23	\$0.25	\$11.41
- 90 gal rollcart	\$16.26	\$0.07	\$0.31	\$0.38	\$16.64
YARD DEBRIS					
* 12 month min sign-up period * \$18 restart fee if service cancelled and restarted within year * 60 gal yard debris cart					
RESIDENTIAL					
Weekly	\$7.85	\$0.15	\$0.07	\$0.22	\$8.07
EOW	\$5.36	\$0.09	\$0.06	\$0.15	\$5.51
SPECIAL CHARGES					
* The following additional charges are assessed to customers whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.					
Additional Charge:					
- Sunken Can	\$19.60	\$0.00	\$0.43	\$0.43	\$20.03
- Excess distance	\$19.60	\$0.00	\$0.43	\$0.43	\$20.03
- Steps/stairs	\$19.60	\$0.00	\$0.43	\$0.43	\$20.03
- Through gate	\$19.60	\$0.00	\$0.43	\$0.43	\$20.03
-extra can/bag/box	\$6.03	\$0.01	\$0.12	\$0.14	\$6.17
- loose yardage per yd	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93
(over-the-top extra around conts-cans-rollcarts or on the ground)					

TD WASCO COUNTY UGA GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

CPI					
SERVICE	CURRENT RATE	3.00% Total LF Increase	2.19% Business Increase	TOTAL INCREASE	NEW RATE
- bulk items (*Bring to transfer station)					
- return trip can	\$6.01	\$0.01	\$0.12	\$0.14	\$6.15
- return trip rollcart	\$8.89	\$0.00	\$0.19	\$0.19	\$9.08
- rollcart redelivery	\$9.19	\$0.00	\$0.20	\$0.20	\$9.39
- Off day PU	\$6.60	\$0.00	\$0.14	\$0.14	\$6.74
- Delinquent fee	\$11.75	\$0.00	\$0.26	\$0.26	\$12.01
(Acct delinquent after 30 days from billing)					
- NSF/unhonored check fee	\$27.75	\$0.00	\$0.61	\$0.61	\$28.36
- New Acct set up fee	\$5.28	\$0.00	\$0.12	\$0.12	\$5.40
- Change in service	\$5.28	\$0.00	\$0.12	\$0.12	\$5.40
(name/address/service)					
COMMERCIAL					
Weekly					
- (1) 32 gal can	\$19.43	\$0.09	\$0.37	\$0.46	\$19.89
- 90 gal rollcart	\$29.62	\$0.24	\$0.49	\$0.73	\$30.35
- each add'l can/cart added at price of 1st unit					
EOW					
- (1) 32 gal can	\$16.42	\$0.05	\$0.32	\$0.38	\$16.80
Call In					
- (1) 32 gal can	\$12.30	\$0.03	\$0.25	\$0.28	\$12.58
- 90 gal rollcart	\$17.75	\$0.07	\$0.34	\$0.41	\$18.16
SPECIAL CHARGES					
* The following additional charges are assessed to customers whose cans, rollcars or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.					
Additional Charge:					
- Sunken Can	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Excess distance	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Steps/stairs	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Through gate	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
			\$0.00		
-extra can/bag/box	\$6.03	\$0.01	\$0.12	\$0.14	\$6.17
- loose yardage per yd	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93
(*extra garbage ontop or around cans and rollcars which must be manually handled & placed in truck)					
- bulk items (*Bring to transfer station)					

TD WASCO COUNTY UGA GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

CPI

SERVICE	CURRENT RATE	3.00% Total LF Increase	2.19% Business Increase	TOTAL INCREASE	NEW RATE
- return trip can	\$6.01	\$0.01	\$0.12	\$0.14	\$6.15
- return trip rollcart	\$8.89	\$0.03	\$0.18	\$0.20	\$9.09
- rollcart redelivery	\$9.19	\$0.00	\$0.20	\$0.20	\$9.39
- Off day PU	\$6.60	\$0.00	\$0.14	\$0.14	\$6.74
- Delinquent fee (Acct delinquent after 30 days from billing)	\$11.75	\$0.00	\$0.26	\$0.26	\$12.01
- NSF/unhonored check fee	\$27.75	\$0.00	\$0.61	\$0.61	\$28.36
- New Acct set up fee	\$5.28	\$0.00	\$0.12	\$0.12	\$5.40
- Change in service (name/address/service)	\$5.28	\$0.00	\$0.12	\$0.12	\$5.40
CONTAINERS					
1 1/2 Yd Containers					
- Call In	\$29.07	\$0.15	\$0.54	\$0.69	\$29.76
- EOW	\$40.58	\$0.32	\$0.68	\$1.00	\$41.58
- 1XPW	\$81.17	\$0.64	\$1.35	\$1.99	\$83.16
- Additional day rate = # days x 1x week rate					
2 Yd Containers					
- Call In	\$39.12	\$0.20	\$0.73	\$0.92	\$40.04
- EOW	\$54.24	\$0.43	\$0.91	\$1.33	\$55.57
- 1XPW	\$108.46	\$0.85	\$1.81	\$2.66	\$111.12
- Additional day rate = # days x 1 x wk rate					
3 Yd Containers					
- Call In	\$58.14	\$0.29	\$1.08	\$1.37	\$59.51
- EOW	\$81.16	\$0.64	\$1.35	\$1.99	\$83.15
- 1XPW	\$162.34	\$1.28	\$2.71	\$3.99	\$166.33
- Additional day rate = # days x 1x wk rate					
SPECIAL CHARGES					
- Delivery	\$29.75	\$0.00	\$0.65	\$0.65	\$30.40
- Rent	\$29.03	\$0.00	\$0.63	\$0.63	\$29.66
- Rent-a-bin	\$65.32	\$0.00	\$1.43	\$1.43	\$66.75
- Loose yardage	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93
Containers with difficult access (per cont chg)					
- Not on solid surface	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Stuck in the mud	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Lodged in loose gravel	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Overweight	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Excess distance	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04
- Rolloff curb	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04

TD WASCO COUNTY UGA GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

CPI

SERVICE	CURRENT RATE	3.00% Total LF Increase	2.19% Business Increase	TOTAL INCREASE	NEW RATE
COMPACTORS					
* 50,000 max gross weight - Per compacted yard	\$27.89	\$0.50	\$0.28	\$0.78	\$28.67
- over 2 tons for 10 yds - over 4 tons for 20 yds - over 6 tons for 30 yds	(*Will be charged add'l per ton at the current landfill disposal fee. Customers must stay within DOT legal weight limits for drop box/compactor service)				
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$322.21	\$0.00	\$7.05	\$7.05	\$329.26
- Extra miles over 15	\$2.69	\$0.00	\$0.06	\$0.06	\$2.75
DROP BOXES					
- 10 yd min fee empty	\$183.41	\$1.81	\$2.82	\$4.63	\$188.04
- 15 yd min fee empty	\$275.18	\$0.00	\$4.83	\$6.83	\$281.01
- 20 yd min fee empty	\$366.81	\$3.61	\$5.64	\$9.26	\$376.07
- 30 yd min fee empty	\$550.24	\$5.42	\$8.46	\$13.89	\$564.13
- Delivery	\$61.98	\$0.00	\$1.36	\$1.36	\$63.34
- Pickup	\$61.98	\$0.00	\$1.36	\$1.36	\$63.34
- Swap	\$61.98	\$0.00	\$1.36	\$1.36	\$63.34
- Ex miles over 15	\$2.69	\$0.00	\$0.06	\$0.06	\$2.75
- Demurrage per day after 5 days	\$13.19	\$0.00	\$0.29	\$0.29	\$13.48
- Loose yards (per yd ³)	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93
- over 2 tons for 10 yds - over 4 tons for 20 yds - over 6 tons for 30 yds	Will be charge add'l per ton at the current landfill disposal fee. Customers must stay within DOT legal weight limits for drop box compactor service.				

TD WASCO COUNTY RURAL GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

SERVICE	CURRENT RATE	CPI		TOTAL INCREASE	BASIC NEW RATE	PLAN ADJUST	NEW RATE	AFFECTED CUSTOMERS
		3.00% Total LF Increase	2.19% Business Increase					
RESIDENTIAL								
CANS/ROLLCARTS								
Weekly								
- (1) 20 gal can (NewRate)	\$10.57	\$0.05	\$0.20	\$0.25	\$10.82		\$10.82	
- (1) 32 gal can	\$17.98	\$0.09	\$0.33	\$0.42	\$18.40		\$18.40	
- 90 gal rollcart	\$27.28	\$0.24	\$0.44	\$0.68	\$27.96		\$27.96	
- 105 gal cart (Phase Out)	\$28.90	\$0.28	\$0.45	\$0.73	\$29.63		\$29.63	
- each add'l can/cart added at price of 1st unit								
EOW								
- (1) 32 gal can	\$14.18	\$0.05	\$0.27	\$0.33	\$14.51		\$14.51	
- 90 gal rollcart	\$24.56	\$0.14	\$0.44	\$0.59	\$25.15		\$25.15	
Call In								
- (1) 32 gal can	\$12.14	\$0.03	\$0.25	\$0.27	\$12.41		\$12.41	
- 90 gal rollcart	\$16.32	\$0.07	\$0.31	\$0.38	\$16.70		\$16.70	

TD WASCO COUNTY RURAL GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

SERVICE	CURRENT RATE	CPI 3.00% Total LF Increase	2.19% Business Increase	TOTAL INCREASE	BASIC NEW RATE	PLAN ADJUST	NEW RATE	AFFECTED CUSTOMERS
SPECIAL CHARGES								
* The following additional charges are accessed to customers whose cans, rollicarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.								
Additional Charge:								
- Sunken Can	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Excess distance	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Steps/stairs	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Through gate	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
-extra can/bag/box	\$6.15	\$0.01	\$0.13	\$0.14	\$6.29		\$6.29	
- loose yardage per yd (over-the-top extra around conts-cans-rollicarts or on the ground)	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93		\$25.93	
- bulk items (*Bring to transfer station)								
- return trip can	\$6.01	\$0.01	\$0.12	\$0.14	\$6.15		\$6.15	
- return trip rollicart	\$8.89	\$0.00	\$0.19	\$0.19	\$9.08		\$9.08	
- rollicart redelivery	\$9.19	\$0.00	\$0.20	\$0.20	\$9.39		\$9.39	
- Off day PU	\$6.60	\$0.00	\$0.14	\$0.14	\$6.74		\$6.74	
- Delinquent fee (Acct delinquent after 30 days from billing)	\$11.75	\$0.00	\$0.26	\$0.26	\$12.01		\$12.01	
- NSF/unhonored check fee	\$27.75	\$0.00	\$0.61	\$0.61	\$28.36		\$28.36	
- New Acct set up fee	\$6.05	\$0.00	\$0.13	\$0.13	\$6.18		\$6.18	
- Change in service (name/address/service)	\$6.05	\$0.00	\$0.13	\$0.13	\$6.18		\$6.18	

TD WASCO COUNTY RURAL GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

SERVICE	CURRENT RATE	CPI 3.00% Total LF Increase	2.19% Business Increase	TOTAL INCREASE	BASIC NEW RATE	PLAN ADJUST	NEW RATE	AFFECTED CUSTOMERS
COMMERCIAL								
Weekly								
- (1) 32 gal can	\$21.23	\$0.09	\$0.40	\$0.50	\$21.73		\$21.73	
- 90 gal rollcart	\$31.49	\$0.24	\$0.53	\$0.77	\$32.26		\$32.26	1
- each add'l can/cart added at price of 1st unit								
EOW								
- (1) 32 gal can	\$17.06	\$0.05	\$0.34	\$0.39	\$17.45		\$17.45	
Call In								
- (1) 32 gal can	\$13.35	\$0.03	\$0.27	\$0.30	\$13.65		\$13.65	
- 90 gal rollcart	\$17.97	\$0.07	\$0.35	\$0.42	\$18.39		\$18.39	

TD WASCO COUNTY RURAL GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

SERVICE	CURRENT RATE	CPI		TOTAL INCREASE	BASIC NEW RATE	PLAN ADJUST	NEW RATE	AFFECTED CUSTOMERS
		3.00% Total LF Increase	2.19% Business Increase					
SPECIAL CHARGES								
* The following additional charges are accessed to customers whose cans, rollcarts or containers pose a potential safety risk to our employees due to the difficult and unsafe location of their service containers.								
Additional Charge:								
- Sunken Can	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Excess distance	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Steps/stairs	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Through gate	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
			\$0.00					
-extra can/bag/box	\$6.15	\$0.01	\$0.13	\$0.14	\$6.29		\$6.29	
- loose yardage per yd	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93		\$25.93	
(*extra garbage ontop or around cans and rollcarts which must be manually handled & placed in truck)								
- bulk items (*Bring to transfer station)								
- return trip can	\$6.01	\$0.01	\$0.12	\$0.14	\$6.15		\$6.15	
- return trip rollcart	\$8.89	\$0.03	\$0.18	\$0.20	\$9.09		\$9.09	
- rollcart redelivery	\$9.19	\$0.00	\$0.20	\$0.20	\$9.39		\$9.39	
- Off day PU	\$6.60	\$0.00	\$0.14	\$0.14	\$6.74		\$6.74	
- Delinquent fee	\$11.75	\$0.00	\$0.26	\$0.26	\$12.01		\$12.01	
(Acct delinquent after 30 days from billing)								
- NSF/unhonored check fee	\$27.75	\$0.00	\$0.61	\$0.61	\$28.36		\$28.36	
- New Acct set up fee	\$6.05	\$0.00	\$0.13	\$0.13	\$6.18		\$6.18	
- Change in service	\$6.05	\$0.00	\$0.13	\$0.13	\$6.18		\$6.18	
(name/address/service)								

TD WASCO COUNTY RURAL GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

SERVICE	CURRENT RATE	CPI		TOTAL INCREASE	BASIC NEW RATE	PLAN ADJUST	NEW RATE	AFFECTED CUSTOMERS
		3.00% Total LF Increase	2.19% Business Increase					
CONTAINERS								
1 1/2 Yd Containers								
- Call In	\$30.69	\$0.15	\$0.57	\$0.72	\$31.41		\$31.41	
- EOW	\$43.98	\$0.32	\$0.75	\$1.07	\$45.05		\$45.05	10
- 1XPW	\$87.97	\$0.64	\$1.50	\$2.14	\$90.11		\$90.11	26
- Additional day rate = # days x 1 x wk rate								
2 Yd Containers								
- Call In	\$40.42	\$0.20	\$0.75	\$0.95	\$41.37		\$41.37	
- EOW	\$58.39	\$0.43	\$1.00	\$1.42	\$59.81		\$59.81	
- 1XPW	\$116.65	\$0.85	\$1.99	\$2.84	\$119.49		\$119.49	
- Additional day rate = # days x 1 x wk rate								
3 Yd Containers								
- Call In	\$58.14	\$0.29	\$1.08	\$1.37	\$59.51		\$59.51	
- 1XPW	\$175.94	\$1.28	\$3.01	\$4.28	\$180.22		\$180.22	
- Additional day rate = # days x 1 x wk rate								
SPECIAL CHARGES								
- Delivery	\$29.46	\$0.00	\$0.64	\$0.64	\$30.10		\$30.10	
- Rent	\$28.74	\$0.00	\$0.63	\$0.63	\$29.37		\$29.37	
- Rent-a-bin	\$65.32	\$0.00	\$1.43	\$1.43	\$66.75		\$66.75	
- Loose yardage	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93		\$25.93	
Containers with difficult access (per cont chg)								
- Not on solid surface	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Stuck in the mud	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Lodged in loose gravel	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Overweight	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Excess distance	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	
- Rolloff curb	\$21.57	\$0.00	\$0.47	\$0.47	\$22.04		\$22.04	

TD WASCO COUNTY RURAL GARBAGE RATES

Proposed New Rate Schedule as of January 1, 2012

SERVICE	CURRENT RATE	CPI 3.00% Total LF Increase	2.19% Business Increase	TOTAL INCREASE	BASIC NEW RATE	PLAN ADJUST	NEW RATE	AFFECTED CUSTOMERS
COMPACTORS								
* 50,000 max gross weight								
- Per compacted yard	\$27.70	\$0.50	\$0.28	\$0.78	\$28.48		\$28.48	
- over 2 tons for 10 yds	(*Will be charged add'l per ton at the current landfill disposal fee. Customers must stay within DOT legal weight limits for drop box/compactor service)							
- over 4 tons for 20 yds								
- over 6 tons for 30 yds								
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$281.36	\$0.00	\$6.15	\$6.15	\$287.51		\$287.51	
- Extra miles over 15	\$2.79	\$0.00	\$0.06	\$0.06	\$2.85		\$2.85	
DROP BOXES								
- 10 yd min fee empty	\$199.49	\$1.81	\$3.17	\$4.98	\$204.47		\$204.47	
- 15 yd min fee empty	\$299.27	\$2.71	\$4.76	\$7.47	\$306.74		\$306.74	
- 20 yd min fee empty	\$399.01	\$3.61	\$6.35	\$9.96	\$408.97		\$408.97	
- 30 yd min fee empty	\$598.48	\$5.42	\$9.52	\$14.94	\$613.42		\$613.42	
- Delivery	\$67.89	\$0.00	\$1.48	\$1.48	\$69.37		\$69.37	
- Pickup	\$67.89	\$0.00	\$1.48	\$1.48	\$69.37		\$69.37	
- Swap	\$67.89	\$0.00	\$1.48	\$1.48	\$69.37		\$69.37	
- Ex miles over 15	\$2.79	\$0.00	\$0.06	\$0.06	\$2.85		\$2.85	
- Demurrage per day after 5 days	\$13.18	\$0.00	\$0.29	\$0.29	\$13.47		\$13.47	
- Loose yards (per yd ³)	\$25.31	\$0.18	\$0.43	\$0.62	\$25.93		\$25.93	
- over 2 tons for 10 yds	Will be charge add'l per ton at the current landfill disposal fee. Customers must stay within DOT legal weight limits for drop box compactor service.							
- over 4 tons for 20 yds								
- over 6 tons for 30 yds								

Wasco County Landfill

2550 Steele Rd
The Dalles, OR 97058
541/298-4082
FAX 541/298-8449

November 8, 2011

Glenn Pierce, R.S.
Supervising Sanitarian
Wasco County Public Health Department
419 East Fifth Street, Room 100
The Dalles, OR 97058

RE: Wasco County Landfill, 2012 Rate Change

Dear Glenn:

In accordance with the current license agreement between the Wasco County Landfill (WCL) and Wasco County, we plan to adjust our rates in 2012. A summary of the rate change is as follows:

The Consumer Price Index (CPI) for the Standard Metropolitan Statistical Area (West-C 1982-84=100) for 2011 is 3.5%. Eighty-five percent of the CPI is 3%. The new rates for the year 2012 will reflect 3% increase.

The Wasco County license fee for 2011 was \$100,625.00 this will increase to \$103,644.00 in 2012.

The County's Host Fee will change from \$1.39 to \$1.43 per ton in 2012 due to the 3% CPI.

The HHW Fee will change from \$7.26 to \$7.48 per ton in 2012 due to the 3% CPI.

A proposed rate schedule for 2012 is attached for your reference.

Please feel free to contact me if you have any questions.

Sincerely,



Nancy Mitchell
Wasco County Landfill
Site Manager

Wasco County Landfill

2650 Steele Rd
The Dalles, OR 97058
541/296-4082
FAX 541/296-6449

Wasco County Landfill New Rates effective January 1, 2012

Wasco County

\$ 31.77 per ton + \$7.48 (HHW Fee) + .10 (License Fee) = \$ 39.35 per ton

Hood River and Sherman County

\$ 35.52 per ton + \$7.48 (HHW Fee) + .10 (License Fee) = \$ 43.10 per ton

Out of County

\$35.52 per ton + .10 (License Fee) = \$ 35.62

ACM: In-County

\$ 79.91 per ton + .10 (License Fee) = \$ 80.01 per ton

ACM: Out of County

\$ 81.46 per ton + .10 (License Fee) = \$ 81.56 per ton

PCS: In-County

\$ 29.19 per ton + .10 (License Fee) = \$ 29.29 per ton

PCS: Out of County

\$ 30.83 per ton + .10 (License Fee) = \$ 30.93 per ton

Public minimum is \$40.00

2012 Rates

Disposal Type	2011 RATE	3.0000%		Lic Rate Adj	2012 RATE	2012 RATE with HHW
Municipal Solid Waste – In-County	\$30.84	\$0.93	\$31.77	\$0.10	\$31.87	\$39.35
Municipal Solid Waste – Out-of-County	\$34.49	\$1.03	\$35.52	\$0.10	\$35.62	\$43.10
Construction & Demolition Waste – In-County	\$30.84	\$0.93	\$31.77	\$0.10	\$31.87	\$39.35
Construction & Demolition Waste – Out-of-County	\$34.49	\$1.03	\$35.52	\$0.10	\$35.62	\$43.10
Industrial Waste – In-County	\$30.84	\$0.93	\$31.77	\$0.10	\$31.87	\$39.35
Industrial Waste – Out-of-County	\$34.49	\$1.03	\$35.52	\$0.10	\$35.62	\$43.10
Petroleum Contaminated Soil – In-County	\$28.34	\$0.85	\$29.19	\$0.10	\$29.29	
Petroleum Contaminated Soil – Out-of-County	\$29.93	\$0.90	\$30.83	\$0.10	\$30.93	
Asbestos – In-County	\$77.58	\$2.33	\$79.91	\$0.10	\$80.01	
Asbestos – Out-of-County	\$79.09	\$2.37	\$81.46	\$0.10	\$81.56	
Wasco County Host Fee	\$1.39	\$0.04	\$1.43			
HHW Fee	\$7.26	\$0.22	\$7.48			
License Fee	\$100,625.00	\$3,019	\$103,644			

**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
DECEMBER 7, 2011**

CONSENT AGENDA

1. Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-6 John Day Recreation Area between Wasco County and the City of Fossil Volunteer Ambulance.
2. Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-3 Dufur Area between Wasco County and the Dufur Volunteer Fire and Ambulance.
3. Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-1 Mosier Area between Wasco County and the Hood River Fire Department.
4. Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-5 South County Area between Wasco County and the Jefferson County Emergency Medical Services.
5. Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-2 The Dalles Area between Wasco County and Mid-Columbia Fire and Rescue.
6. Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-4 & ASA-7 Maupin and Southwest County Area between Wasco County and the Southern Wasco County Ambulance.
7. Amended Wasco County Ambulance Service Area Contract to provide Ambulance Service for the ASA-8 Wamic/Pine Hollow Area between Wasco County and the Wamic Rural Fire Protection District.
8. Agreement between Wasco County and Linda Griswold.
9. Order in the matter of the reappointment of Zoe Middleton to the Wasco County Courthouse Safety Committee.
10. Order in the matter of the reappointment of Bradley Timmons to the Wasco County Hospital Facility Authority Board of Directors.
11. Order in the matter of the reappointment of Dan Spatz to the Mt. Hood Economic Alliance.

12. Order in the matter of withdrawing from consideration the Petition on the proposed vacation of a portion of Wilson Road located in Wasco County, Oregon.
13. Order in the matter of withdrawing from consideration the Petition on the proposed vacation of a portion of Richard road and an Unnamed Public Road of Local Access located in Wasco County, Oregon.
14. Order in the matter of the reappointment of Zack Harvey to the Wasco County Fair Board.
15. Order in the matter of the reappointment of Kristy Beachamp to the Wasco County Courthouse Safety Committee.
16. Resolution in the matter of accepting and appropriating unanticipated Oregon Department of Transportation, Public Transit Division Grant Funding during Fiscal Year 2011-2012.
17. Amended Wasco County Veterans' Service Office Expansion and Enhancement Funds Plan for Expending Funds (2011-2012).

Exhibit K

**WALLOWA COUNTY
BOARD of COMMISSIONERS
State of Oregon**

101 S. River Street
Room #202
Enterprise, OR 97828
541-426-4543, x130
FAX: 541-426-0582
Sandy Lathrop, Executive Assistant

CHAIRMAN, MIKE HAYWARD
COMMISSIONER, PAUL CASTILLEJA
COMMISSIONER, SUSAN ROBERTS

Wasco County Board of Commissioners
511 Washington Street
The Dalles, Oregon 97058

received
12/6/00

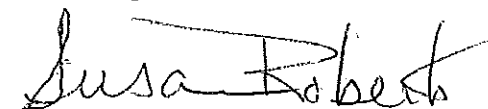
Dear Commissioners;

The attached invoice has been sent to each of the Counties who professed an interest in joining with the Amicus Curiae brief pertaining to the lawsuit against the Oregon Wolf Plan rules.

Wallowa County Commissioner, Paul Castilleja indicated that he had spoken with Commissioners from Wasco County at the recent AOC conference and that your county would be willing to participate and to assist in financing the brief. If that is truly the case, please remit to the address on the invoice and indicate payment is for the Wolf Amicus Brief.

Thank you for your interest and consideration of this matter.

Best Regards,



Susan Roberts,
Commissioner
Wallowa County

WALLOWA COUNTY OREGON

101 S River Street Rm #202

Enterprise OR, 97828

Wasco County

511 Washington Street

The Dallas, OR 97058

Invoice

DATE

8/26/2009

Description

Total

Cooperation with Amicus Curiae Brief
Wolf Management Plan

\$1,000.00