



AGENDA: REGULAR SESSION

WEDNESDAY, OCTOBER 19, 2022

WASCO COUNTY BOARD OF COMMISSIONERS, 511 WASHINGTON ST. SUITE 302, THE DALLES or VIRTUALLY @

<https://wascocounty-org.zoom.us/j/3957734524> OR Dial [1-253-215-8782](tel:1-253-215-8782) Meeting ID: 3957734524#

While these virtual options are provided, we cannot guarantee connection or quality of the call.

PUBLIC COMMENT: Individuals wishing to address the Commission on items not already listed on the Agenda may do so during the first half-hour and at other times throughout the meeting; please wait for the current speaker to conclude and raise your hand to be recognized by the Chair for direction. Speakers are required to give their name and address. Please limit comments from three to five minutes, unless extended by the Chair.

DEPARTMENTS: Are encouraged to have their issue added to the Agenda in advance. When that is not possible the Commission will attempt to make time to fit you in during the first half-hour or between listed Agenda items.

NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the Commission Office in advance, (541) 506-2520. TDD 1-800-735-2900. If you require an interpreter, please contact the Commission Office at least 7 days in advance.

Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la Oficina de la Comisión de antemano, (541) 506-2520. TDD 1-800-735-2900. Si necesita un intérprete por favor, póngase en contacto con la Oficina de la Comisión por lo menos siete días de antelación.

9:00 a.m.	CALL TO ORDER Items without a designated appointment may be rearranged to make the best use of time. Other matters may be discussed as deemed appropriate by the Board. Corrections or Additions to the Agenda Discussion Items: SAIF Dividend ; ODFW PILT ; OJD IGA ; Finance Report (Items of general Commission discussion, not otherwise listed on the Agenda) Consent Agenda: 10.5.2022 Regular Session Minutes ; Planning Commission Appointment (Items of a routine nature: minutes, documents, items previously discussed.) Public Comment at the discretion of the Chair
9:30 a.m.	Planning Ordinance Updates Public Hearing – Kelly Howsley-Glover
10:15 a.m.	Fairgrounds/Hunt Park Project – Stephanie Krell/Tyler Stone
10:25 a.m.	Frequent Utilizer Data Use Agreement – Fritz Bachman
10:35 a.m.	Solid Waste Advisory Committee Rate Recommendations – Jesus Elias
	COMMISSION CALL
	NEW/OLD BUSINESS
	ADJOURN

If necessary, an Executive Session may be held in accordance with: ORS 192.660(2)(a) – Employment of Public Officers, Employees & Agents, ORS 192.660(2)(b) – Discipline of Public Officers & Employees, ORS 192.660(2)(d) – Labor Negotiator Consultations, ORS 192.660(2)(e) – Real Property Transactions, ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, ORS 192.660(2)(g) – Trade Negotiations, ORS 192.660(2)(h) – Conferring with Legal Counsel regarding litigation, ORS 192.660(2)(i) – Performance Evaluations of Public Officers & Employees, ORS 192.660(2)(j) – Public Investments, ORS 192.660(2)(n) – Security Programs, ORS 192.660(2)(n) – Labor Negotiations



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
October 19, 2022

This meeting was held in person and on Zoom

<https://wascocounty-org.zoom.us/j/3957734524>

or call in to [1-253-215-8782](tel:1-253-215-8782) Meeting ID: 3957734524#

PRESENT: Kathy Schwartz, Chair
Steve Kramer, Vice-Chair
Scott Hege, County Commissioner

STAFF: Kathy Clark, Executive Assistant
Tyler Stone, Administrative Officer

Chair Schwartz opened the session at 9:00 a.m. Changes to the agenda:

- Removal of Frequent Users Agreement

Discussion Item – SAIF Dividend

Stratton Insurance Agent Breanna Wimber reviewed the SAIF Insurance dividend for this year, saying that in 2020 SAIF declared a \$100 million dividend, in 2021 a \$210 million dividend and this year a \$75 million dividend – Wasco County's portion is approximately \$17,000. She reported that SAIF has taken on some additional risk this year. She added that Wasco County is trending in a positive direction which means employees are safely returning home each day.

Chair Schwartz asked about Wasco County's Mod Factor. Ms. Wimber replied Wasco County's Mod Factor this year is 1.4; 1.0 is what SAIF considers acceptable. Anything higher than that increases premiums; anything lower than that earns a discount.

Discussion Item – ODFW PILT

County Assessor/Tax Collector Jill Amery explained that Oregon Statute requires the Oregon Department of Fish and Wildlife (ODFW) to make payments in lieu of taxes (PILT) for their properties. The payment is equal to what would have been charged in taxes if assessed to a taxable owner. The Assessor's Office calculates those payments and notice is sent by the Board of Commissioners to ODFW. This year the payment will total \$39,089.57.

Commissioner Hege asked if all this property is specially assessed. Ms. Amery

replied that she cannot confirm that all are, but most are.

Commissioner Hege commented that ODFW property in Wasco County is over 30,000 acres; the total real market value of the property is much higher and the taxes would likely be over \$200,000; however, a lot of publicly owned lands have no taxes paid on them.

Chair Schwartz pointed out that ODFW pays these taxes with tax revenue collected from citizens. She asked if farmers and ranchers pay at the same rate. Ms. Amery answered that it is a complex program with many pages of special assessments – it is not apples to apples.

*****The Board was in consensus to send a Payment in Lieu of Taxes Notice to the Oregon Department of Fish and Wildlife.*****

Ms. Amery reported that they certified the tax rolls Friday afternoon for approximately \$50 million for all districts.

Discussion Item – OJD IGA

7th Judicial Court Trial Administrator Rian Beach explained that talks around this project began last October. This is for video conferencing systems that will allow for hybrid and remote proceedings. We already have that capability in the basement courtroom. We are the last county in Oregon to not have this technology. It will have minimal impact on the building as it will follow existing wiring paths and will have a dedicated circuit so as not to overload any pre-existing circuits.

Chair Schwartz asked if Mr. Stone had any comments. He said that he is fine with the agreement.

Vice-Chair Kramer said that this was discussed at the Local Public Safety Coordinating Council; all the partner agencies are in support.

Commissioner Hege reported that the Board received a letter from the District Attorney who is also in support and would like this to be a starting point for other issues that need to be addressed.

Chair Schwartz asked when the work would begin. Mr. Beach stated that it will begin as soon as possible with a December 1st completion.

{{{Commissioner Hege moved to approve the OJD Wasco County Courthouse Courtroom Audio/Visual upgrade IGA #220098. Vice-Chair Kramer seconded the motion which passed unanimously.}}}

Discussion Item – Finance Report

Finance Director Mike Middleton reviewed the report included in the Board Packet. He pointed out that the new software allows him to generate year to year comparison reports.

Vice-Chair Kramer said that he would like to meet with Mr. Middleton to better understand how to read the new reports. Discussion ensued around the challenges of navigating and comprehending the reports.

Commissioner Hege commented that he would like additional information that illustrates how we are doing operationally. He noted a loss in the electrical side of Building Codes and said it will be interesting to see how the newly increased fees will impact that budget.

Chair Schwartz asked what happens when a department has a surplus. Mr. Middleton replied that it becomes their beginning fund balance. Commissioner Hege explained that when you see a department building fund reserves, they are planning to do something in the future for which they need to save. It is their opportunity to do what makes sense for their department. This is a new way of budgeting for Wasco County and so far it has been working well – it gives the Directors more authority and responsibility.

Agenda Item – Planning Ordinance Updates: Public Hearing

At 9:30 a.m. Chair Schwartz recessed from the Regular Session to open a Public Hearing regarding Updates to the Wasco Land Use and Development Ordinance. She explained the process for the hearing and asked Commissioners if there was anyone who wished to disqualify themselves for any personal or financial interest in this matter – there were none. Chair Schwartz asked staff to present.

Planning Director Kelly Howsley-Glover reviewed the presentation and staff report included in the Board Packet. She noted that this is the second year of updates; Farm and Forest was reviewed last year but adoption delayed to allow ample time for public comment. Changes are based on changes to state law along with some optional updates being proposed.

Commissioner Hege noted that a lot of the communications facility regulations are already in our LUDO and asked why we are breaking them out to a stand-

alone chapter. Ms. Howsley-Glover explained that we had them in the LUDO by reference as they are actually state or federal rules. We are now adding them into our document rather than referencing the state or federal document.

Commissioner Hege said he can see where that would make it more clear for citizens but if the state or federal documents are changed, we will also have to change ours. Ms. Howsley-Glover agreed, adding that our state LUDO audit indicated that we needed to include the language in our LUDO.

Chair Schwartz asked if concealment and abandonment of communication facilities is being added to our LUDO and if so, is it enforceable. Ms. Howsley-Glover responded affirmatively.

Ms. Howsley-Glover continued to review the presentation pointing out that the changes for military air space are to avoid encroachment. We are also removing requirements for roof-top solar panels under 35 feet in height. In addition, we need to have time, manner and place regulations in place prior to January 1st. The rest of the changes are housekeeping items, many of which are based on the audit. There will also be some definitions added.

Commissioner Hege pointed out that we need to be consistent with state law; however, when we make regulations more restrictive than the state, we need to have a very good reason. Ms. Howsley-Glover said that ahead of every proposed change is a sheet that explains if it is statutory or based on citizen output.

Chair Schwartz asked if military planes fly below 100 feet. Ms. Howsley-Glover replied that according to the military, they do not.

Commissioner Hege asked how changes to the LUDO support resiliency. Ms. Howsley-Glover cited the permitting requirements for solar panels under 35 feet as an example of promoting resiliency for citizens. She explained that they heard from citizens that the planning permitting process was cost prohibitive. After review, staff found that permitting those structures is not critical and removal of that process would support sustainability and resiliency for citizens.

Ms. Howsley-Glover stated that the public has had drafts of the updates since April; planning staff has maintained an inventory of citizen-raised issues. The drafts have been analyzed and received legal review along with public review. The Planning Department has made considerable investments in engaging the public in the process.

Commissioner Hege commented that a lot of outreach has been done. He said his frustration comes when staff makes such a concerted effort and people still say they were unaware of the changes being proposed. He asked how we measure success in outreach efforts. Ms. Howsley-Glover responded that there will always be a portion of the public that feel they were not made aware of proposed changes. She said planning staff is always striving to improve public outreach. She said our Planning Department has a reputation around the state as being the most aggressive in public outreach efforts and public participation – staff is very proud of that.

Chair Schwartz agreed that it is always disheartening to see how few people engage in the process. She commended staff for the efforts they make and continue to make in public engagement. Chair Hege concurred, saying that the public gets overwhelmed with the number of pages included in updates – the one-page synopses are great. He added that the Board can also help push out information. Chair Schwartz commented that the Planning website is also a wonderful public resource.

Ms. Howsley-Glover continued her review of the proposed changes. Commissioner Hege asked about the regulating of farm product processing. Ms. Howsley-Glover reported that lobbyists were successful in having processing allowed regardless of setbacks. There are some conflicts in that area and people are concerned. Residential uses next to farm uses see conflicts such as noisy pump houses on property lines, dust kicked up by farming; even the differing harvest cycles can create conflict among producers. She explained that they require residential applicants to sign a waiver acknowledging the farm activities. When uses are optional, Planning has the ability to restrict where appropriate.

Chair Schwartz asked if processing is an optional use. Ms. Howsley-Glover said that it is. Chair Schwartz asked when farm forest acknowledgement came to pass at the state level. Ms. Howsley-Glover replied that she believes it was in the 90s; it is not retroactive – it attaches to new development.

Ms. Howsley-Glover continued her presentation, reporting that pretty much everyone is worried about wildfire and water use when considering agritourism. They also heard some concerns around agritourism creating conflict during harvest season. The proposed changes go above and beyond state statute but are supported by citizens.

Ms. Howsley-Glover stated that in Chapter 14, citizens liked a lot of the best

practices included in the Hood River plan; we have incorporated a lot of that in proposed changes. There was a lot of focus to make sure we are not prohibiting cell towers based on environmental criteria which is not allowed by federal standards.

Commissioner Hege asked about the required life safety criteria in Chapter 19. Ms. Howsley-Glover explained that when they are looking at a project, they need to consider life safety for workers and adjacent properties. With large scale development, they look at fire, water and other life safety impacts.

Commissioner Hege pointed out that some people install stand-alone solar panels as opposed to rooftop solar. Ms. Howsley-Glover said that the newly eased regulation would apply only to rooftop mounted solar panels. If a stand-alone array is being proposed, they not only review for height but for ground disturbance, natural hazards, etc.

Commissioner Hege commented that the requirements seem to be challenging for individuals and asked if there is a way to make it more streamlined. Ms. Howsley-Glover replied that it is typically pretty easy – one of the lowest bars to meet – but we cannot waive that permitting requirement.

Ms. Howsley-Glover went on to say that we are adopting existing airspace maps for the regulations around military airspace. This will be applied to projects over 100 feet in height so there will not be a lot of need – it will mostly be used for cell towers, solar towers, etc. She said we are the first community to do this and we are trying to make sure we have early coordination when reviewing projects so that issues can be addressed before there is a lot of investment and to support success. The military has been a great partner in this effort; they have had a lot of success in Washington State. We have not needed this in the past but with an increasing number of energy sitings, it is important to have it in place. It will not be retroactive.

Chair Hege related that Sherman and Gilliam Counties experienced a lot of angst around this; he asked how the federal government is working with projects already permitted. Ms. Howsley-Glover said that there is a regional team she is working with – they are responsible for review. However, she cannot speak to what is happening in other jurisdictions.

Chair Schwartz asked the average height of windmills. Ms. Howsley-Glover replied that they are over 100 feet; cell towers are generally under 100 feet.

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Vice-Chair Kramer said he believes our farmer/ranchers are aware of the zone; it is good to get the information out here.

Ms. Howsley-Glover said that regarding the upcoming psilocybin legislation going into effect, our best chance at success is pursuing time, place and manner regulations. Growing and processing has to occur indoors and staff is trying to take a conservative approach. They have been working with their association, legal counsel and other jurisdictions. We will have to see how this plays out in the court system. She said they have added restrictions for siting growing/processing operations near daycare of recreational facilities.

Commissioner Hege noted that we had an option to opt out but it would have been only temporary. Ms. Howsley-Glover said that counties were automatically opted in unless they took action to opt out. If we opted out, it had to go on the November ballot to be decided by the voters.

Chair Schwartz asked if once a psilocybin operation is in place, will that prohibit a daycare from locating nearby. Ms. Howsley-Glover replied that it will not.

Vice-Chair Kramer pointed out some minor edits that should be addressed in the Ordinance:

- Page 116 of the packet the word “in” is in all caps and should be in lower case.
- There is an inconsistency in references to Public Health – sometimes it is “Wasco County Public Health” and sometimes it is “North Central Public Health District” – that should be consistent.

Chair Schwartz added that on page 118 of the packet it references today’s hearing as having occurred at 9:30 p.m. – it should be 9:30 a.m.

Ms. Howsley-Glover said she would clean those up.

Chair Schwartz pointed out comments in the packet expressing concerns around agritourism. She asked if Ms. Howsley-Glover believes that the language in the ordinance addresses those concerns. Ms. Howsley-Glover replied affirmatively, saying that she heard directly from some of the commenters that they were pleased with the changes.

Chair Schwartz opened the floor for public comment.

Sheila Dooley of The Dalles said she appreciates the opportunities afforded to the public throughout the process and the work to address concerns. She said she would like to see the definition of “relative” added to Chapter One. Ms. Howsley-Glover said that can be done, although they do not usually do so as it is in statute which is what the planners reference.

Vice-Chair Kramer said that since it is elsewhere in the ordinance, he would expect consistency – citizens will not go to statute to find the definition. Commissioner Hege acknowledged the challenge to adding someone else’s rule into our document, but agreed that it would provide transparency for our citizens.

*****The Board was in consensus to direct staff to add the definition of “relative” to Chapter 1 of the Wasco County LUDO.*****

Commissioner Hege read the title of the ordinance into the record: *Ordinance 22-004 in the matter of the Wasco County Planning Commission’s request to approve proposed legislative amendments to update the Wasco County Land Use and Development Ordinance, the Wasco County Comprehensive Plan and the Wasco County Comprehensive Plan Zoning Map.*

Chair Schwartz closed the public hearing at 10:46 a.m.

Agenda Item – Solid Waste Advisory Committee Rate Recommendation

Vice-Chair Kramer reviewed the recommendation made by the Environmental Health Supervisor Eric Grendal (included in the Board Packet).

Waste Connections Regional Director Jim Winterbottom reviewed the rate increase requests included in the Board Packet. He explained that within the Urban Growth Area customers are eligible for weekly curbside recycling pickup; the rural areas of the county are eligible for curbside recycling pickup every other week; the southernmost part of the county is not eligible for curbside recycling pick up. He said that the 7.37% proposed increase is the largest they have ever requested; however, wages are up 17% and other operational costs are up between 45% and 54%. Waste Connections will have to be more streamlined. Regarding recycling, they no longer make a profit for any of the materials and generally lose money on the program. At some point, there will be an impact to the community.

Chair Schwartz asked when Waste Connections will be converting to electric

trucks. Mr. Winterbottom replied that they have them on order but the challenge they face is the infrastructure to support the use of the electric vehicles. It is a challenge in rural areas. Chair Schwartz thanked Waste Connections for the community service they provide through recycling.

{{{Vice-Chair Kramer moved to approve Resolutions 22-012 and 22-013 in the matter of approving rate increases for the Wasco County Landfill and Waste Connections. Commissioner Hege seconded the motion which passed unanimously.}}}

Vice-Chair Kramer reported that he is working with legal counsel to update our solid waste ordinance and will be meeting with City of The Dalles representatives toward that goal.

Agenda Item – Fairgrounds/Hunt Park Project

Administrative Services Office Manager and Public Information Officer Stephanie Krell reviewed the memo included in the Board Packet. Vice-Chair Kramer noted an extension of the submission deadline. Ms. Krell said there was a request from one of the bidders that we were able to accommodate.

{{{Commissioner Hege moved to approve State of Oregon County Fairgrounds Capital Improvements Grant Agreement #C2022541. Vice-Chair Kramer seconded the motion which passed unanimously.}}}

Consent Agenda – 10.5.2021 Minutes

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

Commission Call

Vice-Chair Kramer announced that Mt. Hood is proposing fees at trailheads. Chair Schwartz said they seem like reasonable rates.

Vice-Chair Kramer said he has asked that the Wasco County Forest Collaborative facilitator update the Board early next year.

Vice-Chair Kramer noted that the Recycling Modernization group will have a new co-chair.

Chair Schwartz adjourned the meeting at 11:04 a.m.

Summary of Actions

MOTIONS

- **To approve the OJD Wasco County Courthouse Courtroom Audio/Visual upgrade IGA #220098.**
- **To approve the Consent Agenda – 10.5.2022 Regular Session Minutes.**
- **To approve State of Oregon County Fairgrounds Capital Improvements Grant Agreement #C2022541.**
- **To approve Resolutions 22-012 and 22-013 in the matter of approving rate increases for the Wasco County Landfill and Waste Connections.**

CONSENSUS

- **To send a Payment in Lieu of Taxes Notice to the Oregon Department of Fish and Wildlife**
- **To direct staff to add the definition of “relative” to Chapter 1 of the Wasco County LUDO**

Wasco County
Board of Commissioners


Kathleen B. Schwartz, Commission Chair


Steven D. Kramer, Vice-Chair


Scott C. Hege, County Commissioner



DISCUSSION LIST

[SAIF DIVIDEND](#) – Breanna Wimber

[ODFW FILT](#) – Jill Amery

[OJD IGA](#) – Rian Beach

[FINANCE REPORT](#) – Mike Middleton



DISCUSSION ITEM

SAIF Dividend

[NO DOCUMENTS HAVE BEEN SUBMITTED FOR THIS ITEM – RETURN TO AGENDA](#)



DISCUSSION ITEM

ODFW Payment in Lieu of Taxes

[STAFF MEMO](#)

[TAX BILL SUMMARY](#)

[NOTICE TO ODFW](#)



MEMORANDUM

SUBJECT: 2022-23 Oregon Department of Fish & Wildlife In Lieu of Tax Payments

TO: BOARD OF COUNTY COMMISSIONERS

FROM: JILL AMERY

DATE: 10/10/2022

BACKGROUND INFORMATION:

PURSUANT TO ORS 496.340 THE OREGON DEPARTMENT OF FISH & WILDLIFE MAKES AN ANNUAL IN LIEU TAX PAYMENT FOR PROPERTY THAT WOULD NORMALLY BE EXEMPT FROM TAXATION. THE AMOUNT PAYABLE IS EQUAL TO THE AD VALOREM TAX THAT WOULD HAVE BEEN CHARGED AGAINST THE PROPERTY IF IT HAD BEEN ASSESSED TO A TAXABLE OWNER.

THE ATTACHED SPREADSHEET IDENTIFIES SAID PROPERTY ALONG WITH THE APPLICABLE ACREAGE, REAL MARKET VALUE, TAXABLE ASSESSED VALUE AND TAXES IMPOSED THAT INCLUDES THE DISCOUNT AMOUNT.

PURSUANT TO ORS 496.340 WE MUST MAIL THE SIGNED BOC NOTICE ALONG WITH THE TAX BILL SUMMARY NO LATER THAN OCTOBER 25, 2022.

ACCOUNT #	MAP #	ACRES	RMV	TAXABLE AV	TAX	DISCOUNT	NET TAX DUE
8686	01N15 E00 00100	823.24	\$ 949,640	\$ 9,070	\$ 116.15	\$ 3.48	\$ 112.67
8687	01N16 E00 00100	82.24	\$ 132,030	\$ 910	\$ 11.65	\$ 0.35	\$ 11.30
8838	01S16 E00 00100	39.00	\$ 58,940	\$ 430	\$ 5.51	\$ 0.17	\$ 5.34
8968	01S16 E00 01100	48.02	\$ 68,580	\$ 530	\$ 6.79	\$ 0.20	\$ 6.59
8999	02N15 E00 00100	15.18	\$ 99,810	\$ 170	\$ 2.18	\$ 0.07	\$ 2.11
9010	02N15 E00 01700	264.41	\$ 319,980	\$ 29,730	\$ 380.71	\$ 11.42	\$ 369.29
9593	01S16 E00 02100	29.90	\$ 11,810	\$ 330	\$ 4.51	\$ 0.14	\$ 4.37
9759	03S12 E00 01000	3342.59	\$ 1,616,360	\$ 425,572	\$ 5,820.72	\$ 174.62	\$ 5,646.10
9762	03S12 E00 01600	511.66	\$ 171,600	\$ 45,720	\$ 625.33	\$ 208.45	\$ 606.58
9763	03S12 E00 01700	160.00	\$ 53,660	\$ 14,300	\$ 195.59	\$ 65.19	\$ 189.72
9765	03S12 E00 01800	320.00	\$ 107,320	\$ 28,590	\$ 391.04	\$ 130.34	\$ 379.31
9790	03S13 E00 02400	1310.43	\$ 586,080	\$ 79,680	\$ 1,089.82	\$ 363.28	\$ 1,057.13
9791	03S13 E00 02500	617.47	\$ 252,220	\$ 14,760	\$ 201.88	\$ 67.30	\$ 195.82
10100	02S12 E00 06400	100.00	\$ 33,540	\$ 8,940	\$ 122.28	\$ 40.76	\$ 118.61
10348	03S12 E00 01000	1766.84	\$ 663,260	\$ 124,405	\$ 1,572.33	\$ 524.11	\$ 1,525.16
10351	03S12 E00 03000	472.46	\$ 158,450	\$ 42,210	\$ 533.48	\$ 177.82	\$ 517.48
10369	03S13 E00 02500	1128.85	\$ 445,960	\$ 12,580	\$ 159.00	\$ 53.00	\$ 154.23
10404	04S11 E00 00200	320.00	\$ 112,380	\$ 32,140	\$ 406.21	\$ 135.41	\$ 394.02
10412	04S12 E00 00300	44.00	\$ 17,380	\$ 490	\$ 6.19	\$ 6.19	\$ 6.00
10500	03S12 E00 01000	4706.29	\$ 3,511,940	\$ 548,445	\$ 7,041.76	\$ 2,347.26	\$ 6,830.51
10501	03S12 E00 01900	10.00	\$ 3,200	\$ 90	\$ 1.16	\$ 1.16	\$ 1.13
10502	03S12 E00 02000	116.55	\$ 88,110	\$ 52,781	\$ 677.68	\$ 225.90	\$ 657.35
10503	03S12 E00 01800	1437.04	\$ 481,960	\$ 128,400	\$ 1,648.59	\$ 549.53	\$ 1,599.13
10512	03S12 E00 03000	313.25	\$ 105,060	\$ 27,990	\$ 359.38	\$ 119.80	\$ 348.60
10513	03S13 E00 02500	400.00	\$ 158,020	\$ 4,400	\$ 56.49	\$ 18.83	\$ 54.80
10514	03S13 E00 03400	80.00	\$ 31,600	\$ 880	\$ 11.30	\$ 11.30	\$ 10.96
10515	03S13 E00 03600	77.60	\$ 30,660	\$ 850	\$ 10.91	\$ 10.91	\$ 10.58
10666	04S11 E00 00700	80.00	\$ 26,830	\$ 7,150	\$ 90.37	\$ 30.13	\$ 87.66
10667	04S11 E00 00600	960.00	\$ 623,460	\$ 63,649	\$ 804.45	\$ 268.15	\$ 780.32
10670	04S11 E00 00900	130.00	\$ 450,360	\$ 84,473	\$ 1,067.64	\$ 355.88	\$ 1,035.61
10672	04S11 E00 01100	120.00	\$ 325,630	\$ 60,350	\$ 762.75	\$ 254.25	\$ 739.87
10673	04S11 E00 01200	160.00	\$ 255,740	\$ 43,787	\$ 553.42	\$ 184.48	\$ 536.82
10878	04S12 E04 00100	4.10	\$ 1,620	\$ 50	\$ 0.63	\$ 0.63	\$ 0.61
10885	04S12 E00 00800	2995.27	\$ 1,552,980	\$ 252,998	\$ 3,197.59	\$ 1,065.87	\$ 3,101.66
10928	04S12 E00 03000	197.78	\$ 314,400	\$ 49,628	\$ 627.24	\$ 209.08	\$ 608.42
10954	04S12 E31 00300	239.40	\$ 94,580	\$ 2,670	\$ 33.75	\$ 33.75	\$ 32.74
11533	05S11 E00 00200	78.25	\$ 112,060	\$ 19,765	\$ 249.81	\$ 83.27	\$ 242.32
11534	05S11 E00 00300	158.35	\$ 208,320	\$ 31,197	\$ 394.29	\$ 131.43	\$ 382.46
11535	05S11 E00 00400	3578.35	\$ 3,626,010	\$ 587,581	\$ 7,426.32	\$ 222.79	\$ 7,203.53
11536	05S11 E00 00500	200.00	\$ 73,330	\$ 10,010	\$ 126.51	\$ 42.17	\$ 122.71
12354	05S11 E00 01100	40.00	\$ 16,770	\$ 2,090	\$ 26.42	\$ 26.42	\$ 25.63
12355	05S11 E00 01400	79.09	\$ 28,570	\$ 6,590	\$ 83.29	\$ 27.77	\$ 80.79
12356	05S11 E00 01900	119.07	\$ 143,170	\$ 24,508	\$ 309.75	\$ 103.25	\$ 300.46
12358	05S11 E00 01500	79.09	\$ 26,830	\$ 7,290	\$ 92.14	\$ 30.72	\$ 89.38
12359	05S11 E00 01700	155.47	\$ 62,370	\$ 20,100	\$ 249.84	\$ 83.28	\$ 242.34
12360	05S11 E00 01300	19.55	\$ 10,010	\$ 220	\$ 2.78	\$ 2.78	\$ 2.70
12361	05S11 E00 01200	18.63	\$ 18,770	\$ 3,850	\$ 48.66	\$ 16.22	\$ 47.20
12362	05S11 E00 02000	1200.83	\$ 450,260	\$ 86,280	\$ 1,090.48	\$ 363.50	\$ 1,057.77
12363	05S11 E00 01800	475.45	\$ 190,990	\$ 23,200	\$ 293.22	\$ 97.74	\$ 284.42
12368	05S11 E00 02500	568.79	\$ 444,700	\$ 51,450	\$ 650.27	\$ 216.75	\$ 630.76
12369	05S11 E24 00100	79.09	\$ 37,650	\$ 4,760	\$ 60.16	\$ 20.06	\$ 58.36
12370	05S11 E24 00200	160.00	\$ 159,440	\$ 20,241	\$ 255.82	\$ 85.28	\$ 248.15
12371	05S11 E24 00300	74.90	\$ 34,120	\$ 3,160	\$ 39.94	\$ 39.94	\$ 38.74
13183	05S11 E25A 01000	13.70	\$ 7,020	\$ 150	\$ 1.90	\$ 1.90	\$ 1.84
16685	03S12 E00 02701	80.00	\$ 27,780	\$ 5,900	\$ 74.57	\$ 24.85	\$ 72.33
16686	04S11 E00 00101	200.00	\$ 67,080	\$ 17,870	\$ 225.86	\$ 75.28	\$ 219.08
TOTALS		30,802.18	\$ 19,660,400	\$ 3,125,360	\$ 40,298.51	\$ 9,344.61	\$ 39,089.57

Discount if payment received by November 15th, 2022



Pioneering pathways to prosperity.

Oregon Department of Fish & Wildlife
4034 Fairview Industrial Dr. SE
Salem, OR 97302

**NOTICE OF DETERMINATION OF VALUE OF REAL PROPERTY OWNED BY OREGON
DEPARTMENT OF FISH & WILDLIFE, PURSUANT TO ORS 495.340(4)**

Notice of real property valuation pursuant to ORS 496.340 (4) is hereby given this date by attaching hereto a statement of the value of each property. The values used are the same as all other farm use and forest use properties, pursuant to ORS 496.340(2)(a). The statement also lists the payment due each property, computed by applying the same consolidated rate as all other properties within each code area, and limited by Section 11b, Article XI or the Oregon Constitution (Ballot Measure 5) and Sections 11 and 11a, Article XI (Ballot Measure 50).

Said attached is marked Exhibit A and by this reference is hereby made a part of this notice.

Dated this 19th day of October, 2022.

Kathleen B. Schwartz
Chair, Wasco County Board of Commissioners

ENCLOSURE: Exhibit A



DISCUSSION ITEM

OJD IGA

[OREGON JUSTICE DEPARTMENT INTERGOVERNMENTAL AGREEMENT](#)

[MOTION LANGUAGE](#)

Wasco County Courthouse
Courtroom Audio/Visual Upgrade
INTERGOVERNMENTAL AGREEMENT
OJD Contract No. 220098

This Agreement is between the Oregon Judicial Department ("OJD") and Wasco County ("County"), a political subdivision of the State of Oregon, collectively referred to in this Agreement as the "Parties".

RECITALS:

- A. Wasco County Courthouse (the "Courthouse") is located at: 511 Washington St., The Dalles, OR 97058.
- B. The Courthouse is a historic building and is listed or eligible for listing in the National Register of Historic Places.
- C. the Wasco County Courthouse owned by the County and occupied by the Wasco County Circuit Court (the "Court") and County offices. Parties agree that the audio/visual systems in Courtrooms 301 and 202 must be upgraded to better serve the needs of the Court. ("Project").
- D. OJD has agreed to hire a contractor ("Contractor") to perform the necessary upgrade services and to pay for those services.
- E. County and OJD are authorized by ORS 1.002, ORS 8.125, and ORS 190.110 to enter into an intergovernmental agreement for any lawful purpose, including this Agreement.

The Parties agree as follows:

- 1. **RECITALS ARE CONTRACTUAL:** The Recitals are incorporated into the substantive provisions of this Agreement.
- 2. **TERM:** This Agreement shall be effective upon its execution and shall continue through December 31, 2022.
- 3. **COUNTY'S REPRESENTATIONS, CERTIFICATIONS, AND WARRANTIES:**
 - A. County certifies that it has no knowledge of the presence of hazardous materials at the Project area.
 - B. County acknowledges that it has had the opportunity to review, has reviewed, and understands and agrees to the scope of the work and services ("Services") to be performed by the Contractor at or around the Project area.
 - C. OJD bares no responsibility and shall not be deemed liable for any pre-existing damages or conditions, or damages caused by pre-existing conditions or conditions at or around the Courthouse.

4. COUNTY'S RESPONSIBILITIES:

- A. Within 7 days after execution of this Agreement, County shall provide OJD with a copy of all already existing (if any) records and documents including, but not limited to, reports, studies, surveys, plan, and inspection reports that pertain to hazardous materials including, but not limited to, lead and asbestos used in the Courthouse.
- B. At any time during this project, if County becomes aware or has knowledge that hazardous materials are present at or around the Project area, County shall promptly inform the Trial Court Administrator ("TCA").
- C. C. If at any time during the useful life of the improvements resulting from this Project, the Court's right to occupy Courtrooms 301 and 202 is substantially and unreasonably restricted by County at no fault of OJD, County shall reimburse OJD, all amounts contributed to the Project by OJD in proportion to the expected remaining useful life of the facility improvements. This subsection shall not apply if:
 - 1. the Court's right to occupy Courtrooms 301 and 202 is restricted by County because of circumstances that are beyond the County's control; or
 - 2. County has provided OJD with written notice of the temporary interruption of the Court's use, and OJD has agreed to and provided its written consent to the interruption.

OJD shall not unreasonably withhold its consent under section 2 of this paragraph C. County shall provide OJD with the notice of interruption of Court's use at least 14 days prior to occurrence of the interruption

5. **GOVERNING LAW:** This Agreement shall be governed by, and shall be construed and enforced in accordance with, the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding collectively, "Claim" between the Parties that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the jurisdiction of the Circuit Court of Marion County for the State of Oregon; provided however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court of the District of Oregon. In no event shall this section be construed as a waiver by the State of Oregon of the jurisdiction of any court or of any form of defense to or immunity from any Claim, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise. COUNTY, BY EXECUTION OF THIS AGREEMENT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.

6. TERMINATION:

- A. The Parties find may terminate this Agreement at any time by mutual agreement.
- B. Either Party may terminate this Agreement by providing the other Party no fewer than ten days advance written notice of termination if United States, Oregon or local laws, regulations, or guidelines are modified or interpreted in such a way that either Party's continued performance or making of payments under this Agreement is prohibited.
- C. Either Party may terminate this Agreement, in whole or in part, by providing the other Party

no fewer than ten days advance written notice of termination, if either Party commits any material breach or default of any covenant, warranty, obligation or agreement under this Agreement and the defaulting Party fails to correct such material breach, default or failure to perform within 30 calendar days after receipt of notice of the breach or default, or such longer period as the notifying Party may specify in such notice.

- D. OJD may terminate this Agreement immediately upon written notice to County, if OJD fails to receive funding, appropriations, limitations, or other expenditure authority at levels sufficient in OJD's reasonable administrative discretion, to perform its obligations under the agreement with the Contractor.
- E. If County terminates this Agreement, County shall reimburse OJD, within 30 days of termination, all amounts contributed to the Project from OJD in proportion to the expected remaining useful life of the facility improvements and under no circumstance to exceed Ten Thousand Dollars (\$10,000.00).

Each Party, by the signature of its authorized representative, hereby agrees to be bound by the terms and conditions of this Fire Protection Systems Upgrade Intergovernmental Agreement.

Wasco County

The Oregon Judicial Department, by and
through the Office of State Court
Administrator

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Legal Review and Approval

By: _____

Title: Sr. Assistant General Counsel

Date: _____



MOTION

SUBJECT: OJD Contract

I move to approve the OJD Wasco County Courthouse Courtroom Audio/Visual upgrade IGA #220098.



DISCUSSION ITEM

Finance Report

[DIRECTOR'S YEAR-END PRE-AUDIT REPORT](#)

[PRE-AUDIT FINANCIALS](#)

[DIRECTOR'S AUGUST REPORT](#)

[AUGUST FINANCIALS](#)

[JULY/AUGUST RECONCILIATIONS](#)

Wasco County Financial Report

For the Fiscal year Ending June 30th, 2022 – Pre-audit

Financial statements are presented for the last fiscal year ending on June 30th, 2022. These are the pre-audit statements and may change with some accruals but due to the date, this will be minimal. In the past year, financial reports to the board have been lax. This is being addressed and the prior pattern of monthly reports is being reestablished.

Utilizing the new reporting tool, statements have a different look. The prior statements submitted to the BOCC had been made by a manual process. Now, data cubes can be accessed directly and allow for a more flexible reporting structure.

General Fund

Non-Departmental revenues for the fiscal year are at 102.6% of the budget expectation. The biggest is the Beginning Fund Balance started the fiscal year at \$1,754,552 more than planned. This is due to departments not spending all of the appropriated dollars and is returned to the departments in a departmental beginning fund balance as part of the General Revenue Allocations. This is a part of the budget model implemented in the FY21 budget year.

Property taxes have come in at 102.0% of the budgeted amount - \$219,547 above budget expectations. This is a good place to be and includes all the year-end accruals – It should not change.

Transfers out are fully executed while transfers in are executed at 68.4% due to no transfer needed for Search and Rescue of Federal Land. (Which is only done on a reimbursement basis.)

Assessment & Taxation revenues are \$40,018 above budget due to the General Revenue Allocations being \$46,899 over budget. The Licenses-Fees & Permits are down compared to last fiscal year by 57.3% or \$23,335. It is important to note, FY21 exceeded the budget by \$17K so some drift down is to be expected.

Expenses executed to 73.4% or under budget by \$245,175. At this point, it means the department will have a departmental beginning fund balance going into FY23 of \$285,004 – subject to audit adjustments.

County Clerk revenues are at 119.1% of budget due to the General Revenue Allocation and Licenses-Fees & Permits coming in at 119.2% or \$33,288 above budget.

Total expense execution is only 63.6% or \$200,586 under budget. This will grow the beginning fund balance for FY23 to \$304,991.

Sheriff's Office revenues have executed at 119.2% of budget or \$681,974. This is due to General Revenue Allocations exceeding the budget by \$630,987 – the remaining is due to increases in other line items – primarily contributions of \$36,629 due to raising funds for the K-9.

Administrative Services revenues are executing at 114.2% of the budget or \$699,691 above the budgeted amount. \$544,083 of this is due to the General Revenue Allocation. An additional \$102,560 of the amount is in category 421 and due to an Oregon Business Development Abatement Grant (\$38,465) and NCPHD reimbursement for an ADA ramp construction/reconstruction (\$51,512).

Expenses are executing at 61.0% or \$1,926,829 under budget. Most of this (\$1,615,749) is due to capital funds not expended. The department is made up of several sub-departments including Employee Administrative Services, Facilities, Information Services.

Administration revenues executed at 102.7% of budget expectations. The revenues are in line with budget plans. This department includes pass through grants, Norcor funding and the Veterans Service Office.

Expenses executed at 99.6% of the budget. Primarily because the large amounts are set as either planned Norcor funding or pass through grants. The split is apparent as the only personnel costs are for Veterans Service Office.

District Attorney revenue came in at 108.7% of the budget execution. The largest increase was due to the General Revenue Allocation of \$175,166 over budget expectations.

Expenses executed at 90.0% overall. The savings in Materials & Services exceeded the overspend in personnel. Personnel executing at 102.8% is reasonable considering the changes made in the fiscal year such as the pay matrix adjustment that did not create a budget adjustment.

Planning revenues executed at 113.8%. Licenses-Fees & Permits executed at 101.7% but this about \$12K less than the prior fiscal year. The largest increase in execution rate is due to the General Revenue Allocation.

Expenses executed at 66.9%. Across the board the department did not spend the entire appropriation. Partially this was due to Personnel coming in low and the Materials & Services only executing at 28.5%. A part of the reason on the Materials & Services is the Flex account not being tapped.

Public Works revenues in the General Fund executed at 301.2%. This is for the Watermaster and Surveying. This is due to grant funds being recorded in these lines.

Expenses executed at 87.2%. Personnel was slightly over but was made up by the savings in Materials & Services.

Prevention Division – Youth Services & Youth Think – revenues executed at 95.3%. The grant funds are not to the full budget expectation but this may be an accrual issue and is being researched.

Expenses are executing at 59.6% and there are no areas of concern.

Building Codes Funds – General & Electrical

The non-departmental revenues (Beginning Fund Balance & Interest) are in line with budgetary expectations – Interest is just low but the rates are starting to rebound.

Department revenues executed at 76.0% (General) and 90.6% (Electrical). For the General Building Codes, the Miscellaneous category executed at 64.0% - this is where the Construction Excise Tax flows through so less collected means less paid out. Additionally, the Licenses-Fees & Permits for General Building Codes executed at 83.1% putting it within \$84K of the budget. Electrical Building Codes License-Fees & Permits executed at 90.3% which is within \$10K of the budget.

Personnel for the funds executed at 84.7% and 81.5% (General and Electrical). Materials & Services for General executed at 43.4% or \$281,799 under budget. A large portion of this is due to the flow through on Construction Excise Tax being under the budgeted expectation. Materials & Services for Electrical executed at 67.9%. No capital expenses occurred in either fund.

Public Works Fund & Public Works Reserve Fund

Departmental revenues for Public Works executed at 112.3%. The primary driver is the Title I funding was \$568,609 but the budgeted amount was \$164,822 for an execution rate of 345% and is reflected in the 413- Intergov Rev-Single Audit. The Motor Vehicle Funding executed at 107.4% or \$189,782 above budget. This is shown in 412- Intergov Rev-Non-Single Audit.

Expenditures for Public Works executed at 98.6% or within \$51K on a \$3,546,505 budget. There were capital acquisitions of \$473,724 but these were taken out of the Reserve Fund as had been planned. Additionally the Reserve fund also expended \$400,000 for the PERS Side Account.

911 & 911 Equipment Funds

Departmental Revenues for 911 have executed at 124.8%. The final accrual has been entered.

Expenditures executed at 86.1% so well within the budgeted amounts. The Personnel portion executed at 93.8%.

The Reserve fund balance grew from \$94,680 to \$308,835 as planned. This puts the funds in the system and available for the capital plans the department had been building – primarily for new CAD software.

Community Corrections

Revenues executed at 119.5% and expenses executed at 89.6% resulting in the fund balance growing from \$936,031 to 1,061,166 or \$125,135 increase.

Fair & Park

Originally, the budget for the Fair was greatly reduced as it was not certain it would occur (this is the Fair held in 2021) due to COVID. However, it was held and did well. Even post budget adjustment revenues executed at 130.6% of the budget plan. Expenses executed at 100.1%. A late adjustment has pushed it over the budgetary limit. This will be adjusted as the expense should actually be allocated to the Park. Fund balance increase almost \$72K.

The Park fund revenues executed at 19.5% - it would have been higher, but a grant was not started in FY22 as planned. This put the revenues \$300K below the budgeted expectation. Expenditures executed at 21.3% overall, specifically due to the \$430,000 budgeted for the Capital grant project that did not start in FY22.

Reserve & Capital Funds

The Capital Acquisition and Facility Capital fund really only received income from investments. Expenses were also minimal with execution rates of 2.9% and 0.0% respectively.

The General Operating Reserve fund ran the ARPA funds through here. Additionally, funds were transferred in from the General Fund to pay for the PERS Side Account set up \$1,600,000. One of the ARPA fund projects – COVID Compensation – accounted for the other \$484,744 in Personnel expense in the fund.

Appropriation vs Budget for all funds

The expense budget execution for all funds are within the legal level of control (Fund-Dept). While line items may be over or under, the execution does not exceed the legal level of control for any area of the organization in the FY22 fiscal year.

A review of the appropriations shows only one area that has exceeded the legal level of control. This is due to a miss-coded expense that will be move to Parks and the statements are fully compliant with the appropriated amounts.

FY22 Wasco County - June PreAudit

as of: 9/28/2022

General Fund-All Dept

Fund	1010 - GENERAL FUND
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

Column Labels								
2022			2021					
			Revised		FY22- FY21		FY22 Budget - FY22 Budget	
Depts/Account Categories	Revised Budget	Actual	Budget	Actual	Actual Variance	FY22-FY21 %	Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES	(10,373,205)	(10,647,983)	(21,482,730)	(24,469,665)	13,821,682	-56.5%	274,778	102.6%
Revenue	(10,373,205)	(10,647,983)	(21,482,730)	(24,469,665)	13,821,682	-56.5%	274,778	102.6%
400 - BEGINNING FUND BALANCE	(11,082,263)	(12,836,815)	(8,296,431)	(9,195,796)	(3,641,019)	39.6%	1,754,552	115.8%
410 - PROPERTY TAXES	(10,924,920)	(11,144,467)	(10,331,863)	(10,296,406)	(848,061)	8.2%	219,547	102.0%
411 - LICENSES-FEES & PERMITS	(1,772,764)	(1,885,763)	(1,449,565)	(1,806,436)	(79,327)	4.4%	112,999	106.4%
412 - INTERGOV REV-NON-SINGLE AUDIT	(939,481)	(908,029)	(906,715)	(859,082)	(48,946)	5.7%	(31,452)	96.7%
413 - INTERGOV REV-SINGLE AUDIT	(3,200)	(2,431)	(3,200)	(1,871,192)	1,868,761	-99.9%	(769)	76.0%
416 - FINES & RESTITUTION	-	-			-	0.0%	-	0.0%
417 - INVESTMENT EARNINGS	(46,010)	(80,925)	(225,200)	(77,139)	(3,785)	4.9%	34,915	175.9%
418 - RENTS	(12,017)	(11,980)	(11,922)	(11,970)	(10)	0.1%	(37)	99.7%
419 - CONTRIBUTIONS & DONATIONS	-	-			-	0.0%	-	0.0%
421 - MISCELLANEOUS	(264,293)	(338,046)	(257,834)	(351,643)	13,598	-3.9%	73,753	127.9%
480 - GENERAL REVENUE ALLOCATIONS	14,671,743	16,560,472	-	-	16,560,472	0.0%	(1,888,729)	112.9%
12 - ASSESSMENT & TAXATION	-	(288,193)	523,228	644,202	(932,395)	-144.7%	288,193	
Revenue	(922,736)	(965,754)	(30,550)	(47,478)	(918,277)	1934.1%	43,018	104.7%
411 - LICENSES-FEES & PERMITS	(27,900)	(17,423)	(23,900)	(40,757)	23,335	-57.3%	(10,478)	62.4%
412 - INTERGOV REV-NON-SINGLE AUDIT	-	-			-	0.0%	-	0.0%
415 - INTERNAL SERVICES	(5,000)	(5,921)	(5,000)	(3,699)	(2,222)	60.1%	921	118.4%
420 - SALE OF FIXED ASSETS	-	(5,817)	-	(769)	(5,047)	656.1%	5,817	0.0%
421 - MISCELLANEOUS	(1,650)	(1,510)	(1,650)	(2,252)	743	-33.0%	(141)	91.5%
480 - GENERAL REVENUE ALLOCATIONS	(888,186)	(935,085)	-	-	(935,085)	0.0%	46,899	105.3%
Expense	922,736	677,561	553,778	691,680	(14,119)	-2.0%	245,175	73.4%
510 - PERSONNEL	748,386	608,803	436,181	625,625	(16,822)	-2.7%	139,583	81.3%
520 - MATERIALS & SERVICES	174,350	68,758	117,597	66,055	2,703	4.1%	105,592	39.4%
530 - CAPITAL OUTLAY	-	-			-	0.0%	-	0.0%
15 - COUNTY CLERK	(1)	(305,903)	156,028	46,013	(351,915)	-764.8%	305,902	
Revenue	(551,278)	(656,594)	(198,390)	(308,489)	(348,105)	112.8%	105,316	119.1%
411 - LICENSES-FEES & PERMITS	(173,125)	(206,413)	(168,890)	(230,778)	24,365	-10.6%	33,288	119.2%
412 - INTERGOV REV-NON-SINGLE AUDIT	-	-	-	(15,265)	15,265	-100.0%	-	0.0%
413 - INTERGOV REV-SINGLE AUDIT	-	-			-	0.0%	-	0.0%
414 - CHARGES FOR SERVICE	(105)	(6,709)	(29,500)	(62,445)	55,736	-89.3%	6,604	6389.7%
421 - MISCELLANEOUS	-	-			-	0.0%	-	0.0%
480 - GENERAL REVENUE ALLOCATIONS	(378,048)	(443,472)	-	-	(443,472)	0.0%	65,424	117.3%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

General Fund-All Dept

Column Labels		2022		2021					
Depts/Account Categories		Revised Budget	Actual	Revised Budget	Actual	FY22- FY21 Actual Variance	FY22-FY21 %	FY22 Budget - Actual	FY22 Budget Execution
Expense		551,278	350,691	354,418	354,501	(3,810)	-1.1%	200,586	63.6%
510 - PERSONNEL		295,207	289,869	292,818	281,894	7,974	2.8%	5,338	98.2%
520 - MATERIALS & SERVICES		256,071	60,822	61,600	72,607	(11,784)	-16.2%	195,248	23.8%
530 - CAPITAL OUTLAY		-	-	-	-	-	0.0%	-	0.0%
16 - SHERIFF		(1)	(1,666,166)	1,028,256	1,968,297	(3,634,463)	-184.7%	1,666,165	
Revenue		(3,544,441)	(4,226,415)	(340,430)	(320,977)	(3,905,438)	1216.7%	681,974	119.2%
411 - LICENSES-FEES & PERMITS		(55,000)	(72,386)	(55,000)	(58,790)	(13,596)	23.1%	17,386	131.6%
412 - INTERGOV REV-NON-SINGLE AUDIT		(175,210)	(184,404)	(177,464)	(131,515)	(52,889)	40.2%	9,194	105.2%
413 - INTERGOV REV-SINGLE AUDIT		(56,500)	(35,646)	(50,966)	(59,808)	24,162	-40.4%	(20,854)	63.1%
414 - CHARGES FOR SERVICE		(14,000)	(15,474)	(14,000)	(17,362)	1,888	-10.9%	1,474	110.5%
416 - FINES & RESTITUTION		(35,000)	(36,061)	(35,000)	(39,028)	2,967	-7.6%	1,061	103.0%
419 - CONTRIBUTIONS & DONATIONS		-	(36,629)	-	-	(36,629)	0.0%	36,629	0.0%
421 - MISCELLANEOUS		(3,250)	(4,972)	(6,000)	(9,040)	4,068	-45.0%	1,722	153.0%
422 - PASS THROUGH PAYMENTS		(2,000)	(6,375)	(2,000)	(5,435)	(940)	17.3%	4,375	318.8%
480 - GENERAL REVENUE ALLOCATIONS		(3,203,481)	(3,834,468)	-	-	(3,834,468)	0.0%	630,987	119.7%
Expense		3,544,441	2,560,249	1,368,686	2,289,275	270,975	11.8%	984,191	72.2%
510 - PERSONNEL		2,236,391	2,140,065	1,120,422	1,929,015	211,050	10.9%	96,326	95.7%
520 - MATERIALS & SERVICES		607,639	388,605	248,264	360,260	28,345	7.9%	219,034	64.0%
530 - CAPITAL OUTLAY		700,411	31,580	-	-	31,580	0.0%	668,831	4.5%
17 - ADMINISTRATIVE SERVICES		(1)	(2,626,521)	2,578,646	2,186,177	(4,812,698)	-220.1%	2,626,520	
Revenue		(4,940,393)	(5,640,083)	(309,602)	(559,455)	(5,080,628)	908.1%	699,691	114.2%
411 - LICENSES-FEES & PERMITS		(81,481)	(103,658)	(64,250)	(116,300)	12,643	-10.9%	22,177	127.2%
412 - INTERGOV REV-NON-SINGLE AUDIT		-	(1,180)	-	-	(1,180)	0.0%	1,180	0.0%
413 - INTERGOV REV-SINGLE AUDIT		-	-	-	-	-	0.0%	-	0.0%
414 - CHARGES FOR SERVICE		(53,168)	(63,939)	(52,844)	(45,187)	(18,753)	41.5%	10,771	120.3%
415 - INTERNAL SERVICES		-	-	-	-	-	0.0%	-	0.0%
418 - RENTS		(225,658)	(244,577)	(187,858)	(191,165)	(53,412)	27.9%	18,920	108.4%
419 - CONTRIBUTIONS & DONATIONS		-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS		(4,650)	(107,210)	(4,650)	(206,804)	99,593	-48.2%	102,560	2305.6%
480 - GENERAL REVENUE ALLOCATIONS		(4,575,436)	(5,119,519)	-	-	(5,119,519)	0.0%	544,083	111.9%
Expense		4,940,392	3,013,562	2,888,248	2,745,632	267,930	9.8%	1,926,829	61.0%
510 - PERSONNEL		1,982,774	2,038,998	1,085,641	1,886,293	152,705	8.1%	(56,224)	102.8%
520 - MATERIALS & SERVICES		1,116,529	749,225	950,607	807,322	(58,097)	-7.2%	367,304	67.1%
530 - CAPITAL OUTLAY		1,841,089	225,340	852,000	52,017	173,323	333.2%	1,615,749	12.2%
590 - UNAPPROPRIATED		-	-	-	-	-	0.0%	-	0.0%
18 - ADMINISTRATION		-	(123,296)	2,997,149	2,955,746	(3,079,042)	-104.2%	123,296	
Revenue		(3,949,487)	(4,055,088)	(969,110)	(794,680)	(3,260,407)	410.3%	105,601	102.7%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

General Fund-All Dept

Column Labels		2021						
2022								
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21		FY22 Budget - FY22 Budget	
					Actual Variance	FY22-FY21 %	Actual	Execution
411 - LICENSES-FEES & PERMITS	-	-			-	0.0%	-	0.0%
412 - INTERGOV REV-NON-SINGLE AUDIT	(601,658)	(638,551)	(823,569)	(623,057)	(15,495)	2.5%	36,893	106.1%
413 - INTERGOV REV-SINGLE AUDIT	(126,585)	(93,500)	(127,541)	(114,320)	20,820	-18.2%	(33,085)	73.9%
414 - CHARGES FOR SERVICE	-	-			-	0.0%	-	0.0%
419 - CONTRIBUTIONS & DONATIONS	-	(20,583)	-	-	(20,583)	0.0%	20,583	0.0%
420 - SALE OF FIXED ASSETS	(4,000)	-	-	-	-	0.0%	(4,000)	0.0%
421 - MISCELLANEOUS	(30,000)	(33,495)	(18,000)	(57,303)	23,809	-41.5%	3,495	111.6%
480 - GENERAL REVENUE ALLOCATIONS	(3,187,244)	(3,268,958)	-	-	(3,268,958)	0.0%	81,714	102.6%
Expense	3,949,487	3,931,792	3,966,259	3,750,427	181,366	4.8%	17,695	99.6%
510 - PERSONNEL	143,433	155,335	132,028	136,172	19,163	14.1%	(11,902)	108.3%
520 - MATERIALS & SERVICES	3,670,054	3,671,457	3,573,231	3,370,514	300,944	8.9%	(1,403)	100.0%
530 - CAPITAL OUTLAY	136,000	105,000	261,000	243,741	(138,741)	-56.9%	31,000	77.2%
19 - DISTRICT ATTORNEY	-	(171,376)	172,097	418,704	(590,080)	-140.9%	171,376	
Revenue	(917,257)	(997,013)	(311,728)	(208,849)	(788,164)	377.4%	79,756	108.7%
412 - INTERGOV REV-NON-SINGLE AUDIT	(82,935)	(27,049)	(82,935)	(66,747)	39,697	-59.5%	(55,886)	32.6%
413 - INTERGOV REV-SINGLE AUDIT	(115,914)	(29,583)	(128,793)	(39,864)	10,281	-25.8%	(86,331)	25.5%
419 - CONTRIBUTIONS & DONATIONS	-	(196)	-	-	(196)	0.0%	196	0.0%
421 - MISCELLANEOUS	(104,872)	(151,482)	(100,000)	(102,238)	(49,244)	48.2%	46,610	144.4%
480 - GENERAL REVENUE ALLOCATIONS	(613,536)	(788,702)	-	-	(788,702)	0.0%	175,166	128.6%
Expense	917,257	825,637	483,825	627,553	198,084	31.6%	91,620	90.0%
510 - PERSONNEL	686,882	706,257	387,281	546,657	159,601	29.2%	(19,375)	102.8%
520 - MATERIALS & SERVICES	227,533	119,380	93,702	80,896	38,484	47.6%	108,153	52.5%
530 - CAPITAL OUTLAY	2,842	-	2,842	-	-	0.0%	2,842	0.0%
21 - PLANNING	-	(454,642)	219,008	566,278	(1,020,920)	-180.3%	454,642	
Revenue	(970,566)	(1,104,121)	(168,100)	(184,494)	(919,627)	498.5%	133,555	113.8%
411 - LICENSES-FEES & PERMITS	(119,500)	(121,509)	(123,000)	(133,721)	12,212	-9.1%	2,009	101.7%
412 - INTERGOV REV-NON-SINGLE AUDIT	(56,900)	-	-	(5,773)	5,773	-100.0%	(56,900)	0.0%
413 - INTERGOV REV-SINGLE AUDIT	(45,000)	(45,000)	(45,000)	(45,000)	-	0.0%	-	100.0%
414 - CHARGES FOR SERVICE	-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS	(100)	(78)	(100)	-	(78)	0.0%	(22)	78.0%
480 - GENERAL REVENUE ALLOCATIONS	(749,066)	(937,534)	-	-	(937,534)	0.0%	188,468	125.2%
Expense	970,566	649,479	387,108	750,772	(101,292)	-13.5%	321,087	66.9%
510 - PERSONNEL	768,896	592,085	372,865	715,671	(123,586)	-17.3%	176,811	77.0%
520 - MATERIALS & SERVICES	201,670	57,395	14,243	35,101	22,294	63.5%	144,275	28.5%
530 - CAPITAL OUTLAY	-	-	-	-	-	0.0%	-	0.0%
22 - PUBLIC WORKS	-	(131,357)	34,627	22,046	(153,403)	-695.8%	131,357	
Revenue	(61,319)	(184,836)	(20,540)	(26,505)	(158,331)	597.4%	123,517	301.4%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

General Fund-All Dept

Column Labels		2021						
2022								
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21		FY22 Budget - FY22 Budget	
					Actual Variance	FY22-FY21 %	Actual	Execution
411 - LICENSES-FEES & PERMITS	(15,000)	(27,650)	(16,475)	(22,140)	(5,510)	24.9%	12,650	184.3%
412 - INTERGOV REV-NON-SINGLE AUDIT	(1,000)	(43,092)	(2,000)	(2,000)	(41,092)	2054.6%	42,092	4309.2%
414 - CHARGES FOR SERVICE	(1,865)	(1,865)	(1,865)	(1,865)	-	0.0%	-	100.0%
421 - MISCELLANEOUS	(100)	(49,752)	(200)	(500)	(49,252)	9850.3%	49,652	49751.6%
480 - GENERAL REVENUE ALLOCATIONS	(43,354)	(62,477)	-	-	(62,477)	0.0%	19,123	144.1%
Expense	61,319	53,479	55,167	48,551	4,928	10.1%	7,840	87.2%
510 - PERSONNEL	40,188	41,118	40,617	39,729	1,389	3.5%	(930)	102.3%
520 - MATERIALS & SERVICES	19,503	12,361	14,550	8,822	3,539	40.1%	7,142	63.4%
530 - CAPITAL OUTLAY	1,628	-	-	-	-	0.0%	1,628	0.0%
24 - PREVENTION DIVISION	-	(564,812)	427,170	580,377	(1,145,189)	-197.3%	564,812	
Revenue	(1,582,167)	(1,507,450)	(217,225)	(265,024)	(1,242,426)	468.8%	(74,717)	95.3%
411 - LICENSES-FEES & PERMITS	(1,000)	(610)	(1,400)	(778)	168	-21.6%	(390)	61.0%
412 - INTERGOV REV-NON-SINGLE AUDIT	(194,400)	(85,240)	(146,650)	(116,325)	31,085	-26.7%	(109,160)	43.8%
413 - INTERGOV REV-SINGLE AUDIT	(329,000)	(178,118)	(30,000)	(108,950)	(69,168)	63.5%	(150,882)	54.1%
414 - CHARGES FOR SERVICE	(20,000)	-	(35,000)	-	-	0.0%	(20,000)	0.0%
416 - FINES & RESTITUTION	-	-	-	-	-	0.0%	-	0.0%
419 - CONTRIBUTIONS & DONATIONS	(1,000)	(61,481)	(1,000)	(7,229)	(54,252)	750.5%	60,481	6148.1%
421 - MISCELLANEOUS	(3,375)	(11,737)	(3,175)	(31,741)	20,004	-63.0%	8,362	347.8%
480 - GENERAL REVENUE ALLOCATIONS	(1,033,392)	(1,170,263)	-	-	(1,170,263)	0.0%	136,871	113.2%
Expense	1,582,167	942,638	644,395	845,401	97,237	11.5%	639,529	59.6%
510 - PERSONNEL	718,775	693,220	580,350	650,097	43,123	6.6%	25,555	96.4%
520 - MATERIALS & SERVICES	863,392	249,418	64,045	195,304	54,114	27.7%	613,974	28.9%
530 - CAPITAL OUTLAY	-	-	-	-	-	0.0%	-	0.0%
90 - TRANSFERS	1,938,229	2,122,999	1,884,074	2,239,645	(116,646)	-5.2%	(184,770)	
Revenue	(584,770)	(400,000)	(562,426)	(400,000)	-	0.0%	(184,770)	68.4%
450 - TRANSFERS IN	(584,770)	(400,000)	(562,426)	(400,000)	-	0.0%	(184,770)	68.4%
Expense	2,522,999	2,522,999	2,446,500	2,639,645	(116,646)	-4.4%	-	100.0%
550 - TRANSFERS OUT	2,522,999	2,522,999	2,446,500	2,639,645	(116,646)	-4.4%	-	100.0%
91 - CONTINGENCY	1,949,278	-	-	-			1,949,278	
Expense	1,949,278	-	-	-	-	0.0%	1,949,278	0.0%
570 - CONTINGENCY	1,949,278	-	-	-	-	0.0%	1,949,278	0.0%
93 - UNAPPROPRIATED	6,485,698	-	(21,792)	-			6,485,698	
Expense	6,485,698	-	(21,792)	-	-	0.0%	6,485,698	0.0%
590 - UNAPPROPRIATED	6,485,698	-	(21,792)	-	-	0.0%	6,485,698	0.0%
Grand Total	(2)	(14,857,248)	(11,484,239)	(12,842,179)	(2,015,069)	15.7%	14,857,246	

FY22 Wasco County - June PreAudit

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Building Codes

Fund	1500 - BUILDING CODES GENERAL
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

Column Labels		2021				FY22- FY21			
2022						FY22- FY21			FY22
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual		Actual Variance	FY22-FY21 %	FY22 Budget - Actual	Budget Execution
00 - NON-DEPARTMENTAL RESOURCES	(3,454,521)	(3,420,332)	(3,506,703)	(3,468,781)		48,450	-1.4%	(34,189)	99.0%
Revenue	(3,454,521)	(3,420,332)	(3,506,703)	(3,468,781)		48,450	-1.4%	(34,189)	99.0%
400 - BEGINNING FUND BALANCE	(3,430,521)	(3,400,966)	(3,468,549)	(3,444,760)		43,794	-1.3%	(29,555)	99.1%
411 - LICENSES-FEES & PERMITS	-	-				-	0.0%	-	0.0%
417 - INVESTMENT EARNINGS	(24,000)	(19,366)	(38,154)	(24,021)		4,655	-19.4%	(4,634)	80.7%
25 - BUILDING CODES	759,781	(263)	193,786	67,816		(68,079)	-100.4%	760,044	0.0%
Revenue	(799,336)	(607,226)	(1,351,523)	(596,741)		(10,485)	1.8%	(192,110)	76.0%
411 - LICENSES-FEES & PERMITS	(499,336)	(415,101)	(1,051,523)	(436,709)		21,608	-4.9%	(84,235)	83.1%
421 - MISCELLANEOUS	(300,000)	(192,125)	(300,000)	(160,032)		(32,092)	20.1%	(107,875)	64.0%
Expense	1,559,117	606,963	1,545,309	664,557		(57,594)	-8.7%	952,154	38.9%
510 - PERSONNEL	460,995	390,640	472,828	392,398		(1,758)	-0.4%	70,355	84.7%
520 - MATERIALS & SERVICES	498,122	216,323	472,481	272,159		(55,837)	-20.5%	281,799	43.4%
530 - CAPITAL OUTLAY	600,000	-	600,000	-		-	0.0%	600,000	0.0%
90 - TRANSFERS	-	-	(200,000)	-		-	0.0%	-	0.0%
91 - CONTINGENCY	300,000	-	129,220	-		-	0.0%	300,000	0.0%
93 - UNAPPROPRIATED	2,394,740	-	53,088	-		-	0.0%	2,394,740	0.0%
Grand Total	-	(3,420,595)	(3,330,609)	(3,400,966)		(19,629)	0.6%	3,420,595	0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Building Codes

Fund	1600 - BUILDING CODES - ELECTRICAL
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

Column Labels		2021			FY22- FY21			
2022			Revised		Actual	FY22-FY21	FY22 Budget	FY22
Depts/Account Categories	Revised Budget	Actual	Budget	Actual	Variance	%	- Actual	Budget Execution
00 - NON-DEPARTMENTAL RESOURCES	(755,878)	(768,683)	(791,162)	(873,423)	104,740	-12.0%	12,805	101.7%
Revenue	(755,878)	(768,683)	(791,162)	(873,423)	104,740	-12.0%	12,805	101.7%
400 - BEGINNING FUND BALANCE	(750,253)	(764,540)	(790,162)	(868,024)	103,484	-11.9%	14,287	101.9%
411 - LICENSES-FEES & PERMITS	-	-			-	0.0%	-	0.0%
417 - INVESTMENT EARNINGS	(5,625)	(4,143)	(1,000)	(5,400)	1,256	-23.3%	(1,482)	73.7%
25 - BUILDING CODES	134,869	100,883	90,966	108,883	(8,000)	-7.3%	33,986	74.8%
Revenue	(97,915)	(88,746)	(133,000)	(88,757)	11	0.0%	(9,169)	90.6%
411 - LICENSES-FEES & PERMITS	(97,915)	(88,436)	(133,000)	(86,927)	(1,509)	1.7%	(9,479)	90.3%
421 - MISCELLANEOUS	-	(310)	-	(1,830)	1,520	-83.1%	310	0.0%
Expense	232,784	189,629	223,966	197,640	(8,011)	-4.1%	43,155	81.5%
510 - PERSONNEL	189,911	160,538	198,497	157,901	2,637	1.7%	29,373	84.5%
520 - MATERIALS & SERVICES	42,873	29,091	25,469	39,739	(10,648)	-26.8%	13,782	67.9%
90 - TRANSFERS	-	-	(200,000)	-	-	0.0%	-	0.0%
91 - CONTINGENCY	117,356	-	117,356	-	-	0.0%	117,356	0.0%
93 - UNAPPROPRIATED	503,653	-	557,096	-	-	0.0%	503,653	0.0%
Grand Total	-	(667,800)	(225,744)	(764,540)	96,740	-12.7%	667,800	0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Public Works

Fund	2020 - PUBLIC WORKS FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels		2021							
2022									
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21 Actual Variance	FY22- FY21 %	FY22 Budget - Actual	FY22 Budget	FY22 Budget Execution
00 - NON-DEPARTMENTAL RESOURCES	(3,396,440)	(3,485,678)	(2,476,010)	(3,344,508)	(141,170)	4.2%	89,238		102.6%
Revenue	(3,396,440)	(3,485,678)	(2,476,010)	(3,344,508)	(141,170)	4.2%	89,238		102.6%
400 - BEGINNING FUND BALANCE	(3,353,260)	(3,463,088)	(2,431,010)	(3,318,845)	(144,244)	4.3%	109,828		103.3%
415 - INTERNAL SERVICES	(3,180)	(3,180)	-	(3,180)	-	0.0%	-		100.0%
417 - INVESTMENT EARNINGS	(40,000)	(19,410)	(45,000)	(22,484)	3,074	-13.7%	(20,590)		48.5%
22 - PUBLIC WORKS	(12,087)	(501,609)	(1,193,258)	(173,055)	(328,555)	189.9%	489,522		4150.0%
Revenue	(3,558,592)	(3,997,056)	(4,062,285)	(3,772,358)	(224,697)	6.0%	438,464		112.3%
411 - LICENSES-FEES & PERMITS	(12,000)	(14,252)	(12,000)	(17,974)	3,722	-20.7%	2,252		118.8%
412 - INTERGOV REV-NON-SINGLE AUDIT	(2,907,070)	(3,065,395)	(3,110,848)	(2,858,402)	(206,993)	7.2%	158,325		105.4%
413 - INTERGOV REV-SINGLE AUDIT	(165,022)	(569,602)	(482,937)	(503,945)	(65,656)	13.0%	404,580		345.2%
414 - CHARGES FOR SERVICE	(432,000)	(345,738)	(454,000)	(377,080)	31,342	-8.3%	(86,262)		80.0%
420 - SALE OF FIXED ASSETS	(40,000)	-	-	-	-	0.0%	(40,000)		0.0%
421 - MISCELLANEOUS	(2,500)	(2,001)	(2,500)	(14,956)	12,955	-86.6%	(499)		80.0%
530 - CAPITAL OUTLAY	-	(68)	-	-	(68)	0.0%	68		0.0%
Expense	3,546,505	3,495,446	2,869,027	3,599,304	(103,857)	-2.9%	51,059		98.6%
510 - PERSONNEL	1,968,905	1,818,868	887,927	1,862,269	(43,401)	-2.3%	150,037		92.4%
520 - MATERIALS & SERVICES	1,127,600	1,301,757	1,486,100	1,194,474	107,283	9.0%	(174,157)		115.4%
530 - CAPITAL OUTLAY	450,000	374,822	495,000	542,561	(167,739)	-30.9%	75,178		83.3%
90 - TRANSFERS	780,288	780,288	-	-	780,288	0.0%	-		100.0%
Revenue	-	-	-	-	-	0.0%	-		0.0%
450 - TRANSFERS IN	-	-	-	-	-	0.0%	-		0.0%
Expense	780,288	780,288	-	-	780,288	0.0%	-		100.0%
550 - TRANSFERS OUT	780,288	780,288	-	-	780,288	0.0%	-		100.0%
91 - CONTINGENCY	2,104,874	-	2,018,310	-	-	0.0%	2,104,874		0.0%
Expense	2,104,874	-	2,018,310	-	-	0.0%	2,104,874		0.0%
570 - CONTINGENCY	2,104,874	-	2,018,310	-	-	0.0%	2,104,874		0.0%
93 - UNAPPROPRIATED	523,365	-	-	-	-	0.0%	523,365		0.0%
Expense	523,365	-	-	-	-	0.0%	523,365		0.0%
590 - UNAPPROPRIATED	523,365	-	-	-	-	0.0%	523,365		0.0%
Grand Total	-	(3,207,000)	(1,650,958)	(3,517,563)	310,564	-8.8%	3,207,000		0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Public Works Reserve

Fund	3210 - ROAD RESERVE FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels		2021							
2022									
Depts/Account Categories		Revised Budget	Actual	Revised Budget	Actual	FY22- FY21 Actual Variance	FY22- FY21 %	FY22 Budget - Actual	FY22 Budget Execution
00 - NON-DEPARTMENTAL RESOURCES		(4,555,267)	(4,562,363)	(5,336,217)	(5,337,711)	775,349	-14.5%	7,096	100.2%
Revenue		(4,555,267)	(4,562,363)	(5,336,217)	(5,337,711)	775,349	-14.5%	7,096	100.2%
400 - BEGINNING FUND BALANCE		(4,533,267)	(4,536,711)	(5,278,157)	(5,300,773)	764,062	-14.4%	3,444	100.1%
417 - INVESTMENT EARNINGS		(22,000)	(25,651)	(58,060)	(36,938)	11,287	-30.6%	3,651	116.6%
22 - PUBLIC WORKS		5,335,555	873,724	4,000,000	801,000	72,724	9.1%	4,461,832	16.4%
Revenue		-	-	-	-	-	0.0%	-	0.0%
412 - INTERGOV REV-NON-SINGLE AUDIT		-	-	-	-	-	0.0%	-	0.0%
Expense		5,335,555	873,724	4,000,000	801,000	72,724	9.1%	4,461,832	16.4%
510 - PERSONNEL		400,000	400,000	801,000	801,000	(401,000)	-50.1%	-	100.0%
520 - MATERIALS & SERVICES		1,568,295	-	-	-	-	0.0%	1,568,295	0.0%
530 - CAPITAL OUTLAY		3,367,260	473,724	3,199,000	-	473,724	0.0%	2,893,537	14.1%
90 - TRANSFERS		(780,288)	(780,288)	-	-	(780,288)	0.0%	-	100.0%
Revenue		(780,288)	(780,288)	-	-	(780,288)	0.0%	-	100.0%
450 - TRANSFERS IN		(780,288)	(780,288)	-	-	(780,288)	0.0%	-	100.0%
Expense		-	-	-	-	-	0.0%	-	0.0%
550 - TRANSFERS OUT		-	-	-	-	-	0.0%	-	0.0%
Grand Total		-	(4,468,927)	(1,336,217)	(4,536,711)	67,784	-1.5%	4,468,927	0.0%

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as of: 9/28/2022

911

Fund 2200 - 911 COMMUNICATIONS FUND
Segment 3 All
Segment 4 All

Fund
SubDept
Not used

Column Labels		2021							
2022									
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21 Actual Variance	FY22-FY21 %	FY22 Budget - Actual	FY22 Budget Execution	
00 - NON-DEPARTMENTAL RESOURCES	(254,756)	(318,010)	(219,521)	(258,076)	(59,934)	23.2%	63,254	124.8%	
Revenue	(254,756)	(318,010)	(219,521)	(258,076)	(59,934)	23.2%	63,254	124.8%	
400 - BEGINNING FUND BALANCE	(253,756)	(315,848)	(216,521)	(256,008)	(59,840)	23.4%	62,092	124.5%	
417 - INVESTMENT EARNINGS	(1,000)	(2,162)	(3,000)	(2,068)	(94)	4.5%	1,162	216.2%	
16 - SHERIFF	154,221	(62,708)	118,560	62,040	(124,748)	-201.1%	216,929	-40.7%	
Revenue	(1,079,052)	(1,124,400)	(1,079,052)	(990,683)	(133,718)	13.5%	45,348	104.2%	
412 - INTERGOV REV-NON-SINGLE AUDIT	(604,081)	(642,230)	(604,081)	(516,610)	(125,620)	24.3%	38,149	106.3%	
414 - CHARGES FOR SERVICE	(474,871)	(482,012)	(474,871)	(474,073)	(7,940)	1.7%	7,141	101.5%	
421 - MISCELLANEOUS	(100)	(158)	(100)	-	(158)	0.0%	58	158.0%	
Expense	1,233,273	1,061,692	1,197,612	1,052,723	8,970	0.9%	171,581	86.1%	
510 - PERSONNEL	975,771	915,697	1,008,954	902,216	13,480	1.5%	60,074	93.8%	
520 - MATERIALS & SERVICES	257,502	145,996	188,658	150,506	(4,511)	-3.0%	111,506	56.7%	
540 - DEBT SERVICE	-	-	-	-	-	0.0%	-	0.0%	
90 - TRANSFERS	20,027	20,027	(163,145)	(119,812)	139,839	-116.7%	-	100.0%	
Revenue	(193,145)	(193,145)	(193,145)	(193,145)	-	0.0%	-	100.0%	
450 - TRANSFERS IN	(193,145)	(193,145)	(193,145)	(193,145)	-	0.0%	-	100.0%	
Expense	213,172	213,172	30,000	73,333	139,839	190.7%	-	100.0%	
550 - TRANSFERS OUT	213,172	213,172	30,000	73,333	139,839	190.7%	-	100.0%	
91 - CONTINGENCY	80,508	-	(14,611)	-	-	0.0%	80,508	0.0%	
Grand Total	-	(360,691)	(278,717)	(315,848)	(44,843)	14.2%	360,691	0.0%	

FY22 Wasco County - June PreAudit

as of: 9/28/2022

911Equip

Fund	3240 - 911 EQUIPMENT RESERVE
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

Column Labels								
2022					2021			
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21		FY22 Budget FY22 Budget	
					Actual Variance	FY22-FY21 %	- Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES	(95,216)	(95,663)	(65,172)	(64,680)	(30,983)	47.9%	447	100.5%
Revenue	(95,216)	(95,663)	(65,172)	(64,680)	(30,983)	47.9%	447	100.5%
400 - BEGINNING FUND BALANCE	(94,668)	(94,680)	(63,988)	(64,079)	(30,601)	47.8%	12	100.0%
417 - INVESTMENT EARNINGS	(548)	(983)	(1,184)	(601)	(382)	63.6%	435	179.3%
16 - SHERIFF	308,388	-	-	-	-	0.0%	308,388	0.0%
Revenue	-	-	-	-	-	0.0%	-	0.0%
413 - INTERGOV REV-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%
Expense	308,388	-	-	-	-	0.0%	308,388	0.0%
530 - CAPITAL OUTLAY	308,388	-	-	-	-	0.0%	308,388	0.0%
90 - TRANSFERS	(213,172)	(213,172)	(30,000)	(30,000)	(183,172)	610.6%	-	100.0%
Revenue	(213,172)	(213,172)	(30,000)	(30,000)	(183,172)	610.6%	-	100.0%
450 - TRANSFERS IN	(213,172)	(213,172)	(30,000)	(30,000)	(183,172)	610.6%	-	100.0%
Expense	-	-	-	-	-	0.0%	-	0.0%
550 - TRANSFERS OUT	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	-	-	35,172	-	-	0.0%	-	0.0%
Grand Total	-	(308,835)	(60,000)	(94,680)	(214,155)	226.2%	308,835	0.0%
					-	0.0%	-	0.0%

**FY22 Wasco County - June PreAudit
Community Corrections**

as of: 9/28/2022

Fund	2270 - COMMUNITY CORRECTIONS FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels									
2022		2021							
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21 Actual Variance	FY22-FY21 %	FY22 Budget - Actual	FY22 Budget	FY22 Budget Execution
00 - NON-DEPARTMENTAL RESOURCES	(545,000)	(942,862)	(715,799)	(762,984)	(179,878)	23.6%	397,862		173.0%
Revenue	(545,000)	(942,862)	(715,799)	(762,984)	(179,878)	23.6%	397,862		173.0%
400 - BEGINNING FUND BALANCE	(535,000)	(936,031)	(695,799)	(755,712)	(180,319)	23.9%	401,031		175.0%
417 - INVESTMENT EARNINGS	(10,000)	(6,832)	(20,000)	(7,273)	441	-6.1%	(3,168)		68.3%
16 - SHERIFF	375,471	(118,304)	(1,397,064)	(173,046)	54,743	-31.6%	493,775		-31.5%
Revenue	(1,523,642)	(1,820,276)	(1,880,438)	(1,957,485)	137,210	-7.0%	296,634		119.5%
411 - LICENSES-FEES & PERMITS	(109,000)	(64,463)	(110,000)	(121,016)	56,553	-46.7%	(44,537)		59.1%
412 - INTERGOV REV-NON-SINGLE AUDIT	(1,414,642)	(1,745,150)	(1,770,438)	(1,824,973)	79,824	-4.4%	330,508		123.4%
421 - MISCELLANEOUS	-	(10,663)	-	(11,496)	833	-7.2%	10,663		0.0%
Expense	1,899,113	1,701,972	483,374	1,784,439	(82,467)	-4.6%	197,141		89.6%
510 - PERSONNEL	803,990	868,137	479,374	778,868	89,269	11.5%	(64,147)		108.0%
520 - MATERIALS & SERVICES	1,008,214	833,835	4,000	1,005,571	(171,736)	-17.1%	174,379		82.7%
530 - CAPITAL OUTLAY	86,909	-	-	-	-	0.0%	86,909		0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-		0.0%
91 - CONTINGENCY	169,529	-	550,340	-	-	0.0%	169,529		0.0%
93 - UNAPPROPRIATED	-	-	120,326	-	-	0.0%	-		0.0%
Grand Total	-	(1,061,166)	(1,442,197)	(936,031)	(125,135)	13.4%	1,061,166		0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Fair&Park

Fund	2030 - COUNTY FAIR FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels										
2022			2021							
			Revised							
			Budget							
			Actual							
Depts/Account Categories			Revised Budget	Actual	Budget	Actual	FY22- FY21 Actual Variance	FY22-FY21 %	FY22 Budget - Actual	FY22 Budget Execution
00 - NON-DEPARTMENTAL RESOURCES			(215,069)	(228,981)	(133,148)	(164,690)	(64,291)	39.0%	13,912	106.5%
Revenue			(215,069)	(228,981)	(133,148)	(164,690)	(64,291)	39.0%	13,912	106.5%
400 - BEGINNING FUND BALANCE			(213,569)	(227,432)	(131,648)	(163,140)	(64,292)	39.4%	13,863	106.5%
417 - INVESTMENT EARNINGS			(1,500)	(1,549)	(1,500)	(1,550)	1	-0.1%	49	103.3%
18 - ADMINISTRATION			7,877	(42,191)	(9,561)	(33,742)	(8,449)	25.0%	50,068	-535.6%
Revenue			(164,447)	(214,708)	(196,107)	(132,872)	(81,836)	61.6%	50,261	130.6%
411 - LICENSES-FEES & PERMITS			(76,880)	(138,027)	(117,740)	(72,505)	(65,522)	90.4%	61,147	179.5%
412 - INTERGOV REV-NON-SINGLE AUDIT			(53,167)	(53,167)	(53,167)	(53,167)	(0)	0.0%	(0)	100.0%
414 - CHARGES FOR SERVICE			-	-	-	-	-	0.0%	-	0.0%
418 - RENTS			(7,200)	(7,200)	(7,200)	(7,200)	-	0.0%	-	100.0%
419 - CONTRIBUTIONS & DONATIONS			(27,200)	(15,163)	(18,000)	-	(15,163)	0.0%	(12,037)	55.7%
421 - MISCELLANEOUS			-	(1,151)	-	-	(1,151)	0.0%	1,151	0.0%
Expense			172,324	172,517	186,546	99,130	73,387	74.0%	(193)	100.1%
510 - PERSONNEL			18,741	18,859	18,766	18,167	693	3.8%	(118)	100.6%
520 - MATERIALS & SERVICES			153,583	153,657	167,780	80,963	72,695	89.8%	(74)	100.0%
530 - CAPITAL OUTLAY			-	-	-	-	-	0.0%	-	0.0%
90 - TRANSFERS			21,000	(29,000)	(29,000)	(29,000)	-	0.0%	50,000	-138.1%
91 - CONTINGENCY			92,127	-	33,000	-	-	0.0%	92,127	0.0%
Expense			92,127	-	33,000	-	-	0.0%	92,127	0.0%
570 - CONTINGENCY			92,127	-	33,000	-	-	0.0%	92,127	0.0%
93 - UNAPPROPRIATED			94,065	-	-	-	-	0.0%	94,065	0.0%
Expense			94,065	-	-	-	-	0.0%	94,065	0.0%
590 - UNAPPROPRIATED			94,065	-	-	-	-	0.0%	94,065	0.0%
Grand Total			-	(300,172)	(138,709)	(227,432)	(72,740)	32.0%	300,172	0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Fair&Park

Fund	2230 - PARKS FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels		2021						
2022								
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21 Actual Variance	FY22-FY21 %	FY22 Budget - Actual	FY22 Budget Execution
00 - NON-DEPARTMENTAL RESOURCES	(257,876)	(284,938)	(245,120)	(288,333)	3,395	-1.2%	27,062	110.5%
Revenue	(257,876)	(284,938)	(245,120)	(288,333)	3,395	-1.2%	27,062	110.5%
400 - BEGINNING FUND BALANCE	(255,376)	(283,311)	(240,320)	(286,100)	2,789	-1.0%	27,935	110.9%
417 - INVESTMENT EARNINGS	(2,500)	(1,626)	(4,800)	(2,233)	607	-27.2%	(874)	65.1%
18 - ADMINISTRATION	175,946	44,542	(4,242)	5,022	39,520	787.0%	131,404	25.3%
Revenue	(373,750)	(72,862)	(94,500)	(76,454)	3,593	-4.7%	(300,888)	19.5%
411 - LICENSES-FEES & PERMITS	(13,750)	(21,286)	(27,500)	(7,769)	(13,516)	174.0%	7,536	154.8%
412 - INTERGOV REV-NON-SINGLE AUDIT	(360,000)	(51,576)	(67,000)	(68,685)	17,109	-24.9%	(308,424)	14.3%
418 - RENTS	-	-	-	-	-	0.0%	-	0.0%
419 - CONTRIBUTIONS & DONATIONS	-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS	-	-	-	-	-	0.0%	-	0.0%
Expense	549,696	117,404	90,258	81,476	35,928	44.1%	432,292	21.4%
510 - PERSONNEL	43,726	44,005	43,788	42,389	1,616	3.8%	(279)	100.6%
520 - MATERIALS & SERVICES	75,970	73,399	46,470	39,088	34,311	87.8%	2,571	96.6%
530 - CAPITAL OUTLAY	430,000	-	-	-	-	0.0%	430,000	0.0%
90 - TRANSFERS	(50,000)	-	-	-	-	0.0%	(50,000)	0.0%
91 - CONTINGENCY	59,033	-	-	-	-	0.0%	59,033	0.0%
Expense	59,033	-	-	-	-	0.0%	59,033	0.0%
570 - CONTINGENCY	59,033	-	-	-	-	0.0%	59,033	0.0%
93 - UNAPPROPRIATED	72,897	-	(85,277)	-	-	0.0%	72,897	0.0%
Expense	72,897	-	(85,277)	-	-	0.0%	72,897	0.0%
590 - UNAPPROPRIATED	72,897	-	(85,277)	-	-	0.0%	72,897	0.0%
Grand Total	-	(240,396)	(334,639)	(283,311)	42,916	-15.1%	240,396	0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Reserve & Capital

Fund

SubDept

Not used

Segment 3	All
Segment 4	All

Column Labels		2021						
2022								
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21		FY22 Budget - FY22 Budget	
					Actual Variance	FY22-FY21 %	Actual	Execution
3220 - CAPITAL ACQUISITIONS FUND	-	(3,763,187)	(1,271,646)	(3,855,992)	92,805	-2.4%	3,763,187	0.0%
00 - NON-DEPARTMENTAL RESOURCES	(3,884,276)	(3,876,872)	(3,971,646)	(3,970,392)	93,520	-2.4%	(7,404)	99.8%
Revenue	(3,884,276)	(3,876,872)	(3,971,646)	(3,970,392)	93,520	-2.4%	(7,404)	99.8%
400 - BEGINNING FUND BALANCE	(3,864,976)	(3,855,992)	(3,928,433)	(3,941,480)	85,488	-2.2%	(8,984)	99.8%
417 - INVESTMENT EARNINGS	(19,300)	(20,880)	(43,213)	(28,912)	8,032	-27.8%	1,580	108.2%
18 - ADMINISTRATION	3,884,276	113,685	2,700,000	114,400	(715)	-0.6%	3,770,591	2.9%
Revenue	-	-	-	-	-	0.0%	-	0.0%
412 - INTERGOV REV-NON-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%
418 - RENTS	-	-	-	-	-	0.0%	-	0.0%
Expense	3,884,276	113,685	2,700,000	114,400	(715)	-0.6%	3,770,591	2.9%
520 - MATERIALS & SERVICES	-	-	-	-	-	0.0%	-	0.0%
530 - CAPITAL OUTLAY	3,884,276	113,685	2,700,000	114,400	(715)	-0.6%	3,770,591	2.9%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
3260 - FACILITY CAPITAL RESERVE	-	(3,594,801)	-	(3,434,256)	(160,544)	4.7%	3,594,801	0.0%
00 - NON-DEPARTMENTAL RESOURCES	(3,034,239)	(3,519,013)	(2,425,294)	(2,896,695)	(622,318)	21.5%	484,774	116.0%
Revenue	(3,034,239)	(3,519,013)	(2,425,294)	(2,896,695)	(622,318)	21.5%	484,774	116.0%
400 - BEGINNING FUND BALANCE	(2,936,239)	(3,434,256)	(2,309,885)	(2,791,832)	(642,425)	23.0%	498,017	117.0%
417 - INVESTMENT EARNINGS	(98,000)	(84,756)	(115,409)	(104,863)	20,107	-19.2%	(13,244)	86.5%
18 - ADMINISTRATION	3,021,739	(88,288)	3,027,294	(537,561)	449,273	-83.6%	3,110,027	-2.9%
Revenue	-	(89,288)	-	(537,561)	448,273	-83.4%	89,288	0.0%
412 - INTERGOV REV-NON-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS	-	-	-	-	-	0.0%	-	0.0%
490 - OTHER FINANCING	-	(89,288)	-	(537,561)	448,273	-83.4%	89,288	0.0%
Expense	3,021,739	1,000	3,027,294	-	1,000	0.0%	3,020,739	0.0%
530 - CAPITAL OUTLAY	3,021,739	1,000	3,027,294	-	1,000	0.0%	3,020,739	0.0%
90 - TRANSFERS	-	12,500	(602,000)	-	12,500	0.0%	(12,500)	0.0%
99 - NON-DEPARTMENTAL EXPENDITURES	12,500	-	-	-	-	0.0%	12,500	0.0%
Expense	12,500	-	-	-	-	0.0%	12,500	0.0%
550 - TRANSFERS OUT	12,500	-	-	-	-	0.0%	12,500	0.0%
3270 - GENERAL OPERATING RESERVE	-	(7,836,806)	(6,061,853)	(5,743,560)	(2,093,245)	36.4%	7,836,806	0.0%
00 - NON-DEPARTMENTAL RESOURCES	(8,637,778)	(8,526,512)	(5,218,520)	(8,006,699)	(519,813)	6.5%	(111,266)	98.7%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Reserve & Capital

Column Labels 2022	2021							
			Revised Budget	Actual	FY22- FY21 Actual Variance	FY22-FY21 %	FY22 Budget - Actual	FY22 Budget Execution
Depts/Account Categories	Revised Budget	Actual						
Revenue	(8,637,778)	(8,526,512)	(5,218,520)	(8,006,699)	(519,813)	6.5%	(111,266)	98.7%
400 - BEGINNING FUND BALANCE	(8,620,178)	(5,743,560)	(5,160,883)	(5,258,751)	(484,809)	9.2%	(2,876,618)	66.6%
413 - INTERGOV REV-SINGLE AUDIT	-	(2,710,134)	-	(2,710,134)	-	0.0%	2,710,134	0.0%
417 - INVESTMENT EARNINGS	(17,600)	(34,113)	(57,637)	(37,814)	3,702	-9.8%	16,513	193.8%
421 - MISCELLANEOUS	-	(38,705)			(38,705)	0.0%	38,705	0.0%
18 - ADMINISTRATION	10,921,132	2,973,060	1,600,000	4,706,472	(1,733,411)	-36.8%	7,948,072	27.2%
Expense	10,921,132	2,973,060	1,600,000	4,706,472	(1,733,411)	-36.8%	7,948,072	27.2%
510 - PERSONNEL	1,600,000	2,084,744	3,000,000	3,000,000	(915,256)	-30.5%	(484,744)	130.3%
520 - MATERIALS & SERVICES	9,321,132	888,316	(1,400,000)	1,581,414	(693,097)	-43.8%	8,432,816	9.5%
530 - CAPITAL OUTLAY	-	-	-	125,058	(125,058)	-100.0%	-	0.0%
90 - TRANSFERS	(2,283,354)	(2,283,354)	(2,443,333)	(2,443,333)	159,979	-6.5%	-	100.0%
Grand Total	-	(15,194,793)	(7,333,499)	(13,033,809)	(2,160,985)	16.6%	15,194,793	0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Appropriation General Fund

Fund	1010 - GENERAL FUND
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

0

Column Labels		2021						
2022								
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21 Actual Variance	FY22-FY21 %	FY22 Budget - Actual	FY22 Budget Execution
12 - ASSESSMENT & TAXATION	922,736	677,561	553,778	691,680	(14,119)	-2.0%	245,175	73.4%
Expense	922,736	677,561	553,778	691,680	(14,119)	-2.0%	245,175	73.4%
15 - COUNTY CLERK	551,278	350,691	354,418	354,501	(3,810)	-1.1%	200,586	63.6%
Expense	551,278	350,691	354,418	354,501	(3,810)	-1.1%	200,586	63.6%
16 - SHERIFF	3,544,441	2,560,249	1,368,686	2,289,275	270,975	11.8%	984,191	72.2%
Expense	3,544,441	2,560,249	1,368,686	2,289,275	270,975	11.8%	984,191	72.2%
17 - ADMINISTRATIVE SERVICES	4,940,392	3,013,562	2,888,248	2,745,632	267,930	9.8%	1,926,829	61.0%
Expense	4,940,392	3,013,562	2,888,248	2,745,632	267,930	9.8%	1,926,829	61.0%
18 - ADMINISTRATION	3,949,487	3,931,792	3,966,259	3,750,427	181,366	4.8%	17,695	99.6%
Expense	3,949,487	3,931,792	3,966,259	3,750,427	181,366	4.8%	17,695	99.6%
19 - DISTRICT ATTORNEY	917,257	825,637	483,825	627,553	198,084	31.6%	91,620	90.0%
Expense	917,257	825,637	483,825	627,553	198,084	31.6%	91,620	90.0%
21 - PLANNING	970,566	649,479	387,108	750,772	(101,292)	-13.5%	321,087	66.9%
Expense	970,566	649,479	387,108	750,772	(101,292)	-13.5%	321,087	66.9%
22 - PUBLIC WORKS	61,319	53,479	55,167	48,551	4,928	10.1%	7,840	87.2%
Expense	61,319	53,479	55,167	48,551	4,928	10.1%	7,840	87.2%
24 - PREVENTION DIVISION	1,582,167	942,638	644,395	845,401	97,237	11.5%	639,529	59.6%
Expense	1,582,167	942,638	644,395	845,401	97,237	11.5%	639,529	59.6%
90 - TRANSFERS	2,522,999	2,522,999	2,446,500	2,639,645	(116,646)	-4.4%	-	100.0%
Expense	2,522,999	2,522,999	2,446,500	2,639,645	(116,646)	-4.4%	-	100.0%
91 - CONTINGENCY	1,949,278	-	-	-	-	0.0%	1,949,278	0.0%
Expense	1,949,278	-	-	-	-	0.0%	1,949,278	0.0%
93 - UNAPPROPRIATED	6,485,698	-	(21,792)	-	-	0.0%	6,485,698	0.0%
Expense	6,485,698	-	(21,792)	-	-	0.0%	6,485,698	0.0%
Grand Total	28,397,617	15,528,089	13,126,592	14,743,436	784,653	5.3%	12,869,528	54.7%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Appropriation all other Funds

Segment 3	All	Fund
Segment 4	All	SubDept
		Not used

Column Labels								
2022			2021					
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21		FY22 Budget -	FY22 Budget
					Actual Variance	FY22-FY21 %	Actual	Execution
Expense	46,885,179	15,462,074	24,595,076	16,009,791	(547,717)	-3.4%	31,423,105	33.0%
1500 - BUILDING CODES GENERAL	4,253,857	606,963	1,727,617	664,557	(57,594)	-8.7%	3,646,894	14.3%
25 - BUILDING CODES	1,559,117	606,963	1,545,309	664,557	(57,594)	-8.7%	952,154	38.9%
90 - TRANSFERS	-	-			-	0.0%	-	0.0%
91 - CONTINGENCY	300,000	-	129,220	-	-	0.0%	300,000	0.0%
93 - UNAPPROPRIATED	2,394,740	-	53,088	-	-	0.0%	2,394,740	0.0%
1600 - BUILDING CODES - ELECTRICAL	853,793	189,629	898,418	197,640	(8,011)	-4.1%	664,164	22.2%
25 - BUILDING CODES	232,784	189,629	223,966	197,640	(8,011)	-4.1%	43,155	81.5%
90 - TRANSFERS	-	-			-	0.0%	-	0.0%
91 - CONTINGENCY	117,356	-	117,356	-	-	0.0%	117,356	0.0%
93 - UNAPPROPRIATED	503,653	-	557,096	-	-	0.0%	503,653	0.0%
2020 - PUBLIC WORKS FUND	6,955,032	4,275,734	4,887,337	3,599,304	676,431	18.8%	2,679,298	61.5%
22 - PUBLIC WORKS	3,546,505	3,495,446	2,869,027	3,599,304	(103,857)	-2.9%	51,059	98.6%
90 - TRANSFERS	780,288	780,288	-	-	780,288	0.0%	-	100.0%
91 - CONTINGENCY	2,104,874	-	2,018,310	-	-	0.0%	2,104,874	0.0%
93 - UNAPPROPRIATED	523,365	-	-	-	-	0.0%	523,365	0.0%
2030 - COUNTY FAIR FUND	408,516	172,517	219,546	99,130	73,387	74.0%	235,999	42.2%
18 - ADMINISTRATION	172,324	172,517	186,546	99,130	73,387	74.0%	(193)	100.1%
90 - TRANSFERS	50,000	-	-	-	-	0.0%	50,000	0.0%
91 - CONTINGENCY	92,127	-	33,000	-	-	0.0%	92,127	0.0%
93 - UNAPPROPRIATED	94,065	-	-	-	-	0.0%	94,065	0.0%
2040 - COUNTY SCHOOL FUND	427,541	-	424,440	249,965	(249,965)	-100.0%	427,541	0.0%
18 - ADMINISTRATION	427,541	-	424,440	249,965	(249,965)	-100.0%	427,541	0.0%
2050 - LAND CORNER PRESERVATION FUND	151,185	23,083	107,830	22,018	1,065	4.8%	128,102	15.3%
22 - PUBLIC WORKS	24,691	23,083	21,298	22,018	1,065	4.8%	1,608	93.5%
90 - TRANSFERS	-	-			-	0.0%	-	0.0%
91 - CONTINGENCY	79,902	-	39,940	-	-	0.0%	79,902	0.0%
93 - UNAPPROPRIATED	46,592	-	46,592	-	-	0.0%	46,592	0.0%
99 - NON-DEPARTMENTAL EXPENDITURES	-	-			-	0.0%	-	0.0%
2060 - FOREST HEALTH PROGRAM FUND	449,482	-	342,084	-	-	0.0%	449,482	0.0%
18 - ADMINISTRATION	60,000	-	50,000	-	-	0.0%	60,000	0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Appropriation all other Funds

Column Labels 2022	2021							
	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21		FY22 Budget - FY22 Budget	
Depts/Account Categories					Actual	Variance	Actual	Execution
90 - TRANSFERS	184,770	-	87,426	-	-	0.0%	184,770	0.0%
91 - CONTINGENCY	204,712	-	204,658	-	-	0.0%	204,712	0.0%
2070 - HOUSEHOLD HAZARDOUS WASTE FUND	393,239	-	405,738	-	-	0.0%	393,239	0.0%
91 - CONTINGENCY	86,012	-	205,738	-	-	0.0%	86,012	0.0%
93 - UNAPPROPRIATED	307,227	-	200,000	-	-	0.0%	307,227	0.0%
2080 - SPECIAL ECON DEV PAYMENTS FUND	4,430,039	3,032,133	980,906	2,418,960	613,173	25.3%	1,397,906	68.4%
18 - ADMINISTRATION	4,025,039	2,627,133	580,906	2,013,960	613,173	30.4%	1,397,906	65.3%
90 - TRANSFERS	405,000	405,000	400,000	405,000	-	0.0%	-	100.0%
2090 - LAW LIBRARY FUND	166,212	16,582	148,786	28,941	(12,359)	-42.7%	149,630	10.0%
19 - DISTRICT ATTORNEY	49,829	16,582	24,420	28,941	(12,359)	-42.7%	33,247	33.3%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	116,383	-	110,300	-	-	0.0%	116,383	0.0%
93 - UNAPPROPRIATED	-	-	14,066	-	-	0.0%	-	0.0%
2100 - DISTRICT ATTORNEY	6,643	1,843	10,300	7,786	(5,943)	-76.3%	4,800	27.7%
19 - DISTRICT ATTORNEY	6,643	1,843	10,300	7,786	(5,943)	-76.3%	4,800	27.7%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	-	-	-	-	-	0.0%	-	0.0%
2110 - MUSEUM	277,368	63,409	301,362	98,343	(34,934)	-35.5%	213,959	22.9%
18 - ADMINISTRATION	114,302	63,409	71,274	98,343	(34,934)	-35.5%	50,893	55.5%
91 - CONTINGENCY	163,066	-	187,209	-	-	0.0%	163,066	0.0%
93 - UNAPPROPRIATED	-	-	42,879	-	-	0.0%	-	0.0%
2200 - 911 COMMUNICATIONS FUND	1,526,953	1,274,864	1,213,001	1,126,056	148,809	13.2%	252,089	83.5%
16 - SHERIFF	1,233,273	1,061,692	1,197,612	1,052,723	8,970	0.9%	171,581	86.1%
90 - TRANSFERS	213,172	213,172	30,000	73,333	139,839	190.7%	-	100.0%
91 - CONTINGENCY	80,508	-	(14,611)	-	-	0.0%	80,508	0.0%
2230 - PARKS FUND	681,626	117,404	4,981	81,476	35,928	44.1%	564,222	17.2%
18 - ADMINISTRATION	549,696	117,404	90,258	81,476	35,928	44.1%	432,292	21.4%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	59,033	-	-	-	-	0.0%	59,033	0.0%
93 - UNAPPROPRIATED	72,897	-	(85,277)	-	-	0.0%	72,897	0.0%
2270 - COMMUNITY CORRECTIONS FUND	2,068,642	1,701,972	1,154,040	1,784,439	(82,467)	-4.6%	366,670	82.3%
16 - SHERIFF	1,899,113	1,701,972	483,374	1,784,439	(82,467)	-4.6%	197,141	89.6%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	169,529	-	550,340	-	-	0.0%	169,529	0.0%
93 - UNAPPROPRIATED	-	-	120,326	-	-	0.0%	-	0.0%

FY22 Wasco County - June PreAudit

as of: 9/28/2022

Appropriation all other Funds

Column Labels 2022	2021							
	Revised Budget	Actual	Revised Budget	Actual	FY22- FY21		FY22 Budget - FY22 Budget	
Depts/Account Categories					Actual	Variance	Actual	Execution
2290 - COURT FACILITIES SECURITY FUND	262,121	-	322,124	-	-	0.0%	262,121	0.0%
18 - ADMINISTRATION	51,000	-	51,000	-	-	0.0%	51,000	0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	211,121	-	271,124	-	-	0.0%	211,121	0.0%
2330 - KRAMER FIELD FUND	35,910	-	35,750	-	-	0.0%	35,910	0.0%
18 - ADMINISTRATION	35,910	-	35,750	-	-	0.0%	35,910	0.0%
2370 - CLERK RECORDS FUND	53,430	11,970	48,350	9,305	2,665	28.6%	41,460	22.4%
15 - COUNTY CLERK	12,800	11,970	12,800	9,305	2,665	28.6%	830	93.5%
91 - CONTINGENCY	40,630	-	35,550	-	-	0.0%	40,630	0.0%
3210 - ROAD RESERVE FUND	5,335,555	873,724	4,000,000	801,000	72,724	9.1%	4,461,832	16.4%
22 - PUBLIC WORKS	5,335,555	873,724	4,000,000	801,000	72,724	9.1%	4,461,832	16.4%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
3220 - CAPITAL ACQUISITIONS FUND	3,884,276	113,685	2,700,000	114,400	(715)	-0.6%	3,770,591	2.9%
18 - ADMINISTRATION	3,884,276	113,685	2,700,000	114,400	(715)	-0.6%	3,770,591	2.9%
3240 - 911 EQUIPMENT RESERVE	308,388	-	35,172	-	-	0.0%	308,388	0.0%
16 - SHERIFF	308,388	-	-	-	-	0.0%	308,388	0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	-	-	35,172	-	-	0.0%	-	0.0%
3260 - FACILITY CAPITAL RESERVE	3,034,239	13,500	3,027,294	-	13,500	0.0%	3,020,739	0.4%
18 - ADMINISTRATION	3,021,739	1,000	3,027,294	-	1,000	0.0%	3,020,739	0.0%
90 - TRANSFERS	-	12,500	-	-	12,500	0.0%	(12,500)	0.0%
99 - NON-DEPARTMENTAL EXPENDITURES	12,500	-	-	-	-	0.0%	12,500	0.0%
3270 - GENERAL OPERATING RESERVE	10,921,132	2,973,060	1,600,000	4,706,472	(1,733,411)	-36.8%	7,948,072	27.2%
18 - ADMINISTRATION	10,921,132	2,973,060	1,600,000	4,706,472	(1,733,411)	-36.8%	7,948,072	27.2%
Grand Total	46,885,179	15,462,074	24,595,076	16,009,791	(547,717)	-3.4%	31,423,105	33.0%

Wasco County Financial Report

For the Fiscal period ending August 31st, 2022

Financial statements are presented for the 2nd month of fiscal year 2023 (FY23). These are the unaudited statements and are intended for managerial use. In the past year, financial reports to the board have been lax. This is being addressed and the prior pattern of monthly reports is being reestablished.

Utilizing the new reporting tool, statements have a different look. The prior statements submitted to the BOCC had been made by a manual process. Now, data cubes can be accessed directly and allow for a more flexible reporting structure.

General Fund

Non-Departmental revenues for the fiscal year are at 3.2% of the budget expectation. The primary reason is the beginning fund balance has not been posted to revenue yet – this will be done in September. Investment Earnings are doing well at 41.9% of the budgeted projections due to increasing interest rates.

Property taxes are near \$0 as all should be accrued to last FY.

Transfers out have been recorded. These are the monthly allotment to Capital, Reserve and 911 funds, the full amount to the Fair & Museum. No transfers in at this time – not expected until December.

Assessment & Taxation with General Revenue Allocation removed, revenues are executing at 26.3%.

Total expenses executed to 11.9% with Personnel executing to 14.8%.

County Clerk with General Revenue Allocation removed, revenues are executing at 33.5%.

Total expense execution is only 6.6% with Personnel executing to 16.2%.

Sheriff's Office with General Revenue Allocation removed, revenues are executing at 22.7%.

Total expense execution is only 11.3% with Personnel executing to 16.0%.

Administrative Services with General Revenue Allocation removed, revenues are executing at 18.0%.

Total expense execution is only 9.3% with Personnel executing to 14.4%.

Administration with General Revenue Allocation removed, revenues are executing at 14.2%.

Total expense execution is only 16.7% with Personnel executing to 17.7%.

District Attorney with General Revenue Allocation removed, revenues are executing at 35.3%..

Expenses executed at 12.3% overall with Personnel at 14.7%

Planning with General Revenue Allocation removed, revenues are executing at 34.2%.

Expenses executed at 8.5% with Personnel executing at 12.5%

Public Works with General Revenue Allocation removed, revenues are executing at 325.6%. This is due to Grant revenues being recorded here (\$50,700). Finance is review to ensure this is accurate.

Expenses executed at 5.6%. Personnel executed at 17.0%.

Prevention Division – Youth Services & Youth Think with General Revenue Allocation removed, revenues are executing at 11.4%.

Expenses are executing at 10.6% with Personnel executing at 16.7%.

Building Codes Funds – General & Electrical

Beginning Fund Balances have not been recorded at this point.

Department revenues executed at 9.1% (General) and 14.7% (Electrical).

Personnel for the funds executed at 13.4% and 14.3% (General and Electrical). Materials & Services for General executed at 2.5%. Materials & Services for Electrical executed at 10.4%. No capital expenses occurred in either fund.

Public Works Fund & Public Works Reserve Fund

Departmental revenues for Public Works executed at 11.6%.

Expenditures for Public Works executed at 26.1%. This is due to the cycle of purchases for road supplies and chemicals and is expected.

The Public Works Reserve (Road fund) only has interest as revenue and no expenses to date.

911 & 911 Equipment Funds

Departmental Revenues for 911 have executed at 5.9%. This is due to the charges (share) for partners paying up to date (executing at 16.6%) but the cellphone tax comes in quarterly so is executing at 0% currently. The County is right on schedule with the funds transferred in.

Expenditures executed at 17.3% with Personnel at 15.8% execution.

The Reserve fund is growing by interest and the monthly transfer in of \$2,500 from 911 to plan for future equipment needs.

Community Corrections

Revenues executed at 23.2% and expenses executed at 13.8%

Fair & Park

Revenue for the Fair is executing at 96.4%. This is due to 2 separate and distinct factors. First, the Fair has happened. But the percentage is skewed due to the revenue from the long-term rentals and event held. Regular (non-fair time) camping revenues are \$19,759 actuals with a budget of \$16,000. Expect this category to exceed the budget further.

Fair expense has executed at 77.7% with Personnel executing at 36.4%. Several factors were involved here and it comes down to utilizing staff time during the Fair.

The Park fund revenues executed at 8.6% - it would have been higher, but a grant was not started generating revenue yet. This put the revenues \$300K below the budgeted expectation. Expenditures executed at 3.6% overall, specifically due to the \$430,000 budgeted for the Capital grant project that has no spending yet.

Reserve & Capital Funds

The Capital Acquisition and Facility Capital fund really only received income from investments and transfers in. The expense only has the purchase of property of \$1,503,265.

The General Operating Reserve fund ran the ARPA funds through here. This is only executing at 0.5% at this point.

Appropriation vs Budget for all funds

The expense budget execution for all funds are within the legal level of control (Fund-Dept). While line items may be over or under, the execution does not exceed the legal level of control for any area of the organization in the FY23 fiscal year to date..

A review of the appropriations shows only one area that has exceeded the budgeted straight-line assumption at the legal level of control. This is the Fair fund and it is expected due to the cyclic nature of the Fair

Reconciliations through August have been completed and attached.

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

General Fund-All Dept

Fund	1010 - GENERAL FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels								
2023			2022					
					FY23- FY22		FY23 Budget - FY23 Budget	
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	Actual Variance	FY23-FY22 %	Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%
Revenue	(11,128,865)	(360,467)	(10,373,205)	(8,668,486)	8,308,018	-95.8%	(10,768,398)	3.2%
400 - BEGINNING FUND BALANCE	(14,522,943)	-	(11,082,263)	(12,836,815)	12,836,815	-100.0%	(14,522,943)	0.0%
410 - PROPERTY TAXES	(11,401,691)	(4,777)	(10,924,920)	(19,352)	14,575	-75.3%	(11,396,914)	0.0%
411 - LICENSES-FEES & PERMITS	(1,978,733)	(173,063)	(1,772,764)	(187,418)	14,355	-7.7%	(1,805,670)	8.7%
412 - INTERGOV REV-NON-SINGLE AUDIT	(965,092)	(80,763)	(939,481)	(168,643)	87,879	-52.1%	(884,329)	8.4%
413 - INTERGOV REV-SINGLE AUDIT	(3,200)	-	(3,200)	-	-	0.0%	(3,200)	0.0%
416 - FINES & RESTITUTION	-	-	-	-	-	0.0%	-	0.0%
417 - INVESTMENT EARNINGS	(69,000)	(28,892)	(46,010)	(11,157)	(17,735)	159.0%	(40,108)	41.9%
418 - RENTS	(12,114)	(1,467)	(12,017)	-	(1,467)	0.0%	(10,647)	12.1%
419 - CONTRIBUTIONS & DONATIONS	-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS	(277,599)	(71,505)	(264,293)	(107,294)	35,789	-33.4%	(206,094)	25.8%
480 - GENERAL REVENUE ALLOCATIONS	18,101,507	-	14,671,743	4,662,193	(4,662,193)	-100.0%	18,101,507	0.0%
12 - ASSESSMENT & TAXATION					-	0.0%	-	0.0%
Revenue	(1,059,958)	(9,093)	(922,736)	(113,669)	104,577	-92.0%	(1,050,865)	0.9%
411 - LICENSES-FEES & PERMITS	(27,900)	(2,280)	(27,900)	(3,740)	1,460	-39.0%	(25,620)	8.2%
412 - INTERGOV REV-NON-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%
415 - INTERNAL SERVICES	(5,000)	(1,964)	(5,000)	(1,124)	(840)	74.7%	(3,036)	39.3%
420 - SALE OF FIXED ASSETS	-	(4,775)	-	(65)	(4,709)	7208.4%	4,775	0.0%
421 - MISCELLANEOUS	(1,650)	(74)	(1,650)	-	(74)	0.0%	(1,576)	4.5%
480 - GENERAL REVENUE ALLOCATIONS	(1,025,408)	-	(888,186)	(108,740)	108,740	-100.0%	(1,025,408)	0.0%
Expense	1,059,958	126,018	922,736	105,259	20,759	19.7%	933,940	11.9%
510 - PERSONNEL	781,738	115,451	748,386	92,396	23,055	25.0%	666,287	14.8%
520 - MATERIALS & SERVICES	278,220	10,567	174,350	12,863	(2,296)	-17.9%	267,653	3.8%
530 - CAPITAL OUTLAY	-	-	-	-	-	0.0%	-	0.0%
15 - COUNTY CLERK					-	0.0%	-	0.0%
Revenue	(872,718)	(104,894)	(551,278)	(258,374)	153,480	-59.4%	(767,824)	12.0%
411 - LICENSES-FEES & PERMITS	(177,835)	(22,765)	(173,125)	(51,001)	28,236	-55.4%	(155,070)	12.8%
412 - INTERGOV REV-NON-SINGLE AUDIT	(82,000)	(82,000)	-	-	(82,000)	0.0%	-	100.0%
413 - INTERGOV REV-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%
414 - CHARGES FOR SERVICE	(53,330)	(129)	(105)	-	(129)	0.0%	(53,201)	0.2%
421 - MISCELLANEOUS	-	-	-	-	-	0.0%	-	0.0%
480 - GENERAL REVENUE ALLOCATIONS	(559,553)	-	(378,048)	(207,373)	207,373	-100.0%	(559,553)	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

General Fund-All Dept

Column Labels 2023			2022					
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22		FY23 Budget - FY23 Budget	
					Actual Variance	FY23-FY22 %	Actual	Execution
Expense	872,718	58,040	551,278	51,500	6,540	12.7%	814,678	6.7%
510 - PERSONNEL	321,345	52,070	295,207	48,066	4,003	8.3%	269,275	16.2%
520 - MATERIALS & SERVICES	469,373	5,970	256,071	3,434	2,536	73.9%	463,403	1.3%
530 - CAPITAL OUTLAY	82,000	-	-	-	-	0.0%	82,000	0.0%
16 - SHERIFF					-	0.0%	-	0.0%
Revenue	(4,809,127)	(84,192)	(3,544,441)	(1,013,506)	929,314	-91.7%	(4,724,935)	1.8%
411 - LICENSES-FEES & PERMITS	(57,000)	(12,994)	(55,000)	(6,425)	(6,569)	102.2%	(44,006)	22.8%
412 - INTERGOV REV-NON-SINGLE AUDIT	(195,210)	(33,471)	(175,210)	(12,639)	(20,831)	164.8%	(161,739)	17.1%
413 - INTERGOV REV-SINGLE AUDIT	(61,750)	(6,698)	(56,500)	5,074	(11,772)	-232.0%	(55,052)	10.8%
414 - CHARGES FOR SERVICE	(14,500)	(23,787)	(14,000)	(1,872)	(21,915)	1170.8%	9,287	164.0%
416 - FINES & RESTITUTION	(35,000)	(3,688)	(35,000)	(8,301)	4,613	-55.6%	(31,312)	10.5%
419 - CONTRIBUTIONS & DONATIONS	-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS	(4,500)	(2,764)	(3,250)	(2,795)	31	-1.1%	(1,736)	61.4%
422 - PASS THROUGH PAYMENTS	(3,000)	(790)	(2,000)	(3,940)	3,150	-79.9%	(2,210)	26.3%
480 - GENERAL REVENUE ALLOCATIONS	(4,438,167)	-	(3,203,481)	(982,608)	982,608	-100.0%	(4,438,167)	0.0%
Expense	4,809,127	542,995	3,544,441	365,835	177,159	48.4%	4,266,132	11.3%
510 - PERSONNEL	2,612,737	418,451	2,236,391	326,052	92,399	28.3%	2,194,286	16.0%
520 - MATERIALS & SERVICES	649,330	124,544	607,639	39,784	84,760	213.1%	524,786	19.2%
530 - CAPITAL OUTLAY	1,547,060	-	700,411	-	-	0.0%	1,547,060	0.0%
17 - ADMINISTRATIVE SERVICES					-	0.0%	-	0.0%
Revenue	(5,533,641)	(76,306)	(4,940,393)	(2,283,991)	2,207,685	-96.7%	(5,457,335)	1.4%
411 - LICENSES-FEES & PERMITS	(84,730)	(14,467)	(81,481)	(21,430)	6,963	-32.5%	(70,263)	17.1%
412 - INTERGOV REV-NON-SINGLE AUDIT	-	-	-	(1,180)	1,180	-100.0%	-	0.0%
413 - INTERGOV REV-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%
414 - CHARGES FOR SERVICE	(108,755)	(1,877)	(53,168)	(6,239)	4,362	-69.9%	(106,878)	1.7%
415 - INTERNAL SERVICES	-	-	-	-	-	0.0%	-	0.0%
418 - RENTS	(225,660)	(35,150)	(225,658)	(14,250)	(20,900)	146.7%	(190,510)	15.6%
419 - CONTRIBUTIONS & DONATIONS	-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS	(4,650)	(24,812)	(4,650)	(1,525)	(23,287)	1527.0%	20,162	533.6%
480 - GENERAL REVENUE ALLOCATIONS	(5,109,846)	-	(4,575,436)	(2,239,368)	2,239,368	-100.0%	(5,109,846)	0.0%
Expense	5,533,641	525,484	4,940,392	504,342	21,142	4.2%	5,008,157	9.5%
510 - PERSONNEL	2,382,854	343,852	1,982,774	339,205	4,647	1.4%	2,039,002	14.4%
520 - MATERIALS & SERVICES	1,626,392	181,632	1,116,529	161,981	19,651	12.1%	1,444,760	11.2%
530 - CAPITAL OUTLAY	1,524,395	-	1,841,089	3,156	(3,156)	-100.0%	1,524,395	0.0%
590 - UNAPPROPRIATED	-	-	-	-	-	0.0%	-	0.0%
18 - ADMINISTRATION					-	0.0%	-	0.0%
Revenue	(4,796,285)	(185,940)	(3,949,487)	(467,585)	281,646	-60.2%	(4,610,345)	3.9%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

General Fund-All Dept

Column Labels		2022							
2023									
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - Actual	FY23 Budget Execution	
411 - LICENSES-FEES & PERMITS	-	-	-	-	-	0.0%	-	0.0%	
412 - INTERGOV REV-NON-SINGLE AUDIT	(690,059)	(134,134)	(601,658)	(110,850)	(23,284)	21.0%	(555,925)	19.4%	
413 - INTERGOV REV-SINGLE AUDIT	(726,420)	(20,641)	(126,585)	(31,577)	10,936	-34.6%	(705,779)	2.8%	
414 - CHARGES FOR SERVICE	-	-	-	-	-	0.0%	-	0.0%	
419 - CONTRIBUTIONS & DONATIONS	-	(30,875)	-	(20,583)	(10,292)	50.0%	30,875	0.0%	
420 - SALE OF FIXED ASSETS	(4,000)	-	(4,000)	-	-	0.0%	(4,000)	0.0%	
421 - MISCELLANEOUS	(31,000)	(290)	(30,000)	(27,982)	27,692	-99.0%	(30,710)	0.9%	
480 - GENERAL REVENUE ALLOCATIONS	(3,344,806)	-	(3,187,244)	(276,594)	276,594	-100.0%	(3,344,806)	0.0%	
Expense	4,796,285	800,107	3,949,487	454,996	345,111	75.8%	3,996,178	16.7%	
510 - PERSONNEL	159,746	28,313	143,433	24,895	3,418	13.7%	131,433	17.7%	
520 - MATERIALS & SERVICES	4,491,539	771,795	3,670,054	430,101	341,694	79.4%	3,719,744	17.2%	
530 - CAPITAL OUTLAY	145,000	-	136,000	-	-	0.0%	145,000	0.0%	
19 - DISTRICT ATTORNEY					-	0.0%	-	0.0%	
Revenue	(1,279,521)	(111,717)	(917,257)	(314,796)	203,079	-64.5%	(1,167,804)	8.7%	
412 - INTERGOV REV-NON-SINGLE AUDIT	(101,655)	-	(82,935)	(27,049)	27,049	-100.0%	(101,655)	0.0%	
413 - INTERGOV REV-SINGLE AUDIT	(109,517)	-	(115,914)	-	-	0.0%	(109,517)	0.0%	
419 - CONTRIBUTIONS & DONATIONS	-	-	-	-	-	0.0%	-	0.0%	
421 - MISCELLANEOUS	(104,872)	(111,717)	(104,872)	(89,290)	(22,426)	25.1%	6,845	106.5%	
480 - GENERAL REVENUE ALLOCATIONS	(963,477)	-	(613,536)	(198,456)	198,456	-100.0%	(963,477)	0.0%	
Expense	1,279,521	156,872	917,257	134,016	22,856	17.1%	1,122,649	12.3%	
510 - PERSONNEL	938,227	138,014	686,882	116,938	21,076	18.0%	800,213	14.7%	
520 - MATERIALS & SERVICES	338,452	18,858	227,533	17,078	1,780	10.4%	319,594	5.6%	
530 - CAPITAL OUTLAY	2,842	-	2,842	-	-	0.0%	2,842	0.0%	
21 - PLANNING					-	0.0%	-	0.0%	
Revenue	(1,305,532)	(66,468)	(970,566)	(305,027)	238,559	-78.2%	(1,239,064)	5.1%	
411 - LICENSES-FEES & PERMITS	(125,100)	(15,287)	(119,500)	(21,820)	6,533	-29.9%	(109,813)	12.2%	
412 - INTERGOV REV-NON-SINGLE AUDIT	(18,900)	(1,181)	(56,900)	-	(1,181)	0.0%	(17,719)	6.2%	
413 - INTERGOV REV-SINGLE AUDIT	(50,000)	(50,000)	(45,000)	(45,000)	(5,000)	11.1%	-	100.0%	
414 - CHARGES FOR SERVICE	-	-	-	-	-	0.0%	-	0.0%	
421 - MISCELLANEOUS	(100)	-	(100)	-	-	0.0%	(100)	0.0%	
480 - GENERAL REVENUE ALLOCATIONS	(1,111,432)	-	(749,066)	(238,207)	238,207	-100.0%	(1,111,432)	0.0%	
Expense	1,305,532	111,086	970,566	110,760	326	0.3%	1,194,446	8.5%	
510 - PERSONNEL	806,104	100,601	768,896	102,004	(1,403)	-1.4%	705,503	12.5%	
520 - MATERIALS & SERVICES	499,428	10,485	201,670	8,756	1,729	19.7%	488,943	2.1%	
530 - CAPITAL OUTLAY	-	-	-	-	-	0.0%	-	0.0%	
22 - PUBLIC WORKS					-	0.0%	-	0.0%	
Revenue	(149,323)	(58,495)	(61,319)	(71,686)	13,191	-18.4%	(90,828)	39.2%	

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

General Fund-All Dept

Column Labels		2022							
2023									
Depts/Account Categories		Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - Actual	FY23 Budget Execution
411 - LICENSES-FEES & PERMITS		(15,000)	(7,795)	(15,000)	(4,305)	(3,490)	81.1%	(7,205)	52.0%
412 - INTERGOV REV-NON-SINGLE AUDIT		(1,000)	(50,700)	(1,000)	(43,092)	(7,608)	17.7%	49,700	5070.0%
414 - CHARGES FOR SERVICE		(1,865)	-	(1,865)	-	-	0.0%	(1,865)	0.0%
421 - MISCELLANEOUS		(100)	-	(100)	-	-	0.0%	(100)	0.0%
480 - GENERAL REVENUE ALLOCATIONS		(131,358)	-	(43,354)	(24,289)	24,289	-100.0%	(131,358)	0.0%
Expense		149,323	8,434	61,319	7,259	1,175	16.2%	140,889	5.6%
510 - PERSONNEL		43,423	7,366	40,188	6,826	540	7.9%	36,057	17.0%
520 - MATERIALS & SERVICES		104,272	1,068	19,503	433	636	146.9%	103,204	1.0%
530 - CAPITAL OUTLAY		1,628	-	1,628	-	-	0.0%	1,628	0.0%
24 - PREVENTION DIVISION						-	0.0%	-	0.0%
Revenue		(2,000,224)	(66,535)	(1,582,167)	(414,940)	348,404	-84.0%	(1,933,689)	3.3%
411 - LICENSES-FEES & PERMITS		(1,000)	-	(1,000)	(610)	610	-100.0%	(1,000)	0.0%
412 - INTERGOV REV-NON-SINGLE AUDIT		(223,714)	(412)	(194,400)	(502)	89	-17.8%	(223,302)	0.2%
413 - INTERGOV REV-SINGLE AUDIT		(330,500)	(50,158)	(329,000)	(16,514)	(33,644)	203.7%	(280,342)	15.2%
414 - CHARGES FOR SERVICE		(20,000)	-	(20,000)	-	-	0.0%	(20,000)	0.0%
416 - FINES & RESTITUTION		-	-	-	-	-	0.0%	-	0.0%
419 - CONTRIBUTIONS & DONATIONS		-	(425)	(1,000)	(750)	325	-43.3%	425	0.0%
421 - MISCELLANEOUS		(7,550)	(15,540)	(3,375)	(10,000)	(5,540)	55.4%	7,990	205.8%
480 - GENERAL REVENUE ALLOCATIONS		(1,417,460)	-	(1,033,392)	(386,564)	386,564	-100.0%	(1,417,460)	0.0%
Expense		2,000,224	211,782	1,582,167	158,285	53,497	33.8%	1,788,442	10.6%
510 - PERSONNEL		854,425	142,885	718,775	119,105	23,780	20.0%	711,540	16.7%
520 - MATERIALS & SERVICES		1,145,799	68,897	863,392	39,180	29,716	75.8%	1,076,902	6.0%
530 - CAPITAL OUTLAY		-	-	-	-	-	0.0%	-	0.0%
90 - TRANSFERS						-	0.0%	-	0.0%
Revenue		(459,770)	-	(584,770)	-	-	0.0%	(459,770)	0.0%
450 - TRANSFERS IN		(459,770)	-	(584,770)	-	-	0.0%	(459,770)	0.0%
Expense		2,507,670	455,862	2,522,999	49,691	406,171	817.4%	2,051,809	18.2%
550 - TRANSFERS OUT		2,507,670	455,862	2,522,999	49,691	406,171	817.4%	2,051,809	18.2%
91 - CONTINGENCY								-	0.0%
Expense		2,596,992	-	1,949,278	-	-	0.0%	2,596,992	0.0%
570 - CONTINGENCY		2,596,992	-	1,949,278	-	-	0.0%	2,596,992	0.0%
93 - UNAPPROPRIATED								-	0.0%
Expense		6,483,973	-	6,485,698	-	-	0.0%	6,483,973	0.0%
590 - UNAPPROPRIATED		6,483,973	-	6,485,698	-	-	0.0%	6,483,973	0.0%
Grand Total		-	1,872,572	(2)	(11,970,118)	13,842,690	-115.6%	(1,872,572)	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Building Codes

Fund 1500 - BUILDING CODES GENERAL
 Segment 3 All
 Segment 4 All

Fund
 SubDept
 Not used

Column Labels		2022			FY23- FY22		FY23	
2023					Actual	FY23-FY22	FY23 Budget -	Budget
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	Variance	%	Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%
Revenue	(3,341,050)	(8,107)	(3,454,521)	(3,404,174)	3,396,067	-99.8%	(3,332,944)	0.2%
400 - BEGINNING FUND BALANCE	(3,324,428)	-	(3,430,521)	(3,400,966)	3,400,966	-100.0%	(3,324,428)	0.0%
411 - LICENSES-FEES & PERMITS	-	-	-	-	-	0.0%	-	0.0%
417 - INVESTMENT EARNINGS	(16,622)	(8,107)	(24,000)	(3,208)	(4,898)	152.7%	(8,516)	48.8%
25 - BUILDING CODES					-	0.0%	-	0.0%
Revenue	(794,138)	(72,598)	(799,336)	(140,171)	67,572	-48.2%	(721,540)	9.1%
411 - LICENSES-FEES & PERMITS	(494,138)	(60,145)	(499,336)	(90,354)	30,209	-33.4%	(433,993)	12.2%
421 - MISCELLANEOUS	(300,000)	(12,453)	(300,000)	(49,817)	37,364	-75.0%	(287,547)	4.2%
Expense	1,585,491	79,486	1,559,117	68,132	11,354	16.7%	1,506,005	5.0%
510 - PERSONNEL	500,320	67,141	460,995	63,545	3,596	5.7%	433,179	13.4%
520 - MATERIALS & SERVICES	485,171	12,345	498,122	4,587	7,758	169.1%	472,826	2.5%
530 - CAPITAL OUTLAY	600,000	-	600,000	-	-	0.0%	600,000	0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	291,280	-	300,000	-	-	0.0%	291,280	0.0%
93 - UNAPPROPRIATED	2,258,417	-	2,394,740	-	-	0.0%	2,258,417	0.0%
Grand Total	-	(1,219)	-	(3,476,213)	3,474,994	-100.0%	1,219	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Building Codes

Fund	1600 - BUILDING CODES - ELECTRICAL
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

Column Labels		2022				FY23- FY22		FY23	
2023						Actual	FY23-FY22	FY23 Budget -	Budget
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual		Variance	%	Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES						-	0.0%	-	0.0%
Revenue		(676,806)	(1,603)	(755,878)	(765,257)	763,654	-99.8%	(675,203)	0.2%
400 - BEGINNING FUND BALANCE		(673,774)	-	(750,253)	(764,540)	764,540	-100.0%	(673,774)	0.0%
411 - LICENSES-FEES & PERMITS		-	-	-	-	-	0.0%	-	0.0%
417 - INVESTMENT EARNINGS		(3,032)	(1,603)	(5,625)	(717)	(886)	123.6%	(1,429)	52.9%
25 - BUILDING CODES						-	0.0%	-	0.0%
Revenue		(98,943)	(14,558)	(97,915)	(15,915)	1,357	-8.5%	(84,385)	14.7%
411 - LICENSES-FEES & PERMITS		(98,567)	(14,558)	(97,915)	(15,830)	1,272	-8.0%	(84,009)	14.8%
421 - MISCELLANEOUS		(376)	-	-	(85)	85	-100.0%	(376)	0.0%
Expense		239,923	34,275	232,784	23,814	10,461	43.9%	205,648	14.3%
510 - PERSONNEL		197,286	29,824	189,911	22,431	7,394	33.0%	167,462	15.1%
520 - MATERIALS & SERVICES		42,637	4,451	42,873	1,383	3,068	221.9%	38,186	10.4%
90 - TRANSFERS		-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY		113,891	-	117,356	-	-	0.0%	113,891	0.0%
93 - UNAPPROPRIATED		421,935	-	503,653	-	-	0.0%	421,935	0.0%
Grand Total		-	18,114	-	(757,359)	775,472	-102.4%	(18,114)	0.0%
						-	0.0%	-	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Public Works

Fund	2020 - PUBLIC WORKS FUND
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

Column Labels		2022							
2023									
Depts/Account Categories		Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - FY23 Budget Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES									
Revenue		(3,254,712)	(8,296)	(3,396,440)	(3,466,355)	3,458,059	-99.8%	(3,246,416)	0.3%
400 - BEGINNING FUND BALANCE		(3,211,532)	-	(3,353,260)	(3,463,088)	3,463,088	-100.0%	(3,211,532)	0.0%
415 - INTERNAL SERVICES		(3,180)	(530)	(3,180)	-	(530)	0.0%	(2,650)	16.7%
417 - INVESTMENT EARNINGS		(40,000)	(7,766)	(40,000)	(3,266)	(4,500)	137.8%	(32,234)	19.4%
22 - PUBLIC WORKS									
Revenue		(4,113,680)	(476,842)	(3,558,592)	(465,731)	(11,111)	2.4%	(3,636,838)	11.6%
411 - LICENSES-FEES & PERMITS		(12,000)	-	(12,000)	-	-	0.0%	(12,000)	0.0%
412 - INTERGOV REV-NON-SINGLE AUDIT		(3,258,575)	(407,528)	(2,907,070)	(411,544)	4,016	-1.0%	(2,851,047)	12.5%
413 - INTERGOV REV-SINGLE AUDIT		(513,605)	-	(165,022)	-	-	0.0%	(513,605)	0.0%
414 - CHARGES FOR SERVICE		(307,000)	(69,162)	(432,000)	(54,188)	(14,975)	27.6%	(237,838)	22.5%
420 - SALE OF FIXED ASSETS		(20,000)	-	(40,000)	-	-	0.0%	(20,000)	0.0%
421 - MISCELLANEOUS		(2,500)	(73)	(2,500)	-	(73)	0.0%	(2,427)	2.9%
530 - CAPITAL OUTLAY		-	(79)	-	-	(79)	0.0%	79	0.0%
Expense		4,153,582	1,083,673	3,546,505	508,368	575,305	113.2%	3,069,909	26.1%
510 - PERSONNEL		2,159,032	334,263	1,968,905	306,665	27,598	9.0%	1,824,769	15.5%
520 - MATERIALS & SERVICES		1,889,550	749,411	1,127,600	201,704	547,707	271.5%	1,140,139	39.7%
530 - CAPITAL OUTLAY		105,000	-	450,000	-	-	0.0%	105,000	0.0%
90 - TRANSFERS									
Revenue		-	-	-	-	-	0.0%	-	0.0%
450 - TRANSFERS IN		-	-	-	-	-	0.0%	-	0.0%
Expense		-	-	780,288	-	-	0.0%	-	0.0%
550 - TRANSFERS OUT		-	-	780,288	-	-	0.0%	-	0.0%
91 - CONTINGENCY									
Expense		2,691,445	-	2,104,874	-	-	0.0%	2,691,445	0.0%
570 - CONTINGENCY		2,691,445	-	2,104,874	-	-	0.0%	2,691,445	0.0%
93 - UNAPPROPRIATED									
Expense		523,365	-	523,365	-	-	0.0%	523,365	0.0%
590 - UNAPPROPRIATED		523,365	-	523,365	-	-	0.0%	523,365	0.0%
Grand Total		-	598,535	-	(3,423,718)	4,022,253	-117.5%	(598,535)	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Public Works Reserve

Fund	3210 - ROAD RESERVE FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels		2022							
2023									
Depts/Account Categories		Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - FY23 Budget Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES						-	0.0%	-	0.0%
Revenue		(3,707,355)	(10,184)	(4,555,267)	(4,540,797)	4,530,612	-99.8%	(3,697,171)	0.3%
400 - BEGINNING FUND BALANCE		(3,685,355)	-	(4,533,267)	(4,536,711)	4,536,711	-100.0%	(3,685,355)	0.0%
417 - INVESTMENT EARNINGS		(22,000)	(10,184)	(22,000)	(4,085)	(6,099)	149.3%	(11,816)	46.3%
22 - PUBLIC WORKS						-	0.0%	-	0.0%
Revenue		-	-	-	-	-	0.0%	-	0.0%
412 - INTERGOV REV-NON-SINGLE AUDIT		-	-	-	-	-	0.0%	-	0.0%
Expense		3,707,355	-	5,335,555	-	-	0.0%	3,707,355	0.0%
510 - PERSONNEL		-	-	400,000	-	-	0.0%	-	0.0%
520 - MATERIALS & SERVICES		1,539,095	-	1,568,295	-	-	0.0%	1,539,095	0.0%
530 - CAPITAL OUTLAY		2,168,260	-	3,367,260	-	-	0.0%	2,168,260	0.0%
90 - TRANSFERS						-	0.0%	-	0.0%
Revenue		-	-	(780,288)	-	-	0.0%	-	0.0%
450 - TRANSFERS IN		-	-	(780,288)	-	-	0.0%	-	0.0%
Expense		-	-	-	-	-	0.0%	-	0.0%
550 - TRANSFERS OUT		-	-	-	-	-	0.0%	-	0.0%
Grand Total		-	(10,184)	-	(4,540,797)	4,530,612	-99.8%	10,184	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

911

Fund 2200 - 911 COMMUNICATIONS FUND
Segment 3 All
Segment 4 All

Fund
SubDept
Not used

Column Labels		2022							
2023									
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - Actual	FY23 Budget Execution	
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%	
Revenue	(275,764)	(1,029)	(254,756)	(316,138)	315,108	-99.7%	(274,735)	0.4%	
400 - BEGINNING FUND BALANCE	(274,264)	-	(253,756)	(315,848)	315,848	-100.0%	(274,264)	0.0%	
417 - INVESTMENT EARNINGS	(1,500)	(1,029)	(1,000)	(290)	(740)	255.3%	(471)	68.6%	
16 - SHERIFF					-	0.0%	-	0.0%	
Revenue	(1,039,399)	(61,394)	(1,079,052)	(181,616)	120,222	-66.2%	(978,005)	5.9%	
412 - INTERGOV REV-NON-SINGLE AUDIT	(668,938)	-	(604,081)	-	-	0.0%	(668,938)	0.0%	
414 - CHARGES FOR SERVICE	(370,361)	(61,394)	(474,871)	(181,616)	120,222	-66.2%	(308,967)	16.6%	
421 - MISCELLANEOUS	(100)	-	(100)	-	-	0.0%	(100)	0.0%	
Expense	1,275,542	220,939	1,233,273	166,083	54,857	33.0%	1,054,603	17.3%	
510 - PERSONNEL	1,015,087	160,554	975,771	146,362	14,192	9.7%	854,533	15.8%	
520 - MATERIALS & SERVICES	260,455	60,385	257,502	19,720	40,665	206.2%	200,070	23.2%	
540 - DEBT SERVICE	-	-	-	-	-	0.0%	-	0.0%	
90 - TRANSFERS					-	0.0%	-	0.0%	
Revenue	(150,457)	(25,076)	(193,145)	(32,191)	7,115	-22.1%	(125,381)	16.7%	
450 - TRANSFERS IN	(150,457)	(25,076)	(193,145)	(32,191)	7,115	-22.1%	(125,381)	16.7%	
Expense	30,000	5,000	213,172	35,529	(30,529)	-85.9%	25,000	16.7%	
550 - TRANSFERS OUT	30,000	5,000	213,172	35,529	(30,529)	-85.9%	25,000	16.7%	
91 - CONTINGENCY	160,078	-	80,508	-	-	0.0%	160,078	0.0%	
Grand Total	-	138,441	-	(328,333)	466,774	-142.2%	(138,441)	0.0%	

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

911Equip

Fund	3240 - 911 EQUIPMENT RESERVE	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels		2022							
2023									
Depts/Account Categories		Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - Actual	FY23 Budget Execution
00 - NON-DEPARTMENTAL RESOURCES						-	0.0%	-	0.0%
Revenue		(308,903)	(701)	(95,216)	(94,765)	94,065	-99.3%	(308,202)	0.2%
400 - BEGINNING FUND BALANCE		(308,355)	-	(94,668)	(94,680)	94,680	-100.0%	(308,355)	0.0%
417 - INVESTMENT EARNINGS		(548)	(701)	(548)	(85)	(615)	721.8%	153	127.8%
16 - SHERIFF						-	0.0%	-	0.0%
Revenue		-	-	-	-	-	0.0%	-	0.0%
413 - INTERGOV REV-SINGLE AUDIT		-	-	-	-	-	0.0%	-	0.0%
Expense		338,903	-	308,388	-	-	0.0%	338,903	0.0%
530 - CAPITAL OUTLAY		338,903	-	308,388	-	-	0.0%	338,903	0.0%
90 - TRANSFERS						-	0.0%	-	0.0%
Revenue		(30,000)	(5,000)	(213,172)	(35,529)	30,529	-85.9%	(25,000)	16.7%
450 - TRANSFERS IN		(30,000)	(5,000)	(213,172)	(35,529)	30,529	-85.9%	(25,000)	16.7%
Expense		-	-	-	-	-	0.0%	-	0.0%
550 - TRANSFERS OUT		-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY		-	-	-	-	-	0.0%	-	0.0%
Grand Total		-	(5,701)	-	(130,294)	124,593	-95.6%	5,701	0.0%
						-	0.0%	-	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Community Corrections

Fund	2270 - COMMUNITY CORRECTIONS FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels		2022							
2023									
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - FY23 Budget Actual	Execution	
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%	
Revenue	(1,084,557)	(3,601)	(545,000)	(937,076)	933,475	-99.6%	(1,080,956)	0.3%	
400 - BEGINNING FUND BALANCE	(1,074,557)	-	(535,000)	(936,031)	936,031	-100.0%	(1,074,557)	0.0%	
417 - INVESTMENT EARNINGS	(10,000)	(3,601)	(10,000)	(1,045)	(2,556)	244.6%	(6,399)	36.0%	
16 - SHERIFF					-	0.0%	-	0.0%	
Revenue	(1,777,148)	(413,117)	(1,523,642)	(399,711)	(13,405)	3.4%	(1,364,031)	23.2%	
411 - LICENSES-FEES & PERMITS	(32,000)	(4,755)	(109,000)	(17,040)	12,285	-72.1%	(27,246)	14.9%	
412 - INTERGOV REV-NON-SINGLE AUDIT	(1,745,148)	(408,362)	(1,414,642)	(377,880)	(30,482)	8.1%	(1,336,786)	23.4%	
421 - MISCELLANEOUS	-	-	-	(4,791)	4,791	-100.0%	-	0.0%	
Expense	2,487,902	342,644	1,899,113	218,525	124,119	56.8%	2,145,258	13.8%	
510 - PERSONNEL	948,329	130,436	803,990	148,485	(18,048)	-12.2%	817,893	13.8%	
520 - MATERIALS & SERVICES	989,573	212,208	1,008,214	70,040	142,168	203.0%	777,365	21.4%	
530 - CAPITAL OUTLAY	550,000	-	86,909	-	-	0.0%	550,000	0.0%	
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%	
91 - CONTINGENCY	373,803	-	169,529	-	-	0.0%	373,803	0.0%	
93 - UNAPPROPRIATED	-	-	-	-	-	0.0%	-	0.0%	
Grand Total	-	(74,074)	-	(1,118,262)	1,044,188	-93.4%	74,074	0.0%	

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Fair&Park

Fund	2030 - COUNTY FAIR FUND	Fund
Segment 3	All	SubDept
Segment 4	All	Not used

Column Labels								
2023		2022						
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22		FY23 Budget	FY23 Budget
					Actual Variance	FY23-FY22 %	- Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%
Revenue	(287,422)	(733)	(215,069)	(227,655)	226,922	-99.7%	(286,689)	0.3%
400 - BEGINNING FUND BALANCE	(285,860)	-	(213,569)	(227,432)	227,432	-100.0%	(285,860)	0.0%
417 - INVESTMENT EARNINGS	(1,562)	(733)	(1,500)	(223)	(510)	229.1%	(829)	46.9%
18 - ADMINISTRATION					-	0.0%	-	0.0%
Revenue	(155,417)	(149,814)	(149,447)	(91,123)	(58,691)	64.4%	(5,603)	96.4%
411 - LICENSES-FEES & PERMITS	(85,050)	(86,643)	(61,880)	(83,823)	(2,820)	3.4%	1,593	101.9%
412 - INTERGOV REV-NON-SINGLE AUDIT	(53,167)	(53,167)	(53,167)	-	(53,167)	0.0%	(0)	100.0%
414 - CHARGES FOR SERVICE	-	-	-	-	-	0.0%	-	0.0%
418 - RENTS	(7,200)	(1,200)	(7,200)	-	(1,200)	0.0%	(6,000)	16.7%
419 - CONTRIBUTIONS & DONATIONS	(10,000)	(8,804)	(27,200)	(7,300)	(1,504)	20.6%	(1,196)	88.0%
421 - MISCELLANEOUS	-	-	-	-	-	0.0%	-	0.0%
Expense	192,091	149,216	157,324	107,641	41,575	38.6%	42,875	77.7%
510 - PERSONNEL	19,891	7,242	18,741	3,114	4,128	132.5%	12,649	36.4%
520 - MATERIALS & SERVICES	172,200	141,974	138,583	104,527	37,447	35.8%	30,226	82.4%
530 - CAPITAL OUTLAY	-	-	-	-	-	0.0%	-	0.0%
90 - TRANSFERS	22,000	(28,000)	21,000	-	(28,000)	0.0%	50,000	-127.3%
91 - CONTINGENCY					-	0.0%	-	0.0%
Expense	134,683	-	92,127	-	-	0.0%	134,683	0.0%
570 - CONTINGENCY	134,683	-	92,127	-	-	0.0%	134,683	0.0%
93 - UNAPPROPRIATED					-	0.0%	-	0.0%
Expense	94,065	-	94,065	-	-	0.0%	94,065	0.0%
590 - UNAPPROPRIATED	94,065	-	94,065	-	-	0.0%	94,065	0.0%
Grand Total	-	(29,331)	-	(211,136)	181,805	-86.1%	29,331	0.0%

FY23 Wasco County - 2022-08 August

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Fair&Park

Fund	2230 - PARKS FUND
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

Column Labels								
2023		2022						
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22		FY23 Budget	FY23 Budget
					Actual Variance	FY23-FY22 %	- Actual	Execution
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%
Revenue	(273,119)	(670)	(257,876)	(283,583)	282,913	-99.8%	(272,449)	0.2%
400 - BEGINNING FUND BALANCE	(271,319)	-	(255,376)	(283,311)	283,311	-100.0%	(271,319)	0.0%
417 - INVESTMENT EARNINGS	(1,800)	(670)	(2,500)	(272)	(398)	146.4%	(1,130)	37.2%
18 - ADMINISTRATION					-	0.0%	-	0.0%
Revenue	(394,250)	(33,837)	(373,750)	(2,402)	(31,435)	1309.0%	(360,413)	8.6%
411 - LICENSES-FEES & PERMITS	(26,250)	(20,502)	(13,750)	(2,402)	(18,100)	753.7%	(5,748)	78.1%
412 - INTERGOV REV-NON-SINGLE AUDIT	(368,000)	(13,335)	(360,000)	-	(13,335)	0.0%	(354,665)	3.6%
418 - RENTS	-	-	-	-	-	0.0%	-	0.0%
419 - CONTRIBUTIONS & DONATIONS	-	-	-	-	-	0.0%	-	0.0%
421 - MISCELLANEOUS	-	-	-	-	-	0.0%	-	0.0%
Expense	554,381	19,746	549,696	12,582	7,164	56.9%	534,635	3.6%
510 - PERSONNEL	46,411	14,702	43,726	7,267	7,435	102.3%	31,709	31.7%
520 - MATERIALS & SERVICES	77,970	5,044	75,970	5,315	(271)	-5.1%	72,926	6.5%
530 - CAPITAL OUTLAY	430,000	-	430,000	-	-	0.0%	430,000	0.0%
90 - TRANSFERS	(50,000)	-	(50,000)	-	-	0.0%	(50,000)	0.0%
91 - CONTINGENCY					-	0.0%	-	0.0%
Expense	90,091	-	59,033	-	-	0.0%	90,091	0.0%
570 - CONTINGENCY	90,091	-	59,033	-	-	0.0%	90,091	0.0%
93 - UNAPPROPRIATED					-	0.0%	-	0.0%
Expense	72,897	-	72,897	-	-	0.0%	72,897	0.0%
590 - UNAPPROPRIATED	72,897	-	72,897	-	-	0.0%	72,897	0.0%
Grand Total	-	(14,761)	-	(273,403)	258,642	-94.6%	14,761	0.0%

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as of: 10/12/2022

Reserve & Capital

Segment 3	All	Fund
Segment 4	All	SubDept
		Not used

Column Labels		2022							
		2023							
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - Actual	FY23 Budget - Execution	
3220 - CAPITAL ACQUISITIONS FUND	-	1,371,590	-	(3,839,158)	5,210,748	-135.7%	(1,371,590)	0.0%	
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%	
Revenue	(3,799,511)	(6,675)	(3,884,276)	(3,859,478)	3,852,803	-99.8%	(3,792,836)	0.2%	
400 - BEGINNING FUND BALANCE	(3,780,211)	-	(3,864,976)	(3,855,992)	3,855,992	-100.0%	(3,780,211)	0.0%	
417 - INVESTMENT EARNINGS	(19,300)	(6,675)	(19,300)	(3,485)	(3,189)	91.5%	(12,625)	34.6%	
18 - ADMINISTRATION					-	0.0%	-	0.0%	
Revenue	-	-	-	-	-	0.0%	-	0.0%	
412 - INTERGOV REV-NON-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%	
418 - RENTS	-	-	-	-	-	0.0%	-	0.0%	
Expense	4,549,511	1,503,265	3,884,276	20,320	1,482,945	7298.1%	3,046,246	33.0%	
520 - MATERIALS & SERVICES	-	-	-	-	-	0.0%	-	0.0%	
530 - CAPITAL OUTLAY	4,549,511	1,503,265	3,884,276	20,320	1,482,945	7298.1%	3,046,246	33.0%	
90 - TRANSFERS	(750,000)	(125,000)	-	-	(125,000)	0.0%	(625,000)	16.7%	
3260 - FACILITY CAPITAL RESERVE	-	(1,166,300)	-	(3,502,285)	2,335,985	-66.7%	1,166,300	0.0%	
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%	
Revenue	(3,725,503)	(20,712)	(3,034,239)	(3,471,525)	3,450,812	-99.4%	(3,704,791)	0.6%	
400 - BEGINNING FUND BALANCE	(3,627,503)	-	(2,936,239)	(3,434,256)	3,434,256	-100.0%	(3,627,503)	0.0%	
417 - INVESTMENT EARNINGS	(98,000)	(20,712)	(98,000)	(37,268)	16,556	-44.4%	(77,288)	21.1%	
18 - ADMINISTRATION					-	0.0%	-	0.0%	
Revenue	-	(1,015,574)	-	(43,260)	(972,313)	2247.6%	1,015,574	0.0%	
412 - INTERGOV REV-NON-SINGLE AUDIT	-	(1,000,000)	-	-	(1,000,000)	0.0%	1,000,000	0.0%	
421 - MISCELLANEOUS	-	-	-	-	-	0.0%	-	0.0%	
490 - OTHER FINANCING	-	(15,574)	-	(43,260)	27,687	-64.0%	15,574	0.0%	
Expense	4,505,587	-	3,021,739	-	-	0.0%	4,505,587	0.0%	
530 - CAPITAL OUTLAY	4,505,587	-	3,021,739	-	-	0.0%	4,505,587	0.0%	
90 - TRANSFERS	(780,084)	(130,014)	-	12,500	(142,514)	-1140.1%	(650,070)	16.7%	
99 - NON-DEPARTMENTAL EXPENDITURES					-	0.0%	-	0.0%	
Expense	-	-	12,500	-	-	0.0%	-	0.0%	
550 - TRANSFERS OUT	-	-	12,500	-	-	0.0%	-	0.0%	
3270 - GENERAL OPERATING RESERVE	-	(102,027)	-	(5,729,753)	5,627,726	-98.2%	102,027	0.0%	
00 - NON-DEPARTMENTAL RESOURCES					-	0.0%	-	0.0%	
Revenue	(7,687,681)	(17,985)	(8,637,778)	(5,748,878)	5,730,894	-99.7%	(7,669,696)	0.2%	

Reserve & Capital

Column Labels 2023	2022							
	FY23- FY22		FY23 Budget - FY23 Budget					
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	Actual Variance	FY23-FY22 %	Actual	Execution
400 - BEGINNING FUND BALANCE	(7,670,081)	-	(8,620,178)	(5,743,560)	5,743,560	-100.0%	(7,670,081)	0.0%
413 - INTERGOV REV-SINGLE AUDIT	-	-	-	-	-	0.0%	-	0.0%
417 - INVESTMENT EARNINGS	(17,600)	(17,985)	(17,600)	(5,318)	(12,667)	238.2%	385	102.2%
421 - MISCELLANEOUS	-	-	-	-	-	0.0%	-	0.0%
18 - ADMINISTRATION					-	0.0%	-	0.0%
Expense	8,469,310	46,229	10,921,132	19,125	27,104	141.7%	8,423,081	0.5%
510 - PERSONNEL	-	-	1,600,000	-	-	0.0%	-	0.0%
520 - MATERIALS & SERVICES	8,469,310	46,229	9,321,132	19,125	27,104	141.7%	8,423,081	0.5%
530 - CAPITAL OUTLAY	-	-	-	-	-	0.0%	-	0.0%
90 - TRANSFERS	(781,629)	(130,272)	(2,283,354)	-	(130,272)	0.0%	(651,358)	16.7%
Grand Total	-	103,263	-	(13,071,197)	13,174,460	-100.8%	(103,263)	0.0%

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Appropriation General Fund

Fund	1010 - GENERAL FUND
Segment 3	All
Segment 4	All

Fund
SubDept
Not used

0

Column Labels		2022						
2023								
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	FY23- FY22 Actual Variance	FY23-FY22 %	FY23 Budget - Actual	FY23 Budget Execution
12 - ASSESSMENT & TAXATION	1,059,958	126,018	922,736	105,259	20,759	19.7%	933,940	11.9%
Expense	1,059,958	126,018	922,736	105,259	20,759	19.7%	933,940	11.9%
15 - COUNTY CLERK	872,718	58,040	551,278	51,500	6,540	12.7%	814,678	6.7%
Expense	872,718	58,040	551,278	51,500	6,540	12.7%	814,678	6.7%
16 - SHERIFF	4,809,127	542,995	3,544,441	365,835	177,159	48.4%	4,266,132	11.3%
Expense	4,809,127	542,995	3,544,441	365,835	177,159	48.4%	4,266,132	11.3%
17 - ADMINISTRATIVE SERVICES	5,533,641	525,484	4,940,392	504,342	21,142	4.2%	5,008,157	9.5%
Expense	5,533,641	525,484	4,940,392	504,342	21,142	4.2%	5,008,157	9.5%
18 - ADMINISTRATION	4,796,285	800,107	3,949,487	454,996	345,111	75.8%	3,996,178	16.7%
Expense	4,796,285	800,107	3,949,487	454,996	345,111	75.8%	3,996,178	16.7%
19 - DISTRICT ATTORNEY	1,279,521	156,872	917,257	134,016	22,856	17.1%	1,122,649	12.3%
Expense	1,279,521	156,872	917,257	134,016	22,856	17.1%	1,122,649	12.3%
21 - PLANNING	1,305,532	111,086	970,566	110,760	326	0.3%	1,194,446	8.5%
Expense	1,305,532	111,086	970,566	110,760	326	0.3%	1,194,446	8.5%
22 - PUBLIC WORKS	149,323	8,434	61,319	7,259	1,175	16.2%	140,889	5.6%
Expense	149,323	8,434	61,319	7,259	1,175	16.2%	140,889	5.6%
24 - PREVENTION DIVISION	2,000,224	211,782	1,582,167	158,285	53,497	33.8%	1,788,442	10.6%
Expense	2,000,224	211,782	1,582,167	158,285	53,497	33.8%	1,788,442	10.6%
90 - TRANSFERS	2,507,670	455,862	2,522,999	49,691	406,171	817.4%	2,051,809	18.2%
Expense	2,507,670	455,862	2,522,999	49,691	406,171	817.4%	2,051,809	18.2%
91 - CONTINGENCY	2,596,992	-	1,949,278	-	-	0.0%	2,596,992	0.0%
Expense	2,596,992	-	1,949,278	-	-	0.0%	2,596,992	0.0%
93 - UNAPPROPRIATED	6,483,973	-	6,485,698	-	-	0.0%	6,483,973	0.0%
Expense	6,483,973	-	6,485,698	-	-	0.0%	6,483,973	0.0%
Grand Total	33,394,964	2,996,679	28,397,617	1,941,943	1,054,736	54.3%	30,398,285	9.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Appropriation all other Funds

Segment 3	All	Fund
Segment 4	All	SubDept
		Not used

Column Labels		2022		2023		FY23- FY22		FY23 Budget - FY23 Budget	
Depts/Account Categories	Expense	Revised Budget	Actual	Revised Budget	Actual	Actual Variance	FY23-FY22 %	Actual	Execution
		46,870,179	1,715,135	45,767,543	3,504,119	(1,788,984)	-51.1%	45,155,044	3.7%
1500 - BUILDING CODES GENERAL		4,253,857	68,132	4,135,188	79,486	(11,354)	-14.3%	4,185,725	1.6%
25 - BUILDING CODES		1,559,117	68,132	1,585,491	79,486	(11,354)	-14.3%	1,490,985	4.4%
90 - TRANSFERS		-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY		300,000	-	291,280	-	-	0.0%	300,000	0.0%
93 - UNAPPROPRIATED		2,394,740	-	2,258,417	-	-	0.0%	2,394,740	0.0%
1600 - BUILDING CODES - ELECTRICAL		853,793	23,814	775,749	34,275	(10,461)	-30.5%	829,979	2.8%
25 - BUILDING CODES		232,784	23,814	239,923	34,275	(10,461)	-30.5%	208,970	10.2%
90 - TRANSFERS		-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY		117,356	-	113,891	-	-	0.0%	117,356	0.0%
93 - UNAPPROPRIATED		503,653	-	421,935	-	-	0.0%	503,653	0.0%
2020 - PUBLIC WORKS FUND		6,955,032	508,368	7,368,392	1,083,673	(575,305)	-53.1%	6,446,664	7.3%
22 - PUBLIC WORKS		3,546,505	508,368	4,153,582	1,083,673	(575,305)	-53.1%	3,038,137	14.3%
90 - TRANSFERS		780,288	-	-	-	-	0.0%	780,288	0.0%
91 - CONTINGENCY		2,104,874	-	2,691,445	-	-	0.0%	2,104,874	0.0%
93 - UNAPPROPRIATED		523,365	-	523,365	-	-	0.0%	523,365	0.0%
2030 - COUNTY FAIR FUND		393,516	107,641	470,839	149,216	(41,575)	-27.9%	285,875	27.4%
18 - ADMINISTRATION		157,324	107,641	192,091	149,216	(41,575)	-27.9%	49,683	68.4%
90 - TRANSFERS		50,000	-	50,000	-	-	0.0%	50,000	0.0%
91 - CONTINGENCY		92,127	-	134,683	-	-	0.0%	92,127	0.0%
93 - UNAPPROPRIATED		94,065	-	94,065	-	-	0.0%	94,065	0.0%
2040 - COUNTY SCHOOL FUND		427,541	-	427,541	-	-	0.0%	427,541	0.0%
18 - ADMINISTRATION		427,541	-	427,541	-	-	0.0%	427,541	0.0%
2050 - LAND CORNER PRESERVATION FUND		151,185	3,092	192,452	3,940	(849)	-21.5%	148,093	2.0%
22 - PUBLIC WORKS		24,691	3,092	26,495	3,940	(849)	-21.5%	21,599	12.5%
90 - TRANSFERS		-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY		79,902	-	119,365	-	-	0.0%	79,902	0.0%
93 - UNAPPROPRIATED		46,592	-	46,592	-	-	0.0%	46,592	0.0%
99 - NON-DEPARTMENTAL EXPENDITURES		-	-	-	-	-	0.0%	-	0.0%
2060 - FOREST HEALTH PROGRAM FUND		449,482	-	501,726	-	-	0.0%	449,482	0.0%
18 - ADMINISTRATION		60,000	-	60,000	-	-	0.0%	60,000	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Appropriation all other Funds

Column Labels 2022	2023							
	FY23- FY22		FY23 Budget - FY23 Budget					
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	Actual Variance	FY23-FY22 %	Actual	Execution
90 - TRANSFERS	184,770	-	184,770	-	-	0.0%	184,770	0.0%
91 - CONTINGENCY	204,712	-	256,956	-	-	0.0%	204,712	0.0%
2070 - HOUSEHOLD HAZARDOUS WASTE FUND	393,239	-	390,872	-	-	0.0%	393,239	0.0%
91 - CONTINGENCY	86,012	-	205,738	-	-	0.0%	86,012	0.0%
93 - UNAPPROPRIATED	307,227	-	185,134	-	-	0.0%	307,227	0.0%
2080 - SPECIAL ECON DEV PAYMENTS FUND	4,430,039	505,000	4,028,386	6,000	499,000	8316.7%	3,925,039	11.4%
18 - ADMINISTRATION	4,025,039	500,000	3,748,386	1,000	499,000	49900.0%	3,525,039	12.4%
90 - TRANSFERS	405,000	5,000	280,000	5,000	-	0.0%	400,000	1.2%
2090 - LAW LIBRARY FUND	166,212	2,354	155,401	1,467	887	60.5%	163,858	1.4%
19 - DISTRICT ATTORNEY	49,829	2,354	49,829	1,467	887	60.5%	47,475	4.7%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	116,383	-	105,572	-	-	0.0%	116,383	0.0%
93 - UNAPPROPRIATED	-	-	-	-	-	0.0%	-	0.0%
2100 - DISTRICT ATTORNEY	6,643	-	6,254	300	(300)	-100.0%	6,643	0.0%
19 - DISTRICT ATTORNEY	6,643	-	6,254	300	(300)	-100.0%	6,643	0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	-	-	-	-	-	0.0%	-	0.0%
2110 - MUSEUM	277,368	12,072	313,385	7,938	4,133	52.1%	265,296	4.4%
18 - ADMINISTRATION	114,302	12,072	135,069	7,938	4,133	52.1%	102,230	10.6%
91 - CONTINGENCY	163,066	-	178,316	-	-	0.0%	163,066	0.0%
93 - UNAPPROPRIATED	-	-	-	-	-	0.0%	-	0.0%
2200 - 911 COMMUNICATIONS FUND	1,526,953	201,611	1,465,620	225,939	(24,328)	-10.8%	1,325,342	13.2%
16 - SHERIFF	1,233,273	166,083	1,275,542	220,939	(54,857)	-24.8%	1,067,190	13.5%
90 - TRANSFERS	213,172	35,529	30,000	5,000	30,529	610.6%	177,643	16.7%
91 - CONTINGENCY	80,508	-	160,078	-	-	0.0%	80,508	0.0%
2230 - PARKS FUND	681,626	12,582	717,369	19,746	(7,164)	-36.3%	669,044	1.8%
18 - ADMINISTRATION	549,696	12,582	554,381	19,746	(7,164)	-36.3%	537,114	2.3%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	59,033	-	90,091	-	-	0.0%	59,033	0.0%
93 - UNAPPROPRIATED	72,897	-	72,897	-	-	0.0%	72,897	0.0%
2270 - COMMUNITY CORRECTIONS FUND	2,068,642	218,525	2,861,705	342,644	(124,119)	-36.2%	1,850,117	10.6%
16 - SHERIFF	1,899,113	218,525	2,487,902	342,644	(124,119)	-36.2%	1,680,588	11.5%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	169,529	-	373,803	-	-	0.0%	169,529	0.0%
93 - UNAPPROPRIATED	-	-	-	-	-	0.0%	-	0.0%

FY23 Wasco County - 2022-08 August

as of: 10/12/2022

Appropriation all other Funds

Column Labels 2022	2023							
	FY23- FY22		FY23 Budget - FY23 Budget					
Depts/Account Categories	Revised Budget	Actual	Revised Budget	Actual	Actual Variance	FY23-FY22 %	Actual	Execution
2290 - COURT FACILITIES SECURITY FUND	262,121	-	296,021	-	-	0.0%	262,121	0.0%
18 - ADMINISTRATION	51,000	-	51,000	-	-	0.0%	51,000	0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	211,121	-	245,021	-	-	0.0%	211,121	0.0%
2330 - KRAMER FIELD FUND	35,910	-	35,910	-	-	0.0%	35,910	0.0%
18 - ADMINISTRATION	35,910	-	35,910	-	-	0.0%	35,910	0.0%
2370 - CLERK RECORDS FUND	53,430	-	54,067	-	-	0.0%	53,430	0.0%
15 - COUNTY CLERK	12,800	-	19,000	-	-	0.0%	12,800	0.0%
91 - CONTINGENCY	40,630	-	35,067	-	-	0.0%	40,630	0.0%
3210 - ROAD RESERVE FUND	5,335,555	-	3,707,355	-	-	0.0%	5,335,555	0.0%
22 - PUBLIC WORKS	5,335,555	-	3,707,355	-	-	0.0%	5,335,555	0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
3220 - CAPITAL ACQUISITIONS FUND	3,884,276	20,320	4,549,511	1,503,265	(1,482,945)	-98.6%	3,863,957	0.5%
18 - ADMINISTRATION	3,884,276	20,320	4,549,511	1,503,265	(1,482,945)	-98.6%	3,863,957	0.5%
3240 - 911 EQUIPMENT RESERVE	308,388	-	338,903	-	-	0.0%	308,388	0.0%
16 - SHERIFF	308,388	-	338,903	-	-	0.0%	308,388	0.0%
90 - TRANSFERS	-	-	-	-	-	0.0%	-	0.0%
91 - CONTINGENCY	-	-	-	-	-	0.0%	-	0.0%
3260 - FACILITY CAPITAL RESERVE	3,034,239	12,500	4,505,587	-	12,500	0.0%	3,021,739	0.4%
18 - ADMINISTRATION	3,021,739	-	4,505,587	-	-	0.0%	3,021,739	0.0%
90 - TRANSFERS	-	12,500	-	-	12,500	0.0%	(12,500)	0.0%
99 - NON-DEPARTMENTAL EXPENDITURES	12,500	-	-	-	-	0.0%	12,500	0.0%
3270 - GENERAL OPERATING RESERVE	10,921,132	19,125	8,469,310	46,229	(27,104)	-58.6%	10,902,007	0.2%
18 - ADMINISTRATION	10,921,132	19,125	8,469,310	46,229	(27,104)	-58.6%	10,902,007	0.2%
Grand Total	46,870,179	1,715,135	45,767,543	3,504,119	(1,788,984)	-51.1%	45,155,044	3.7%

Reconciliation Report July 2022 Reconciliations

Wasco County

1. Main Checking
 - a. On banking reconciliation sheet
 - b. All balance
2. Unseg Checking
 - a. On banking reconciliation sheet
 - b. All balance
3. Charter Appeal
 - a. On banking reconciliation sheet
 - b. All balance
4. LGIP – County
 - a. On banking reconciliation sheet
 - b. All balance
 - c. Only the balance for Wasco County
5. Tax Receivable Eden to Ascend
 - a. Balances – No variances
6. Tax Receipts Eden to Ascend
 - a. Balances – No variances
7. Transfers In/Out
 - a. Balances – No variances
8. PERS Recap Payroll Register to PERS Invoice
 - a. Balances
 - b. All caught up

Qlife

1. Checking – Bank of the West
 - a. Balances – no variances
2. LGIP
 - a. Balances – no variances

Reviewed _____ Date _____

Reviewed _____ Date _____

**Bank Reconciliation
July 2022**

Bank						Munis					
	LGIP	Unseg	Charter Appeal	Main	Total		LGIP - 111130	Unseg - 111110	Charter Appeal - 999N0000-111111/786R57f9-417100	Main - 111100	Total
Beginning Balance per Bank	48,806,755.97	2,304,643.22	272,014.64	2,283,950.23	53,667,364.06	Beginnng Balance per Eden	48,806,755.97	2,289,943.38	272,014.64	2,225,756.91	53,594,470.90
Deposits		252,924.05		1,918,765.75	2,171,689.80	Debits		6,097.49	0.72	449,646.62	455,744.83
Other Deposits	2,750,536.66	188,314.38		4,756,031.58	7,694,882.62						-
Interest	50,946.76	9.20	0.72		50,956.68						-
Withdrawals	(3,862,572.00)	(1,294,109.91)	(164,012.51)	(6,110,266.64)	(11,430,961.06)	Credits	(1,061,099.43)	(1,164,056.82)	(164,012.51)	(1,784,643.77)	(4,173,812.53)
Fees	(10.85)				(10.85)						-
Summary Post (Cleared Checks)		(19,219.17)		(1,360,262.08)	(1,379,481.25)						-
Other Checks (not in Summary)					-						-
Ending Balance per Bank	47,745,656.54	1,432,561.77	108,002.85	1,488,218.84	50,774,440.00	Ending Balance per Cash by Fund	47,745,656.54	1,131,984.05	108,002.85	890,759.76	49,876,403.20
Outstanding Withdrawals					-						-
Outstanding Checks		(315,020.33)		(597,275.06)	(912,295.39)						-
Outstanding Payroll Checks				(184.02)	(184.02)						-
Deposits in Transit		14,442.61			14,442.61						-
Other					-						-
					-						-
Adjusted Balance	47,745,656.54	1,131,984.05	108,002.85	890,759.76	49,876,403.20	Adjusted Balance	47,745,656.54	1,131,984.05	108,002.85	890,759.76	49,876,403.20
						Variance	-	-	-	(0.00)	-
							Recon Mike M 9/26/22	Recon Mike M 9/26/22	Recon Mike M 9/26/22	Recon Mike M 9/26/22	
						Relevant JV adjustments					

Munis/Financials/Cash Management/Accounts Payable Checks/Check Reconciliation

Use "Reports" skittle

CHECK NUMBER	CHECK DATE	CHECK TYPE	VENDOR NUMBER	VENDOR NAME	UNCLEARED	CLEARED	CLEAR DATE
1	7/28/2021	PRINTED	41	KEITH C WETMORE	39.34	-	
101	11/22/2021	PRINTED	322	FEDEX	159.16	-	
116	11/22/2021	PRINTED	307	HUGO RAMSEYER	12.93	-	
124	11/22/2021	PRINTED	319	WASTE CONNECTIONS	5,617.16	-	
147	12/1/2021	PRINTED	331	DCC PROPANE LLC	112.58	-	
150	12/1/2021	PRINTED	333	ALLISON DUNCAN	48.20	-	
178	12/1/2021	PRINTED	356	STEWART TITLE COMPANY	85.64	-	
205	1/4/2022	PRINTED	337	LEWIS FLINT	12.00	-	
271	3/18/2022	PRINTED	540	LINNELL MIKKELSEN	11.61	-	
311	5/12/2022	PRINTED	2572	KARISSA L WAY HAMM	287.73	-	
324	6/15/2022	PRINTED	675	FLOYD D BARBER JR	20.58	-	
362	7/20/2022	PRINTED	3068	FOSSIL SCHOOL DISTRICT 21J	-	8.28	8/1/2022
363	7/20/2022	PRINTED	2081	LIBRARY DISTRICT JEFFERSON CO	11.18	-	
364	7/20/2022	PRINTED	2968	JUNIPER FLAT RURAL	82.87	-	
365	7/20/2022	PRINTED	786	LUMEN TECHNOLOGIES INC	38,028.58	-	
367	7/20/2022	PRINTED	2967	NORTHERN WASCO CO PARKS & REC	-	1,223.52	8/1/2022
368	7/20/2022	PRINTED	2180	WASCO COUNTY SOIL & WATER	-	565.66	8/1/2022
369	7/28/2022	PRINTED	2080	COMMUNITY COLLEGE CENTRAL OR	251.39	-	
370	7/28/2022	PRINTED	2966	CITY OF ANTELOPE	154.19	-	
371	7/28/2022	PRINTED	2963	CITY OF DUFUR	2,300.81	-	
372	7/28/2022	PRINTED	2964	CITY OF MAUPIN	9,130.83	-	
373	7/28/2022	PRINTED	3068	FOSSIL SCHOOL DISTRICT 21J	-	256.75	8/1/2022
374	7/28/2022	PRINTED	2081	LIBRARY DISTRICT JEFFERSON CO	346.39	-	
375	7/28/2022	PRINTED	2968	JUNIPER FLAT RURAL	2,568.52	-	
376	7/28/2022	PRINTED	2292	MOSIER FIRE DISTRICT	-	6,967.30	8/1/2022
377	7/28/2022	PRINTED	2967	NORTHERN WASCO CO PARKS & REC	-	37,923.20	8/1/2022
378	7/28/2022	PRINTED	2180	WASCO COUNTY SOIL & WATER	-	17,532.89	8/1/2022
377	7/28/2022	PRINTED	2967	NORTHERN WASCO CO PARKS & REC	-	37,923.20	8/1/2022
367	7/20/2022	PRINTED	2967	NORTHERN WASCO CO PARKS & REC	-	1,223.52	8/1/2022
365	7/20/2022	PRINTED	786	LUMEN TECHNOLOGIES INC	38,028.58	-	
365	7/20/2022	PRINTED	786	LUMEN TECHNOLOGIES INC	38,028.58	-	

365	7/20/2022 PRINTED	786 LUMEN TECHNOLOGIES INC	38,028.58	-
365	7/20/2022 PRINTED	786 LUMEN TECHNOLOGIES INC	38,028.58	-

211,396.01	103,624.32
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For Payroll use Human Capital Management/Payroll/End of Period/Check Reconciliation/Check Register

CHECK NUMBER	CHECK DATE	CHECK TYPE	EMPLOYEE #	VENDOR NAME	UNCLEARED	CLEARED	CLEAR DATE
50000208	5/25/2022	PRINTED		4836 RONFELD, MARILYN	46.01	-	
50000226	6/10/2022	PRINTED		4836 RONFELD, MARILYN	138.01	-	
					184.02	-	

CHECK NUMBER	CHECK DATE	CHECK TYPE	VENDOR NUMBER	VENDOR NAME	UNCLEARED	CLEARED	CLEAR DATE
45	7/28/2021	PRINTED	3084	OREGON STATE	3.00	-	
67	7/28/2021	PRINTED	33	ROGERS STEVEN	64.00	-	
109	5/11/2022	WIRE	2327	DEPT OF REVENUE OREGON STATE	19,839.10	-	
113	5/26/2022	WIRE	2217	ASIFLEX	208.33	-	
118	6/1/2022	WIRE	2327	DEPT OF REVENUE OREGON STATE	178.12	-	
123	6/15/2022	WIRE	2150	U S BANK	155.41	-	
144	6/30/2022	WIRE	2217	ASIFLEX	-	1,653.16	8/4/2022
148	6/30/2022	WIRE	2327	OREGON STATE, DEPT OF REVENUE	1.08	-	
156	7/25/2022	WIRE	2217	ASIFLEX	-	1,653.16	8/15/2022
157	7/28/2022	WIRE	2150	U S BANK	-	1,295.58	8/3/2022
158	7/28/2022	WIRE	2327	DEPT OF REVENUE OREGON STATE	-	312.29	8/4/2022
40000049	8/25/2021	PRINTED	2178	OREGON DEPARTMENT OF JUSTICE	450.00	-	
40000371	10/11/2021	PRINTED	2016	POTTER WEBSTER COMPANY	244.88	-	
40000592	11/16/2021	PRINTED	3014	NATIONAL ASSN OF COUNTIES	504.00	-	
40000859	12/30/2021	PRINTED	2992	NORTHERN WASCO COUNTY P.U.D.	97.00	-	
40000866	12/30/2021	PRINTED	421	PRODUCT STEWARDSHIP INSTITUTE, INC	600.00	-	
40000877	12/30/2021	PRINTED	3023	TRAFFIC SAFETY SUPPLY CO.	242.52	-	
40000913	1/10/2022	PRINTED	184	JACKSON GROUP PETERBILT	2,841.93	-	
40000914	1/10/2022	PRINTED	2804	L3HARRIS	600.00	-	
40001204	2/24/2022	PRINTED	505	CHRIS KLINE	15.45	-	
40001322	3/11/2022	PRINTED	2404	NACVSO	100.00	-	
40001665	5/12/2022	PRINTED	2244	BRYANT PIPE & SUPPLY INC	147.40	-	

40001794	5/26/2022 PRINTED	2105	OPENONLINE, LLC	365.00	-
40001919	6/17/2022 PRINTED	2195	MAPLOGIC CORPORATION	250.00	-
40001959	6/24/2022 PRINTED	783	THE DALLES AUTO PARTS	286.33	-
40001962	6/24/2022 PRINTED	2525	THE DALLES NAPA AUTO PARTS	65.33	-
40002018	7/7/2022 PRINTED	2212	RAGE GRAPHIX & DESIGN INC.	4,065.29	-
40002051	7/12/2022 PRINTED	3111	LIFE MAP ASSURANCE COMPANY	596.07	-
40002052	7/12/2022 PRINTED	3111	LIFE MAP ASSURANCE COMPANY	336.65	-
40002059	7/12/2022 PRINTED	402	OREGON DEPT OF AGRICULTURE	356.00	-
40002092	7/22/2022 PRINTED	2073	COLUMBIA GORGE NEWS	2,009.00	-
40002100	7/22/2022 PRINTED	2460	GORGE COUNTRY MEDIA INC	130.00	-
40002111	7/22/2022 PRINTED	2338	MCMC OCCUPATIONAL HEALTH	54.00	-
40002128	7/22/2022 PRINTED	2119	QUALITY LIFE INTERGOVERNMENTAL	1,380.00	-
40002129	7/22/2022 PRINTED	2212	RAGE GRAPHIX & DESIGN INC.	35.20	-
40002141	7/22/2022 PRINTED	2156	TERMINIX	86.00	-
40002142	7/22/2022 PRINTED	783	THE DALLES AUTO PARTS	33.58	-
40002145	7/22/2022 PRINTED	3094	U S CELLULAR	41.88	-
40002146	7/22/2022 PRINTED	3094	U S CELLULAR	125.84	-
40002147	7/22/2022 PRINTED	3094	U S CELLULAR	142.93	-
40002148	7/22/2022 PRINTED	3094	U S CELLULAR	2,202.51	-
40002149	7/22/2022 PRINTED	3094	U S CELLULAR	858.28	-
40002154	7/22/2022 PRINTED	2039	WAMIC WATER	38.00	-
40002156	7/22/2022 PRINTED	840	WASCO COUNTY UCC	50.00	-
40002158	7/22/2022 PRINTED	2797	XTR VALUE SERVICES LLC	2,500.00	-
40002160	7/29/2022 PRINTED	2388	ADAMS CONSTRUCTION LLC	20,999.00	-
40002161	7/29/2022 PRINTED	2234	ALLSTREAM	2,479.52	-
40002162	7/29/2022 PRINTED	3106	AT&T MOBILITY	94.39	-
40002163	7/29/2022 PRINTED	2167	BEERY ELSNER & HAMMOND LLP	992.75	-
40002164	7/29/2022 PRINTED	2077	BEN BAILEY CARPET & UPHOLSTERY	2,789.00	-
40002165	7/29/2022 PRINTED	3120	BIO-MED TESTING SERVICE	45.00	-
40002166	7/29/2022 PRINTED	790	BLUE LINE TRANSPORTATION	144,120.00	-
40002167	7/29/2022 PRINTED	790	BLUE LINE TRANSPORTATION	17,496.00	-
40002168	7/29/2022 PRINTED	3086	BOHN'S PRINTING, INC.	73.59	-
40002169	7/29/2022 PRINTED	2244	BRYANT PIPE & SUPPLY INC	6.32	-
40002170	7/29/2022 PRINTED	2652	CAMPBELL PHILLIPS PC	10,091.50	-

40002171	7/29/2022 PRINTED	3055	CASCADE MOTORS	239.64	-
40002172	7/29/2022 PRINTED	2116	CDW GOVERNMENT INC	6,925.21	-
40002173	7/29/2022 PRINTED	2266	CENTURY LINK	22.62	-
40002174	7/29/2022 PRINTED	2266	CENTURY LINK	329.49	-
40002175	7/29/2022 PRINTED	2057	CIS TRUST	281,226.26	-
40002176	7/29/2022 PRINTED	2478	CLEAR BALLOT GROUP INC	2,350.00	-
40002177	7/29/2022 PRINTED	2073	COLUMBIA GORGE NEWS	276.00	-
40002178	7/29/2022 PRINTED	792	COMPLETE EM	7,500.00	-
40002179	7/29/2022 PRINTED	673	LOGAN FOIX	124.99	-
40002180	7/29/2022 PRINTED	2304	FUN COUNTRY INC.	406.44	-
40002181	7/29/2022 PRINTED	2088	GALLS, LLC	128.29	-
40002182	7/29/2022 PRINTED	3114	GORGE NETWORKS	1,539.95	-
40002183	7/29/2022 PRINTED	2182	LS NETWORKS	1,417.50	-
40002184	7/29/2022 PRINTED	3042	MID COLUMBIA CENTER FOR LIVING	1,853.40	-
40002185	7/29/2022 PRINTED	3089	MID COLUMBIA ECONOMIC	16,925.00	-
40002186	7/29/2022 PRINTED	2784	MID COLUMBIA LANDSCAPING LLC	350.00	-
40002187	7/29/2022 PRINTED	2965	MUNSEN PAVING LLC	18,032.98	-
40002188	7/29/2022 PRINTED	2380	OREGON DEPARTMENT OF, ENVIRONM	587.00	-
40002189	7/29/2022 PRINTED	2203	PACER PROPANE	95.76	-
40002190	7/29/2022 PRINTED	3003	PACIFIC POWER & LIGHT	51.41	-
40002191	7/29/2022 PRINTED	479	POINTE PEST CONTROL OR LL	95.00	-
40002192	7/29/2022 PRINTED	2212	RAGE GRAPHIX & DESIGN INC.	2,004.29	-
40002193	7/29/2022 PRINTED	3110	REDWOOD TOXICOLOGY LABORATORY	118.50	-
40002194	7/29/2022 PRINTED	3025	RICOH USA, INC.	140.06	-
40002195	7/29/2022 PRINTED	2470	RITZ SAFETY LLC	486.24	-
40002196	7/29/2022 PRINTED	2584	SOLUTIONS YES LLC	193.78	-
40002197	7/29/2022 PRINTED	1011	TYLER STONE	44.96	-
40002198	7/29/2022 PRINTED	2351	TECHNOLOGY INTEGRATION GROUP	582.40	-
40002199	7/29/2022 PRINTED	3090	THE DALLES ART ASSOCIATION	2,065.25	-
40002200	7/29/2022 PRINTED	3031	U S BANK EQUIPMENT	671.31	-
40002201	7/29/2022 PRINTED	2276	US POSTAL SERVICE	4,000.00	-
40002202	7/29/2022 PRINTED	362	JOSE VAZQUEZ	89.96	-
				592,360.87	4,914.19

Unseg Deposits in Transit			
Date	Type	Dept	Amount
7/29/2022	Cash	Assessing	9,101.46
7/27/2022	Cash	Assessing	3,747.75
7/29/2022	Credit Card	Assessing	1,593.40
			<hr/>
			14,442.61

July 2022 Property Tax Receivable Ascend - Munis Reconciliation

Recon Mike M - 8/31/2022

Org-Obj	Obj Name	tax_year	Sum of beg_bal	Sum of certs	Sum of receipts	Sum of end_bal	Munis	Ascend- Munis
101N0000-130100	Property Taxes Principal Receivable		438,749.65	(228.52)	27,402.00	411,119.13	411,119.13	-
101N0000-130110	Property Taxes Interest Receivable		4,631.48	2,992.24	3,705.49	3,918.23	3,918.23	-
101N0000-130120	Miscellaneous Receivable		26,240.81	1,148.00	2,410.38	24,978.43	24,978.43	-
706N0000-130100	Property Taxes Principal Receivable		67,108.42	(35.04)	4,205.97	62,867.41	62,867.41	-
706N0000-130110	Property Taxes Interest Receivable		503.27	325.51	405.56	423.22	423.22	-
707N0000-130100	Property Taxes Principal Receivable		25,473.26	(13.31)	1,596.82	23,863.13	23,863.13	-
707N0000-130110	Property Taxes Interest Receivable		190.28	123.44	153.73	159.99	159.99	-
801N0000-130100	Property Taxes Principal Receivable		366.50	(0.19)	22.72	343.59	343.59	-
801N0000-130110	Property Taxes Interest Receivable		3.97	2.41	2.97	3.41	3.41	-
802N0000-130100	Property Taxes Principal Receivable		56,389.79	(27.16)	3,443.57	52,919.06	52,919.06	-
802N0000-130110	Property Taxes Interest Receivable		662.83	404.78	508.50	559.11	559.11	-
803N0000-130100	Property Taxes Principal Receivable		288.34	(0.15)	17.81	270.38	270.38	-
803N0000-130110	Property Taxes Interest Receivable		2.98	1.93	2.35	2.56	2.56	-
804N0000-130100	Property Taxes Principal Receivable		47,281.05	(24.72)	2,964.44	44,291.89	44,291.89	-
804N0000-130110	Property Taxes Interest Receivable		501.76	323.85	401.06	424.55	424.55	-
806N0000-130100	Property Taxes Principal Receivable		271.02	(0.14)	16.65	254.23	254.23	-
806N0000-130110	Property Taxes Interest Receivable		2.75	1.81	2.23	2.33	2.33	-
807N0000-130100	Property Taxes Principal Receivable		19,677.91	-	1,101.15	18,576.76	18,576.76	-
807N0000-130110	Property Taxes Interest Receivable		854.72	343.08	485.54	712.26	712.26	-
808N0000-130100	Property Taxes Principal Receivable		390,932.81	(204.51)	24,501.27	366,227.03	366,227.03	-
808N0000-130110	Property Taxes Interest Receivable		4,125.25	2,671.32	3,307.17	3,489.40	3,489.40	-
809N0000-130100	Property Taxes Principal Receivable		384.90	(0.20)	23.66	361.04	361.04	-
809N0000-130110	Property Taxes Interest Receivable		4.22	2.60	3.21	3.61	3.61	-
810N0000-130100	Property Taxes Principal Receivable		51,174.03	(26.02)	3,216.67	47,931.34	47,931.34	-
810N0000-130110	Property Taxes Interest Receivable		679.05	357.51	473.82	562.74	562.74	-
812N0000-130100	Property Taxes Principal Receivable		8,096.80	(4.29)	508.18	7,584.33	7,584.33	-
812N0000-130110	Property Taxes Interest Receivable		82.92	54.59	67.34	70.17	70.17	-
814N0000-130100	Property Taxes Principal Receivable		190.52	(0.10)	11.78	178.64	178.64	-
814N0000-130110	Property Taxes Interest Receivable		1.99	1.23	1.47	1.75	1.75	-
817N0000-130100	Property Taxes Principal Receivable		3.81	-	-	3.81	3.81	-
817N0000-130110	Property Taxes Interest Receivable		0.03	-	-	0.03	0.03	-
818N0000-130100	Property Taxes Principal Receivable		71,212.70	(37.21)	4,469.04	66,706.45	66,706.45	-
818N0000-130110	Property Taxes Interest Receivable		761.24	489.84	606.34	644.74	644.74	-
819N0000-130100	Property Taxes Principal Receivable		5,516.43	(5.49)	448.34	5,062.60	5,062.60	-
819N0000-130110	Property Taxes Interest Receivable		-	16.86	16.86	-	-	-
830N0000-130100	Property Taxes Principal Receivable		228.68	(0.12)	13.68	214.88	214.88	-
830N0000-130110	Property Taxes Interest Receivable		1.39	1.08	1.27	1.20	1.20	-
831N0000-130100	Property Taxes Principal Receivable		3,382.89	(1.76)	210.60	3,170.53	3,170.53	-
831N0000-130110	Property Taxes Interest Receivable		26.12	16.33	20.82	21.63	21.63	-
832N0000-130100	Property Taxes Principal Receivable		13,311.80	(6.97)	835.96	12,468.87	12,468.87	-
832N0000-130110	Property Taxes Interest Receivable		99.21	64.74	80.32	83.63	83.63	-
833N0000-130100	Property Taxes Principal Receivable		3,648.91	(1.98)	230.42	3,416.51	3,416.51	-
833N0000-130110	Property Taxes Interest Receivable		24.83	17.10	20.96	20.97	20.97	-
835N0000-130100	Property Taxes Principal Receivable		130.68	-	5.51	125.17	125.17	-
835N0000-130110	Property Taxes Interest Receivable		1.70	1.02	1.22	1.50	1.50	-
836N0000-130100	Property Taxes Principal Receivable		148,995.43	(77.78)	9,326.32	139,591.33	139,591.33	-
836N0000-130110	Property Taxes Interest Receivable		1,102.21	720.02	895.72	926.51	926.51	-
850N0000-130100	Property Taxes Principal Receivable		1,089.76	(0.30)	67.04	1,022.42	1,022.42	-
850N0000-130110	Property Taxes Interest Receivable		20.82	7.99	11.42	17.39	17.39	-
851N0000-130100	Property Taxes Principal Receivable		4,254.48	(1.73)	248.36	4,004.39	4,004.39	-
851N0000-130110	Property Taxes Interest Receivable		41.49	23.96	30.71	34.74	34.74	-
852N0000-130100	Property Taxes Principal Receivable		503.81	(0.26)	31.35	472.20	472.20	-
852N0000-130110	Property Taxes Interest Receivable		3.68	2.36	2.93	3.11	3.11	-
853N0000-130100	Property Taxes Principal Receivable		3,792.33	(1.96)	237.34	3,553.03	3,553.03	-
853N0000-130110	Property Taxes Interest Receivable		29.28	18.56	23.22	24.62	24.62	-
854N0000-130100	Property Taxes Principal Receivable		142,704.04	(74.38)	8,939.78	133,689.88	133,689.88	-
854N0000-130110	Property Taxes Interest Receivable		1,093.02	689.60	867.26	915.36	915.36	-

July 2022 Property Tax Receivable Ascend - Munis Reconciliation

Recon Mike M - 8/31/2022

Org-Obj	Obj Name	tax_year	Sum of beg_bal	Sum of certs	Sum of receipts	Sum of end_bal	Munis	Ascend- Munis
856N0000-130100	Property Taxes Principal Receivable		1.41	-	-	1.41	1.41	-
856N0000-130110	Property Taxes Interest Receivable		0.03	-	-	0.03	0.03	-
857N0000-130100	Property Taxes Principal Receivable		55,567.16	(28.94)	3,475.23	52,062.99	52,062.99	-
857N0000-130110	Property Taxes Interest Receivable		411.42	270.09	336.02	345.49	345.49	-
858N0000-130100	Property Taxes Principal Receivable		468.10	-	2.92	465.18	465.18	-
858N0000-130110	Property Taxes Interest Receivable		26.93	1.26	12.57	15.62	15.62	-
860N0000-130100	Property Taxes Principal Receivable		15,496.36	(8.09)	970.86	14,517.41	14,517.41	-
860N0000-130110	Property Taxes Interest Receivable		115.90	75.10	93.57	97.43	97.43	-
861N0000-130100	Property Taxes Principal Receivable		10,716.27	(5.83)	658.19	10,052.25	10,052.25	-
861N0000-130110	Property Taxes Interest Receivable		69.40	46.46	58.48	57.38	57.38	-
862N0000-130100	Property Taxes Principal Receivable		25,524.45	(13.38)	1,601.72	23,909.35	23,909.35	-
862N0000-130110	Property Taxes Interest Receivable		187.17	123.37	151.64	158.90	158.90	-
864N0000-130100	Property Taxes Principal Receivable		10,121.88	(5.32)	635.47	9,481.09	9,481.09	-
864N0000-130110	Property Taxes Interest Receivable		74.98	48.92	60.87	63.03	63.03	-
878N0000-130100	Property Taxes Principal Receivable		348.30	(0.18)	21.47	326.65	326.65	-
878N0000-130110	Property Taxes Interest Receivable		2.78	1.66	2.06	2.38	2.38	-
879N0000-130100	Property Taxes Principal Receivable		4,347.92	(2.21)	271.00	4,074.71	4,074.71	-
879N0000-130110	Property Taxes Interest Receivable		36.03	21.65	27.62	30.06	30.06	-
880N0000-130100	Property Taxes Principal Receivable		10,381.72	(5.47)	656.54	9,719.71	9,719.71	-
880N0000-130110	Property Taxes Interest Receivable		84.70	50.79	64.70	70.79	70.79	-
881N0000-130100	Property Taxes Principal Receivable		66,428.98	(33.56)	4,153.16	62,242.26	62,242.26	-
881N0000-130110	Property Taxes Interest Receivable		548.39	339.99	428.66	459.72	459.72	-
882N0000-130100	Property Taxes Principal Receivable		0.23	-	-	0.23	0.23	-
882N0000-130110	Property Taxes Interest Receivable		0.02	-	-	0.02	0.02	-
883N0000-130100	Property Taxes Principal Receivable		11,635.16	(6.37)	725.20	10,903.59	10,903.59	-
883N0000-130110	Property Taxes Interest Receivable		40.57	56.12	58.72	37.97	37.97	-
884N0000-130100	Property Taxes Principal Receivable		18,245.64	(10.74)	1,102.05	17,132.85	17,132.85	-
884N0000-130110	Property Taxes Interest Receivable		42.95	95.52	97.31	41.16	41.16	-
Grand Total			1,777,778.90	11,060.31	124,272.33	1,664,566.88	1,664,566.88	-

July 2022 Reconciliation of Property Tax Revenue

Mike M 9/16/22

Munis Org-Obj	fmt_tax_year	Sum of period	July Accrual	Ascend Adjusted	Munis	Ascend - Munis
1016091I-529999		(19.20)		(19.20)	(19.20)	-
101N0172-410200		31,107.49	(34,657.02)	(3,549.53)	(3,549.53)	-
706R027E-422200		4,611.53		4,611.53	4,611.53	-
707R037E-422200		1,750.55		1,750.55	1,750.55	-
783R57FE-422180		5,238.35		5,238.35	5,238.35	-
783R57FE-422181		1,536.30		1,536.30	1,536.30	-
801A59FE-422200		25.69		25.69	25.69	-
802A59FE-422200		3,952.07		3,952.07	3,952.07	-
803A59FE-422200		20.16		20.16	20.16	-
804A59FE-422200		3,365.50		3,365.50	3,365.50	-
806A59FE-422200		18.88		18.88	18.88	-
807A59FE-422200		1,586.69		1,586.69	1,586.69	-
808A59FE-422200		27,808.44		27,808.44	27,808.44	-
809A59FE-422200		26.87		26.87	26.87	-
810A59FE-422200		3,690.49		3,690.49	3,690.49	-
812A59FE-422200		575.52		575.52	575.52	-
814A59FE-422200		13.25		13.25	13.25	-
818A59FE-422200		5,075.38		5,075.38	5,075.38	-
819A59FE-422200		465.20		465.20	465.20	-
830A59FE-422200		14.95		14.95	14.95	-
831A59FE-422200		231.42		231.42	231.42	-
832A59FE-422200		916.28		916.28	916.28	-
833A59FE-422200		251.38		251.38	251.38	-
835A59FE-422200		6.73		6.73	6.73	-
836A59FE-422200		10,222.04		10,222.04	10,222.04	-
850A59FE-422200		78.46		78.46	78.46	-
851A59FE-422200		279.07		279.07	279.07	-
852A59FE-422200		34.28		34.28	34.28	-
853A59FE-422200		260.56		260.56	260.56	-
854A59FE-422200		9,807.04		9,807.04	9,807.04	-
857A59FE-422200		3,811.25		3,811.25	3,811.25	-
858A59FE-422200		15.49		15.49	15.49	-
860A59FE-422200		1,064.43		1,064.43	1,064.43	-
861A59FE-422200		716.67		716.67	716.67	-
862A59FE-422200		1,753.36		1,753.36	1,753.36	-
864A59FE-422200		696.34		696.34	696.34	-
878A59FE-422200		23.53		23.53	23.53	-
879A59FE-422200		298.62		298.62	298.62	-
880A59FE-422200		721.24		721.24	721.24	-
881A59FE-422200		4,581.82		4,581.82	4,581.82	-
883A59FE-422200		783.92		783.92	783.92	-
884A59FE-422200		1,199.36		1,199.36	1,199.36	-
		128,617.40		93,960.38	93,960.38	-

YEAR-TO-DATE BUDGET REPORT

FOR 2023 01

			ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
450 TRANSFERS IN									
101T01CF	452060	TRANSFER FROM FORE	-184,770	-184,770	.00	.00	.00	-184,770.00	.0%
101T01CF	452080	TRANSFER FROM ECON	-275,000	-275,000	.00	.00	.00	-275,000.00	.0%
203T01CF	451010	TRANSFER FROM GENE	-28,000	-28,000	-28,000.00	-28,000.00	.00	.00	100.0%
211T01CF	451010	TRANSFER FROM GENE	-17,500	-17,500	-17,500.00	-17,500.00	.00	.00	100.0%
211T01CF	452080	TRANSFER FROM ECON	-5,000	-5,000	-5,000.00	-5,000.00	.00	.00	100.0%
220T01CF	451010	TRANSFER FROM GENE	-150,457	-150,457	-12,538.00	-12,538.00	.00	-137,919.00	8.3%
223T01CF	452030	TRANSFER FROM FAIR	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
322T01CF	451010	TRANSFER FROM GENE	-750,000	-750,000	-62,500.00	-62,500.00	.00	-687,500.00	8.3%
324T01CF	452200	TRANSFER FROM 911	-30,000	-30,000	-2,500.00	-2,500.00	.00	-27,500.00	8.3%
326T01CF	451010	TRANSFER FROM GENE	-780,084	-780,084	-65,007.00	-65,007.00	.00	-715,077.00	8.3%
327T01CF	451010	TRANSFER FROM GENE	-781,629	-781,629	-65,135.75	-65,135.75	.00	-716,493.25	8.3%
601T54CF	456000	TRANSFER FROM QLIF	-324,000	-324,000	-27,000.00	-27,000.00	.00	-297,000.00	8.3%
601T54CF	456020	TRANSFER FROM QLIF	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
TOTAL REVENUES			-3,426,440	-3,426,440	-285,180.75	-285,180.75	.00	-3,141,259.25	
550 TRANSFERS OUT									
101T01CL	552030	TRANSFER TO COUNTY	28,000	28,000	28,000.00	28,000.00	.00	.00	100.0%
101T01CL	552110	TRANSFERS TO MUSEU	17,500	17,500	17,500.00	17,500.00	.00	.00	100.0%
101T01CL	552200	TRANSFER TO 911 CO	150,457	150,457	12,538.00	12,538.00	.00	137,919.00	8.3%
101T01CL	553220	TRANSFER TO CAPITA	750,000	750,000	62,500.00	62,500.00	.00	687,500.00	8.3%
101T01CL	553260	TRANSFER TO FACILI	780,084	780,084	65,007.00	65,007.00	.00	715,077.00	8.3%
101T01CL	553270	TRANSFER TO OPERAT	781,629	781,629	65,135.75	65,135.75	.00	716,493.25	8.3%
203T01CL	552230	TRANSFER TO PARKS	50,000	50,000	.00	.00	.00	50,000.00	.0%
206T01CL	551010	TRANSFER TO GENERA	184,770	184,770	.00	.00	.00	184,770.00	.0%
208T29CL	551010	TRANSFER TO GENERA	275,000	275,000	.00	.00	.00	275,000.00	.0%
208T29CL	552110	TRANSFERS TO MUSEU	5,000	5,000	5,000.00	5,000.00	.00	.00	100.0%
220T01CL	553240	TRANSFER TO 911 EQ	30,000	30,000	2,500.00	2,500.00	.00	27,500.00	8.3%
600T54CL	556010	TRANSFER TO QLIFE	324,000	324,000	27,000.00	27,000.00	.00	297,000.00	8.3%
602T54CL	556010	TRANSFER TO QLIFE	50,000	50,000	.00	.00	.00	50,000.00	.0%
TOTAL EXPENSES			3,426,440	3,426,440	285,180.75	285,180.75	.00	3,141,259.25	
GRAND TOTAL			0	0	.00	.00	.00	.00	.0%

** END OF REPORT - Generated by Mike Middleton **

PERS Recap
For the Year Ended 6/30/2023
Create using PERS Monthly Invoice
Wasco County

	PERS WAGES	6% EMPLOYEE PERS SHARE	EMPLOYERS SHARE	PERS Units	Social Security	Rounding	Adjustments	Total Remittance	PERS Invoice	variance
JULY	706,360.87	39,702.65	71,144.40		-	(0.15)	6,802.83	117,649.73	117,649.73	-
AUGUST	677,446.37	48,396.28	63,774.51		-	(0.11)	(24.75)	112,145.93	112,145.93	-
SEPTEMBER	-	-	-		-	-	-	-	-	-
OCTOBER	-	-	-		-	-	-	-	-	-
NOVEMBER	-	-	-		-	-	-	-	-	-
DECEMBER	-	-	-		-	-	-	-	-	-
JANUARY	-	-	-		-	-	-	-	-	-
FEBRUARY	-	-	-		-	-	-	-	-	-
MARCH	-	-	-		-	-	-	-	-	-
APRIL	-	-	-		-	-	-	-	-	-
MAY	-	-	-		-	-	-	-	-	-
JUNE	-	-	-		-	-	-	-	-	-
Total	1,383,807.24	88,098.93	134,918.91	-	-	(0.26)	6,778.08	229,795.66	229,795.66	-

PERS Units
Emp# 4096 2.32 per month
2.32

July Adjustments		August Adjustments	
Bowers not eligible	(35.52)	ellis	(105.86)
Nisley 2004 adjust	(63.30)	Jauken timing	107.18
Rivers timing	654.68	troxel	(224.25)
Davitt timing	675.59	silver	634.80
brown timing	509.19	little timing	(158.39)
Vazquez	786.86	Bellamy timing	494.26
Zipprich	1,392.00	Miller	(660.60)
Winsor	851.39	Skakel	(78.43)
Ramos	29.00	Prior years adjustment	(257.37)
Wallis	53.61	Prior years adjustment	223.91
Wallace adjust	765.53		
Osborn	30.42		<u>(24.75)</u>
Mason timing	452.23		
Dennet timing	296.29		
Johnson timing	850.04		
Prior years adjustment	(327.95)		
	(374.60)		
	257.37		
	<u>6,802.83</u>		

July 2022 Bank Reconciliation

Main Checking Bank				LGIP Account 9990-111600 Bank Munis		Equity in Shared Pool *.110000 Munis 600 Munis 601 Munis 602			
Beginning Balance	1,140,179.86	1,129,909.36		1,525,229.39	1,525,229.39	65,538.63	2,300,853.93	77,630.87	2,444,023.43
Credits									
Deposits	91,313.44	64,120.00	Debit	1,615.07	1,615.07	43.61	1,519.78	51.68	1,615.07
Withdrawals									
Checks	138,436.65	121,673.41	Credit						
Ending Balance	1,093,056.65	1,072,355.95		1,526,844.46	1,526,844.46	65,582.24	2,302,373.71	77,682.55	2,445,638.50
Deposits in Transit	-					600Q5499	601Q5499	602Q5499	417100
Outstanding Checks	\$20,700.70					2.7%	94.1%	3.2%	
						Interest Allocation Rate			
Adjusted Balance	1,072,355.95	1,072,355.95							
Variance	8/31/2022 Mike M			LGIP Variance	8/31/2022 Mike M				
CHECK NUMBER	CHECK DATE	CHECK TYPE	VENDOR NUMBER	VENDOR NAME	CLEAR DATE				
7	08/25/2021	PRINTED	38	CABLE HUSTON LLP	10,157.50				
74	04/08/2022	PRINTED	3159	SPECIAL DISTRICT INSURANCE	113.00				
100	07/22/2022	PRINTED	3148	ARISTO NETWORKS	7,775.20				
103	07/22/2022	PRINTED	3191	IQGEO	2,655.00				
					\$20,700.70				

Reconciliation Report August 2022 Reconciliations

Wasco County

1. Main Checking
 - a. On banking reconciliation sheet
 - b. All balance
2. Unseg Checking
 - a. On banking reconciliation sheet
 - b. All balance
3. Charter Appeal
 - a. On banking reconciliation sheet
 - b. All balance
4. LGIP – County
 - a. On banking reconciliation sheet
 - b. All balance
 - c. Only the balance for Wasco County
5. Tax Receivable Eden to Ascend
 - a. Balances – No variances
6. Tax Receipts Eden to Ascend
 - a. Balances – No variances
7. Transfers In/Out
 - a. Balances – No variances
8. PERS Recap Payroll Register to PERS Invoice
 - a. Balances
 - b. All caught up

Qlife

1. Checking – Bank of the West
 - a. Balances – no variances
2. LGIP
 - a. Balances – no variances

Reviewed _____ Date _____

Reviewed _____ Date _____

**Bank Reconciliation
August 2022**

Bank						Munis					
						Charter Appeal - 999N0000- 111111/ 786R57f9-					
	LGIP	Unseg	Charter Appeal	Main	Total		LGIP - 111130	Unseg - 111110	417100	Main - 111100	Total
Beginning Balance per Bank	47,745,656.54	1,432,561.77	108,002.85	1,488,218.84	50,774,440.00	Beginnng Balance per Eden	47,745,656.54	1,131,984.05	108,002.85	890,759.76	49,876,403.20
					-						-
Deposits		165,390.17		538,369.48	703,759.65	Debits		236,843.01	0.45	440,378.39	677,221.85
Other Deposits	412,471.51	31,765.06		3,453,259.79	3,897,496.36					0.54	0.54
Interest	61,375.03	5.07	0.45		61,380.55						-
Withdrawals	(3,106,989.89)	(132,133.97)		(959,350.29)	(4,198,474.15)	Credits	(2,633,143.35)			(224,945.86)	(2,858,089.21)
Fees					-						-
Summary Post (Cleared Checks)		(125,297.69)		(3,189,322.21)	(3,314,619.90)						-
Other Checks (not in Summary)					-						-
					-						-
Ending Balance per Bank	45,112,513.19	1,372,290.41	108,003.30	1,331,175.61	47,923,982.51	Ending Balance per Cash by Fund	45,112,513.19	1,368,827.06	108,003.30	1,106,192.83	47,695,536.38
					-						-
Outstanding Withdrawals					-						-
Outstanding Checks		(7,475.54)		(223,327.54)	(230,803.08)						-
Outstanding Payroll Checks				(1,750.24)	(1,750.24)						-
Deposits in transit		4,012.19		95.00	4,107.19						-
Other					-						-
					-						-
					-						-
Adjusted Balance	45,112,513.19	1,368,827.06	108,003.30	1,106,192.83	47,695,536.38	Adjusted Balance	45,112,513.19	1,368,827.06	108,003.30	1,106,192.83	47,695,536.38
						Variance					
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Munis/Financials/Cash Management/Accounts Payable Checks/Check Reconciliation

Use "Reports" skittle

Unseg Checks Outstanding

CHECK NUMB	CHECK DATE	CHECK TYPE	VENDOR NUMBER	VENDOR NAME	UNCLEARED	CLEARED	CLEAR DATE
1	07/28/2021	PRINTED	41	KEITH C WETMORE	39.34	-	
101	11/22/2021	PRINTED	322	FEDEX	159.16	-	
116	11/22/2021	PRINTED	307	HUGO RAMSEYER	12.93	-	
124	11/22/2021	PRINTED	319	WASTE CONNECTION	5,617.16	-	
147	12/01/2021	PRINTED	331	DCC PROPANE LLC	112.58	-	
150	12/01/2021	PRINTED	333	ALLISON DUNCAN	48.20	-	
178	12/01/2021	PRINTED	356	STEWART TITLE COM	85.64	-	
205	01/04/2022	PRINTED	337	LEWIS FLINT	12.00	-	
271	03/18/2022	PRINTED	540	LINNELL MIKKELSEN	11.61	-	
311	05/12/2022	PRINTED	2572	KARISSA L WAY HAMI	287.73	-	
324	06/15/2022	PRINTED	675	FLOYD D BARBER JR	20.58	-	
363	07/20/2022	PRINTED	2081	LIBRARY DISTRICT JEF	-	11.18	09/15/2022
370	07/28/2022	PRINTED	2966	CITY OF ANTELOPE	-	154.19	09/01/2022
374	07/28/2022	PRINTED	2081	LIBRARY DISTRICT JEF	-	346.39	09/15/2022
380	08/05/2022	PRINTED	2966	CITY OF ANTELOPE	-	14.95	09/01/2022
384	08/05/2022	PRINTED	3068	FOSSIL SCHOOL DISTF	-	26.87	09/06/2022
385	08/05/2022	PRINTED	2081	LIBRARY DISTRICT JEF	-	34.28	09/15/2022
391	08/25/2022	PRINTED	2966	CITY OF ANTELOPE	-	2.46	09/01/2022
392	08/25/2022	PRINTED	2963	CITY OF DUFUR	-	36.71	09/01/2022
394	08/25/2022	PRINTED	3068	FOSSIL SCHOOL DISTF	-	4.10	09/06/2022
395	08/25/2022	PRINTED	2081	LIBRARY DISTRICT JEF	-	5.53	09/15/2022
396	08/25/2022	PRINTED	2968	JUNIPER FLAT RURAL	-	40.99	09/08/2022
397	08/25/2022	PRINTED	2292	MOSIER FIRE DISTRIC	-	111.18	09/13/2022
399	08/25/2022	PRINTED	2180	WASCO COUNTY SOIL	-	279.78	09/12/2022
					6,406.93	1,068.61	7,475.54

Main Checking outstanding checks

CHECK NUMBE	CHECK DATE	CHECK TYPE	VENDOR NUMBER	VENDOR NAME	UNCLEARED	CLEARED	CLEAR DATE
45	07/28/2021	PRINTED	3084	OREGON STATE	3.00	-	

67	07/28/2021 PRINTED	33	ROGERS STEVEN	64.00	-	
40000049	08/25/2021 PRINTED	2178	OREGON DEPARTMEI	450.00	-	
40000371	10/11/2021 PRINTED	2016	POTTER WEBSTER CO	244.88	-	
40000592	11/16/2021 PRINTED	3014	NATIONAL ASSN OF C	504.00	-	
40000859	12/30/2021 PRINTED	2992	NORTHERN WASCO C	97.00	-	
40000866	12/30/2021 PRINTED	421	PRODUCT STEWARDS	600.00	-	
40000877	12/30/2021 PRINTED	3023	TRAFFIC SAFETY SUP	242.52	-	
40000913	01/10/2022 PRINTED	184	JACKSON GROUP PET	2,841.93	-	
40000914	01/10/2022 PRINTED	2804	L3HARRIS	600.00	-	
40001204	02/24/2022 PRINTED	505	CHRIS KLINE	15.45	-	
40001322	03/11/2022 PRINTED	2404	NACVSO	100.00	-	
40001665	05/12/2022 PRINTED	2244	BRYANT PIPE & SUPP	147.40	-	
40001794	05/26/2022 PRINTED	2105	OPENONLINE, LLC	365.00	-	
40001959	06/24/2022 PRINTED	783	THE DALLES AUTO PA	286.33	-	
40001962	06/24/2022 PRINTED	2525	THE DALLES NAPA AL	65.33	-	
40002051	07/12/2022 PRINTED	3111	LIFE MAP ASSURANCE	596.07	-	
40002052	07/12/2022 PRINTED	3111	LIFE MAP ASSURANCE	336.65	-	
40002059	07/12/2022 PRINTED	402	OREGON DEPT OF AG	356.00	-	
40002156	07/22/2022 PRINTED	840	WASCO COUNTY UCC	-	50.00	09/15/2022
40002191	07/29/2022 PRINTED	479	POINTE PEST CONTR	95.00	-	
40002197	07/29/2022 PRINTED	1011	TYLER STONE	-	44.96	09/13/2022
40002236	08/08/2022 PRINTED	1011	TYLER STONE	-	40.50	09/13/2022
40002242	08/08/2022 PRINTED	2797	XTR VALUE SERVICES	2,500.00	-	
40002247	08/11/2022 PRINTED	816	ALISSA FOREMAN	-	430.85	09/06/2022
40002279	08/11/2022 PRINTED	3123	MAUPIN COMMUNIT	-	600.00	09/14/2022
40002299	08/11/2022 PRINTED	815	SUSAN MOBLEY	-	111.74	09/01/2022
40002305	08/11/2022 PRINTED	2614	RONELLE L VERGEER	1,500.00	-	
40002308	08/11/2022 PRINTED	3041	WASCO COUNTY SHE	250.00	-	
40002320	08/18/2022 PRINTED	2966	CITY OF ANTELOPE	-	50.00	09/01/2022
40002334	08/18/2022 PRINTED	2557	LINDSEY HARVEY	-	817.00	09/13/2022
40002358	08/18/2022 PRINTED	835	SHERYL KATZKE	-	263.04	09/02/2022
40002365	08/18/2022 PRINTED	2239	THE DALLES COLLISIO	-	80.58	09/06/2022
40002373	08/18/2022 PRINTED	2682	WAKERLIG LLC	-	900.00	09/08/2022
40002375	08/18/2022 PRINTED	831	WASCO COUNTY 4-H	130.10	-	

40002382	08/24/2022	PRINTED	837	FORT DALLES RIDERS	2,189.86	-	
40002383	08/24/2022	PRINTED	785	PNW ICONIC EVENTS	-	137.63	09/02/2022
40002385	08/25/2022	PRINTED	2074	AMERITITLE	-	600.00	09/07/2022
40002391	08/25/2022	PRINTED	3055	CASCADE MOTORS	-	72.35	09/01/2022
40002394	08/25/2022	PRINTED	2057	CIS TRUST	-	25.00	09/08/2022
40002400	08/25/2022	PRINTED	3035	ESTATE OF WM. L. EC	1,200.00	-	
40002405	08/25/2022	PRINTED	29	ANTONIO MARCONI	460.00	-	
40002408	08/25/2022	PRINTED	2076	NORCOR JUVENILE DI	-	300.00	09/02/2022
40002409	08/25/2022	PRINTED	2060	NORTHERN OREGON	-	199,465.64	09/02/2022
40002411	08/25/2022	PRINTED	2440	PACWEST MACHINER	1,281.70	-	
40002413	08/25/2022	VOID	2016	POTTER WEBSTER CO	-	299.71	09/13/2022
40002414	08/25/2022	PRINTED	3110	REDWOOD TOXICOLC	-	159.04	09/01/2022
40002417	08/25/2022	PRINTED	1011	TYLER STONE	-	116.26	09/13/2022
40002422	08/25/2022	PRINTED	3094	U S CELLULAR	-	1,241.02	09/02/2022
					17,522.22	205,805.32	223,327.54

For Payroll use Human Capital Management/Payroll/End of Period/Check Reconciliation/Check Register

CHECK NUMBE	CHECK DATE	CHECK TYPE	EMPLOYEE #	VENDOR NAME	UNCLEARED	CLEARED	CLEAR DATE
50000208	5/25/2022	PRINTED		4836 RONFELD, MARILYN	46.01	-	
50000226	6/10/2022	PRINTED		4836 RONFELD, MARILYN	138.01	-	
50000287	8/10/2022	PRINTED		4699 WATERBURY, JAY	581.32		
50000300	8/25/2022	PRINTED		4966 WATERBURY, JAY	984.90		
					1,750.24	-	1,750.24

Main Deposits in Transit

Date	Type	Dept	Amount
8/30/2022	Credit Card	Clerk	95.00
			95.00

Unseg Deposits in Transit

Date	Type	Dept	Amount
------	------	------	--------

8/31/2022 Cash & Check	Tax	3,590.41
8/30/2022 Credit	Tax	371.78
8/29/2022 Echeck	Tax	50.00
		<hr/>
		4,012.19

August 2022 Property Tax Receivable Ascend - Munis Reconciliation

Recon Mike M - 8/31/2022

Org-Obj	Obj Name	tax_year	Sum of beg_bal	Sum of certs	Sum of receipts	Sum of end_bal	Munis	Ascend- Munis
101N0000-130100	Property Taxes Principal Receivable		438,749.65	(384.95)	56,169.60	382,195.10	382,195.10	-
101N0000-130110	Property Taxes Interest Receivable		4,631.48	13,836.42	10,727.30	7,740.60	7,740.60	-
101N0000-130120	Miscellaneous Receivable		26,240.81	10,220.68	6,738.60	29,722.89	29,722.89	-
706N0000-130100	Property Taxes Principal Receivable		67,108.42	(59.05)	8,626.81	58,422.56	58,422.56	-
706N0000-130110	Property Taxes Interest Receivable		503.27	1,441.26	1,143.22	801.31	801.31	-
707N0000-130100	Property Taxes Principal Receivable		25,473.26	(22.43)	3,273.57	22,177.26	22,177.26	-
707N0000-130110	Property Taxes Interest Receivable		190.28	546.45	433.34	303.39	303.39	-
801N0000-130100	Property Taxes Principal Receivable		366.50	(0.32)	46.25	319.93	319.93	-
801N0000-130110	Property Taxes Interest Receivable		3.97	11.23	8.70	6.50	6.50	-
802N0000-130100	Property Taxes Principal Receivable		56,389.79	(47.08)	7,302.80	49,039.91	49,039.91	-
802N0000-130110	Property Taxes Interest Receivable		662.83	1,905.96	1,487.30	1,081.49	1,081.49	-
803N0000-130100	Property Taxes Principal Receivable		288.34	(0.26)	36.39	251.69	251.69	-
803N0000-130110	Property Taxes Interest Receivable		2.98	8.86	6.80	5.04	5.04	-
804N0000-130100	Property Taxes Principal Receivable		47,281.05	(41.64)	6,078.55	41,160.86	41,160.86	-
804N0000-130110	Property Taxes Interest Receivable		501.76	1,498.11	1,161.50	838.37	838.37	-
806N0000-130100	Property Taxes Principal Receivable		271.02	(0.23)	33.94	236.85	236.85	-
806N0000-130110	Property Taxes Interest Receivable		2.75	8.27	6.38	4.64	4.64	-
807N0000-130100	Property Taxes Principal Receivable		19,677.91	-	4,006.97	15,670.94	15,670.94	-
807N0000-130110	Property Taxes Interest Receivable		854.72	1,860.49	1,557.74	1,157.47	1,157.47	-
808N0000-130100	Property Taxes Principal Receivable		390,932.81	(344.66)	50,192.20	340,395.95	340,395.95	-
808N0000-130110	Property Taxes Interest Receivable		4,125.25	12,348.69	9,570.12	6,903.82	6,903.82	-
809N0000-130100	Property Taxes Principal Receivable		384.90	(0.33)	48.73	335.84	335.84	-
809N0000-130110	Property Taxes Interest Receivable		4.22	12.14	9.38	6.98	6.98	-
810N0000-130100	Property Taxes Principal Receivable		51,174.03	(43.77)	6,656.65	44,473.61	44,473.61	-
810N0000-130110	Property Taxes Interest Receivable		679.05	1,630.62	1,332.44	977.23	977.23	-
812N0000-130100	Property Taxes Principal Receivable		8,096.80	(7.22)	1,034.18	7,055.40	7,055.40	-
812N0000-130110	Property Taxes Interest Receivable		82.92	251.33	194.28	139.97	139.97	-
814N0000-130100	Property Taxes Principal Receivable		190.52	(0.17)	23.72	166.63	166.63	-
814N0000-130110	Property Taxes Interest Receivable		1.99	5.57	4.23	3.33	3.33	-
817N0000-130100	Property Taxes Principal Receivable		3.81	-	-	3.81	3.81	-
817N0000-130110	Property Taxes Interest Receivable		0.03	-	-	0.03	0.03	-
818N0000-130100	Property Taxes Principal Receivable		71,212.70	(62.62)	9,176.38	61,973.70	61,973.70	-
818N0000-130110	Property Taxes Interest Receivable		761.24	2,268.58	1,759.08	1,270.74	1,270.74	-
819N0000-130100	Property Taxes Principal Receivable		5,516.43	(7.52)	646.78	4,862.13	4,862.13	-
819N0000-130110	Property Taxes Interest Receivable		-	38.10	27.53	10.57	10.57	-
830N0000-130100	Property Taxes Principal Receivable		228.68	(0.20)	28.01	200.47	200.47	-
830N0000-130110	Property Taxes Interest Receivable		1.39	4.75	3.61	2.53	2.53	-
831N0000-130100	Property Taxes Principal Receivable		3,382.89	(2.96)	431.97	2,947.96	2,947.96	-
831N0000-130110	Property Taxes Interest Receivable		26.12	72.08	57.77	40.43	40.43	-
832N0000-130100	Property Taxes Principal Receivable		13,311.80	(11.73)	1,713.62	11,586.45	11,586.45	-
832N0000-130110	Property Taxes Interest Receivable		99.21	286.50	226.95	158.76	158.76	-
833N0000-130100	Property Taxes Principal Receivable		3,648.91	(3.30)	463.83	3,181.78	3,181.78	-
833N0000-130110	Property Taxes Interest Receivable		24.83	75.07	58.94	40.96	40.96	-
835N0000-130100	Property Taxes Principal Receivable		130.68	(0.05)	18.32	112.31	112.31	-
835N0000-130110	Property Taxes Interest Receivable		1.70	5.27	4.03	2.94	2.94	-
836N0000-130100	Property Taxes Principal Receivable		148,995.43	(131.31)	19,108.47	129,755.65	129,755.65	-
836N0000-130110	Property Taxes Interest Receivable		1,102.21	3,186.78	2,523.92	1,765.07	1,765.07	-
850N0000-130100	Property Taxes Principal Receivable		1,089.76	(0.62)	180.80	908.34	908.34	-
850N0000-130110	Property Taxes Interest Receivable		20.82	40.93	34.79	26.96	26.96	-
851N0000-130100	Property Taxes Principal Receivable		4,254.48	(3.22)	563.25	3,688.01	3,688.01	-
851N0000-130110	Property Taxes Interest Receivable		41.49	110.51	88.64	63.36	63.36	-
852N0000-130100	Property Taxes Principal Receivable		503.81	(0.44)	63.68	439.69	439.69	-
852N0000-130110	Property Taxes Interest Receivable		3.68	10.45	8.29	5.84	5.84	-
853N0000-130100	Property Taxes Principal Receivable		3,792.33	(3.30)	490.01	3,299.02	3,299.02	-
853N0000-130110	Property Taxes Interest Receivable		29.28	82.76	65.79	46.25	46.25	-
854N0000-130100	Property Taxes Principal Receivable		142,704.04	(125.44)	18,321.12	124,257.48	124,257.48	-
854N0000-130110	Property Taxes Interest Receivable		1,093.02	3,046.08	2,430.74	1,708.36	1,708.36	-

August 2022 Property Tax Receivable Ascend - Munis Reconciliation

Recon Mike M - 8/31/2022

Org-Obj	Obj Name	tax_year	Sum of beg_bal	Sum of certs	Sum of receipts	Sum of end_bal	Munis	Ascend- Munis
856N0000-130100	Property Taxes Principal Receivable		1.41	-	-	1.41	1.41	-
856N0000-130110	Property Taxes Interest Receivable		0.03	-	-	0.03	0.03	-
857N0000-130100	Property Taxes Principal Receivable		55,567.16	(48.91)	7,128.27	48,389.98	48,389.98	-
857N0000-130110	Property Taxes Interest Receivable		411.42	1,194.13	945.61	659.94	659.94	-
858N0000-130100	Property Taxes Principal Receivable		468.10	-	24.35	443.75	443.75	-
858N0000-130110	Property Taxes Interest Receivable		26.93	4.75	16.75	14.93	14.93	-
860N0000-130100	Property Taxes Principal Receivable		15,496.36	(13.64)	1,990.94	13,491.78	13,491.78	-
860N0000-130110	Property Taxes Interest Receivable		115.90	332.47	263.66	184.71	184.71	-
861N0000-130100	Property Taxes Principal Receivable		10,716.27	(9.80)	1,266.99	9,439.48	9,439.48	-
861N0000-130110	Property Taxes Interest Receivable		69.40	187.68	152.14	104.94	104.94	-
862N0000-130100	Property Taxes Principal Receivable		25,524.45	(22.55)	3,278.93	22,222.97	22,222.97	-
862N0000-130110	Property Taxes Interest Receivable		187.17	546.19	430.59	302.77	302.77	-
864N0000-130100	Property Taxes Principal Receivable		10,121.88	(8.95)	1,300.26	8,812.67	8,812.67	-
864N0000-130110	Property Taxes Interest Receivable		74.98	216.45	171.45	119.98	119.98	-
878N0000-130100	Property Taxes Principal Receivable		348.30	(0.31)	44.34	303.65	303.65	-
878N0000-130110	Property Taxes Interest Receivable		2.78	7.43	5.89	4.32	4.32	-
879N0000-130100	Property Taxes Principal Receivable		4,347.92	(3.74)	564.05	3,780.13	3,780.13	-
879N0000-130110	Property Taxes Interest Receivable		36.03	96.40	77.49	54.94	54.94	-
880N0000-130100	Property Taxes Principal Receivable		10,381.72	(9.10)	1,346.92	9,025.70	9,025.70	-
880N0000-130110	Property Taxes Interest Receivable		84.70	224.18	180.87	128.01	128.01	-
881N0000-130100	Property Taxes Principal Receivable		66,428.98	(56.58)	8,720.27	57,652.13	57,652.13	-
881N0000-130110	Property Taxes Interest Receivable		548.39	1,526.09	1,219.02	855.46	855.46	-
882N0000-130100	Property Taxes Principal Receivable		0.23	-	-	0.23	0.23	-
882N0000-130110	Property Taxes Interest Receivable		0.02	-	-	0.02	0.02	-
883N0000-130100	Property Taxes Principal Receivable		11,635.16	(10.71)	1,476.74	10,147.71	10,147.71	-
883N0000-130110	Property Taxes Interest Receivable		40.57	257.72	181.76	116.53	116.53	-
884N0000-130100	Property Taxes Principal Receivable		18,245.64	(18.07)	1,993.23	16,234.34	16,234.34	-
884N0000-130110	Property Taxes Interest Receivable		42.95	392.92	262.14	173.73	173.73	-
Grand Total			1,777,778.90	58,293.17	269,450.67	1,566,621.40	1,566,621.40	-

August 2022 Reconciliation of Property Tax Revenue

Mike M 10/3/2022

Munis Org-Obj	fmt_tax_year	Sum of period	August Accrual	Ascend Adjusted	Munis	Ascend - Munis
1016091I-529999		(3.64)		(3.64)	(3.64)	-
101N0172-410200		35,789.41	(32,239.88)	3,549.53	3,549.53	-
706R027E-422200		5,158.50	(9,770.03)	(4,611.53)	(4,611.53)	-
707R037E-422200		1,956.36	(3,706.91)	(1,750.55)	(1,750.55)	-
783R57FE-422180		10,940.91		10,940.91	10,940.91	-
783R57FE-422181		3,205.67		3,205.67	3,205.67	-
801A59FE-422200		29.26		29.26	29.26	-
802A59FE-422200		4,838.03		4,838.03	4,838.03	-
803A59FE-422200		23.03		23.03	23.03	-
804A59FE-422200		3,874.55		3,874.55	3,874.55	-
806A59FE-422200		21.44		21.44	21.44	-
807A59FE-422200		3,978.02		3,978.02	3,978.02	-
808A59FE-422200		31,953.88		31,953.88	31,953.88	-
809A59FE-422200		31.24		31.24	31.24	-
810A59FE-422200		4,298.60		4,298.60	4,298.60	-
812A59FE-422200		652.94		652.94	652.94	-
814A59FE-422200		14.70		14.70	14.70	-
818A59FE-422200		5,860.08		5,860.08	5,860.08	-
819A59FE-422200		209.11		209.11	209.11	-
830A59FE-422200		16.67		16.67	16.67	-
831A59FE-422200		258.32		258.32	258.32	-
832A59FE-422200		1,024.29		1,024.29	1,024.29	-
833A59FE-422200		271.39		271.39	271.39	-
835A59FE-422200		15.62		15.62	15.62	-
836A59FE-422200		11,410.35		11,410.35	11,410.35	-
850A59FE-422200		137.13		137.13	137.13	-
851A59FE-422200		372.82		372.82	372.82	-
852A59FE-422200		37.69		37.69	37.69	-
853A59FE-422200		295.24		295.24	295.24	-
854A59FE-422200		10,944.82		10,944.82	10,944.82	-
857A59FE-422200		4,262.63		4,262.63	4,262.63	-
858A59FE-422200		25.61		25.61	25.61	-
860A59FE-422200		1,190.17		1,190.17	1,190.17	-
861A59FE-422200		702.46		702.46	702.46	-
862A59FE-422200		1,956.16		1,956.16	1,956.16	-
864A59FE-422200		775.37		775.37	775.37	-
878A59FE-422200		26.70		26.70	26.70	-
879A59FE-422200		342.92		342.92	342.92	-
880A59FE-422200		806.55		806.55	806.55	-
881A59FE-422200		5,357.47		5,357.47	5,357.47	-
883A59FE-422200		874.58		874.58	874.58	-
884A59FE-422200		1,056.01		1,056.01	1,056.01	-
		154,993.06		109,276.24	109,276.24	-

YEAR-TO-DATE BUDGET REPORT

FOR 2023 02

			ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
450 TRANSFERS IN									
101T01CF	452060	TRANSFER FROM FORE	-184,770	-184,770	.00	.00	.00	-184,770.00	.0%
101T01CF	452080	TRANSFER FROM ECON	-275,000	-275,000	.00	.00	.00	-275,000.00	.0%
203T01CF	451010	TRANSFER FROM GENE	-28,000	-28,000	-28,000.00	.00	.00	.00	100.0%
211T01CF	451010	TRANSFER FROM GENE	-17,500	-17,500	-17,500.00	.00	.00	.00	100.0%
211T01CF	452080	TRANSFER FROM ECON	-5,000	-5,000	-5,000.00	.00	.00	.00	100.0%
220T01CF	451010	TRANSFER FROM GENE	-150,457	-150,457	-25,076.00	-12,538.00	.00	-125,381.00	16.7%
223T01CF	452030	TRANSFER FROM FAIR	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
322T01CF	451010	TRANSFER FROM GENE	-750,000	-750,000	-125,000.00	-62,500.00	.00	-625,000.00	16.7%
324T01CF	452200	TRANSFER FROM 911	-30,000	-30,000	-5,000.00	-2,500.00	.00	-25,000.00	16.7%
326T01CF	451010	TRANSFER FROM GENE	-780,084	-780,084	-130,014.00	-65,007.00	.00	-650,070.00	16.7%
327T01CF	451010	TRANSFER FROM GENE	-781,629	-781,629	-130,271.50	-65,135.75	.00	-651,357.50	16.7%
601T54CF	456000	TRANSFER FROM QLIF	-324,000	-324,000	-54,000.00	-27,000.00	.00	-270,000.00	16.7%
601T54CF	456020	TRANSFER FROM QLIF	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
		TOTAL REVENUES	-3,426,440	-3,426,440	-519,861.50	-234,680.75	.00	-2,906,578.50	
550 TRANSFERS OUT									
101T01CL	552030	TRANSFER TO COUNTY	28,000	28,000	28,000.00	.00	.00	.00	100.0%
101T01CL	552110	TRANSFERS TO MUSEU	17,500	17,500	17,500.00	.00	.00	.00	100.0%
101T01CL	552200	TRANSFER TO 911 CO	150,457	150,457	25,076.00	12,538.00	.00	125,381.00	16.7%
101T01CL	553220	TRANSFER TO CAPITA	750,000	750,000	125,000.00	62,500.00	.00	625,000.00	16.7%
101T01CL	553260	TRANSFER TO FACILI	780,084	780,084	130,014.00	65,007.00	.00	650,070.00	16.7%
101T01CL	553270	TRANSFER TO OPERAT	781,629	781,629	130,271.50	65,135.75	.00	651,357.50	16.7%
203T01CL	552230	TRANSFER TO PARKS	50,000	50,000	.00	.00	.00	50,000.00	.0%
206T01CL	551010	TRANSFER TO GENERA	184,770	184,770	.00	.00	.00	184,770.00	.0%
208T29CL	551010	TRANSFER TO GENERA	275,000	275,000	.00	.00	.00	275,000.00	.0%
208T29CL	552110	TRANSFERS TO MUSEU	5,000	5,000	5,000.00	.00	.00	.00	100.0%
220T01CL	553240	TRANSFER TO 911 EQ	30,000	30,000	5,000.00	2,500.00	.00	25,000.00	16.7%
600T54CL	556010	TRANSFER TO QLIFE	324,000	324,000	54,000.00	27,000.00	.00	270,000.00	16.7%
602T54CL	556010	TRANSFER TO QLIFE	50,000	50,000	.00	.00	.00	50,000.00	.0%
		TOTAL EXPENSES	3,426,440	3,426,440	519,861.50	234,680.75	.00	2,906,578.50	
		GRAND TOTAL	0	0	.00	.00	.00	.00	.0%

** END OF REPORT - Generated by Mike Middleton **

PERS Recap
For the Year Ended 6/30/2023
Create using PERS Monthly Invoice
Wasco County

	PERS WAGES	6% EMPLOYEE PERS SHARE	EMPLOYERS SHARE	PERS Units	Social Security	Rounding	Adjustments	Total Remittance	PERS Invoice	variance
JULY	706,360.87	39,702.65	71,144.40		-	(0.15)	6,802.83	117,649.73	117,649.73	-
AUGUST	677,446.37	48,396.28	63,774.51		-	(0.11)	(24.75)	112,145.93	112,145.93	-
SEPTEMBER	-	-	-		-	-	-	-	-	-
OCTOBER	-	-	-		-	-	-	-	-	-
NOVEMBER	-	-	-		-	-	-	-	-	-
DECEMBER	-	-	-		-	-	-	-	-	-
JANUARY	-	-	-		-	-	-	-	-	-
FEBRUARY	-	-	-		-	-	-	-	-	-
MARCH	-	-	-		-	-	-	-	-	-
APRIL	-	-	-		-	-	-	-	-	-
MAY	-	-	-		-	-	-	-	-	-
JUNE	-	-	-		-	-	-	-	-	-
Total	1,383,807.24	88,098.93	134,918.91	-	-	(0.26)	6,778.08	229,795.66	229,795.66	-

PERS Units
Emp# 4096 2.32 per month
 2.32

July Adjustments		August Adjustments	
Bowers not eligible	(35.52)	ellis	(105.86)
Nisley 2004 adjust	(63.30)	Jauken timing	107.18
Rivers timing	654.68	troxel	(224.25)
Davitt timing	675.59	silver	634.80
brown timing	509.19	little timing	(158.39)
Vazquez	786.86	Bellamy timing	494.26
Zipprich	1,392.00	Miller	(660.60)
Winsor	851.39	Skakel	(78.43)
Ramos	29.00	Prior years adjustment	(257.37)
Wallis	53.61	Prior years adjustment	223.91
Wallace adjust	765.53		
Osborn	30.42		(24.75)
Mason timing	452.23		
Dennet timing	296.29		
Johnson timing	850.04		
Prior years adjustment	(327.95)		
	(374.60)		
	257.37		
	<u>6,802.83</u>		

August 2022 Bank Reconciliation

							Equity in Shared Pool *.110000			
		Main Checking				LGIP Account	Munis 600	Munis 601	Munis 602	
		Bank	Munis Total			Bank				
Begininng Balance		1,093,056.65	1,072,355.95	Beginning Balance		1,526,844.46	65,538.63	2,300,853.93	77,630.87	2,444,023.43
Credits		56,160.00	-	Deposits						
Deposits		87,742.59	105,707.91	Debit Dividends/Interest		2,045.55	55.23	1,924.86	65.46	2,045.55
Withdrawals		-	-	Withdrawals						
Checks		39,745.88	-	Credit Other Decreases						
<hr/>										
Ending Balance		1,197,213.36	1,178,063.86	Ending Balance		1,528,890.01	65,593.86	2,302,778.79	77,696.33	2,446,068.98
Deposits in Transit		-					600Q5499	601Q5499	602Q5499	417100
Outstanding Checks		\$19,149.50					2.7%	94.1%	3.2%	
<hr/>										
Adjusted Balance		1,178,063.86	1,178,063.86				Interest Allocation Rate			
Variance		-		LGIP Variance		-				
Mike M 9/27/22				Mike M 9/27/22						
CHECK NUMBER	CHECK DATE	CHECK TYPE	VENDO	VENDOR NAME	0.00	CLEAR DATE				
7	08/25/2021	PRINTED	38	CABLE HUSTON LLP	10,157.50					
104	08/25/2022	PRINTED	3148	ARISTO NETWORKS	8,992.00					
<hr/>										
					\$19,149.50					



CONSENT AGENDA

[MINUTES: 10.5.2022 REGULAR SESSION MINUTES](#)

[PLANNING COMMISSION APPOINTMENT](#)



**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION**

October 5, 2022

This meeting was held on Zoom

<https://wascocounty-org.zoom.us/j/3957734524>

or call in to [1-253-215-8782](tel:1-253-215-8782) Meeting ID: 3957734524#

PRESENT: Kathy Schwartz, Chair
Steve Kramer, Vice-Chair
Scott Hege, County Commissioner

STAFF: Kathy Clark, Executive Assistant
Tyler Stone, Administrative Officer

Chair Schwartz opened the session at 9:00 a.m. Changes to the agenda:

- Removal of Frequent Users Agreement

Discussion Item – Canyon Vibrations Update

Sheriff Magill reviewed the memo included in the Board Packet. He pointed out that two of the complaints were from citizens residing beyond where event notices would have been sent. There were no calls for service from the immediately adjacent residents.

Chair Schwartz asked if 750 feet is an adequate noticing parameter for music festivals. Sheriff Magill responded that it was addressed in the recently adopted Outdoor Mass Gathering Ordinance.

Commissioner Hege noted that what we did in the Outdoor Mass Gathering Ordinance was non-statutory; we would notify more broadly.

Some discussion ensued around the pulled Frequent Users Agreement. Ms. Clark explained that there were some discrepancies and referencing confusion within the document. It is being more thoroughly reviewed and will come back at a future session. Vice-Chair Kramer added that he believes Hood River is also looking at some revisions.

Discussion Item – Operation Green Light

Commissioner Hege explained that this was discussed at the NACo Conference he attended this summer and is an event intended to bring awareness to veterans' issues. He said we should be able to do something to make the public

aware of why the green lights are there.

Further discussion ensued regarding the procurement of green lights and the logistics around the event.

{{{Commissioner Hege moved to approve Resolution 22-011 supporting Operation Green Light for Veterans. Vice-Chair Kramer seconded the motion which passed unanimously.}}}

Ms. Clark advised the Board that we are experiencing technical difficulties and no one has been able to log in or phone in to today's meeting. She said she is recording the session and will be posting it to the website this afternoon.

Discussion Item – BNSF Lease Renewal

Ms. Clark explained that this lease has been in place since 1998 with 4 extensions prior to now. Like previous amendments, this maintains the terms of the lease with annual increases based on CPI.

Commissioner Hege asked what the current rent is. Finance Director Mike Middleton replied that it is \$3,314 annually.

{{{Commissioner Hege moved to approve the 5th Amendment to the lease with Burlington Northern Santa Fe Railroad. Vice-Chair Kramer seconded the motion which passed unanimously.}}}

Consent Agenda – 9.21.2021 Minutes

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

Commissioner Hege asked about progress on the Hunt Park project. Vice-Chair Kramer and Mr. Stone said they had a pre-bid meeting with potential contractors yesterday.

Agenda Item – Fee Schedule Ordinance Public Hearing

At 9:30 a.m. Chair Schwartz recessed from the Regular Session to open a Public Hearing regarding Amended Fee Schedule Ordinance. She explained the process for the hearing and asked staff to present.

Ms. Clark explained that there have been no changes to the Ordinance since it was presented at the October 5th hearing.

Commissioner Hege asked about the Building Codes changes. Deputy Building Official Kylee Ruby explained that the previously approved fee increase was

submitted to the State as required. However, we were not aware that the noticing arm of State Building Codes was not communicating with the e-permitting arm of State Building Codes. We circled back to e-permitting to confirm that the new fees would be in the system – that is when we learned that they were not aware of the new fees. Since the fees had not been updated since 2014, a review by e-permitting revealed a number of items that needed to be revised to align with the State rules. We have been working with them to make sure we are in compliance with statute; they have reviewed and accepted the Building Codes fee schedule included in the Ordinance being considered today. In addition, they are working to improve their process to prevent future confusion.

Commissioner Hege asked if local contractors are aware of the fee increases; have we received any comments? Ms. Ruby responded that the contractors were notified earlier this year and through the State noticing system. They were all surprised that fees had not gone up sooner. There has been no push back on the increases.

{{Vice-Chair Kramer moved to approve Ordinance 22-002 Amending Wasco County's Uniform Fee Schedule. Commissioner Hege seconded the motion which passed unanimously.}}

Chair Schwartz closed the public hearing at 9:35 a.m.

Agenda Item – Public Works

ROAD VACATION PETITION

Public Works Director Arthur Smith reviewed the memo included in the Board Packet. He noted that the road in question is just west of Friend Oregon. All 4 adjacent landowners have signed the petition. Ball Road was dedicated in 1906 and was in the County road system until 1972 when the landowners requested that it be removed from the system as it was just for farm use. Since that time there has been no County maintenance performed on the road. The adjoining landowners would like for it to return to private ownership to help them control poaching and public trespassing. A vacation would allow them to gate the road if needed. He said that today he is just requesting direction to prepare a report.

Commissioner Hege asked if the road continues on beyond the vacation point. Mr. Smith replied that originally the road was 2.25 miles; however all but 1 mile has been renamed to be Old Friend Road or Miller DePriest Road. All that is left of Ball is this 1 mile section. Beyond that is not public access road.

Chair Schwartz asked if there is another road vacation report that he is working

on. Mr. Smith replied that the vacation to which the Chair refers is still in development. They are considering best use for the parcels before vacating.

{{Vice-Chair Kramer moved to approve Order 22-035 directing the Public Works Director to prepare a report on the proposed vacation of a 1 mile section of Ball Road. Commissioner Hege seconded the motion which passed unanimously.}}

BID ACCEPTANCE

Mr. Smith reviewed the materials included in the Board Packet. He stated that as part of the County's use of American Rescue Plan Act (ARPA) funding, Public Works put forth a proposal to replace the County's chip seal asphalt distributor. That proposal was approved by the Board earlier this year; however, supply chain complications have prevented him from obtaining the equipment – the order bank did not open until September. He said that he went out to bid for the equipment and received one response. He said it is at a fair price for just the distributor. He is still trying to find a cab and chassis on which to mount the distributor.

Commissioner Kramer complimented the Road Department on the work they recently did on Dufur Gap Road, saying that the bigger chip will be good for winter travel safety.

{{Vice-Chair Kramer moved to accept the proposal from E.D. Entyre for a 2023 Black Topper liquid asphalt distributor. Commissioner Hege seconded the motion which passed unanimously.}}

Commissioner Hege asked about the costs associated with the new truck. Mr. Smith stated that it would be in the range of \$160,000 to \$170,000. He added that one of the two contractors he is working with has already notified him that they cannot get the truck until 2024. The other may be able to deliver – he is waiting to hear from them. Both are state approved contractors and therefore comply with our contracting rules. The truck we are using now was purchased in 1992. Commissioner Hege asked if there is something else we can use until we get the new truck. Mr. Smith replied that there is not. The worst case scenario is that we continue to use the equipment we have until 2024. He said he has not even been able to find used equipment.

Mr. Smith went on to say that the Local Assistance and Tribal Consistency Fund, which is part of the American Rescue Act, has designated funding for revenue sharing counties of which we are one. We must request the funding no later than

January 31, 2023. These funds – approximately \$500,000 – may be used as general fund dollars. However, his association is encouraging counties to apply the funds to road maintenance as that was clearly the intent of the legislative sponsor Senator Ron Wyden. The only restriction to the use of these monies is that they cannot be used for lobbying. This funding does not take the place of SRS funding. The only restriction to the use of these monies is that they cannot be used for lobbying.

Agenda Item – Skills Center Update

Dan Spatz, Director of Capital Projects and Community Relations for Columbia Gorge Community College, reviewed a number of current programs/initiatives at the college.

Advanced manufacturing has a robust enrollment and offers scholarships and tool kits through a grant program sponsored by Metallica with tens of thousands of dollars of funding. 15 students is the cap for that program and enrollment is nearing that.

Last year they had full enrollment in the construction trades but this year's enrollment is diminished. They are working on flyers to promote that program. They are working with Mid-Columbia Community Action Council to construct tiny homes to replace the pallet shelters currently in use to address houselessness.

They have received funding through Google to support the 3-D manufacturing program. Senators Merkley and Wyden also support the program and there may be public funding forthcoming next summer. Through the small business office, startup businesses will be able to access the equipment to use for prototypes.

They are starting a new program next fall for agriculture technology. This program will be to train technicians to repair the new electric farm equipment. Programs like this are happening across the country. This program will enhance programs already in place.

They have received over \$1 million in funding to expand the capacity of the nursing simulation center for EMTs, fire personnel, nurses and police. Construction to renovate the current space should commence next June.

Aviation Technology is currently located in The Dalles Industrial Park. They hope to move that to the Dallesport Regional Airport. They are marketing this program aggressively; they have planes and are applying for grants to construct a hanger in order to expand the program.

Child Care continues to be a focus. They have \$1.8 million in ARPA funding that needs to be spent by June 2024. Our region is a child care desert. As of a month ago, there were no available spaces in licensed child care facilities. They are looking for an entity that can take lead on the project and are in active discussions with the early learning community. In the short term, they need to find a site for a child care facility. The long-term challenge is how to sustain operations.

Commissioner Hege commented on the great job Mr. Spatz did in advocating for issues when the Community Outreach Team traveled to Washington D.C. to meet with legislators. He also commented on the meeting space at the skills center saying that it is spacious and welcoming as well as being equipped with full technology. He said that parking was the only challenge. Mr. Spatz said they hope to improve that situation.

Chair Schwartz asked if they have an early childhood program. Mr. Spatz said they do with a practicum available through Great and Small. Enrollment is up in that program.

Chair Schwartz asked if that program is for an Associate's Degree. Mr. Spatz responded affirmatively. Chair Schwartz observed that pay will not match the effort for the education. Mr. Spatz agreed saying that it is a national problem that needs to be addressed.

Chair Schwartz asked if the tiny homes will be constructed soon. Mr. Spatz replied that they have to receive the funding – perhaps July of next year; after that, it will go pretty quickly.

Chair Schwartz asked why the enrollment is down in some fields. Mr. Spatz said they are working to determine the cause. They had been growing 10% per year. COVID had a significant impact. The residential hall is up to 60% full and is slowly coming back. Chair Schwartz noted that some of it is due to people staying home with their children. Mr. Spatz said that they want to reach out to students who have not been able to find childcare to help inform their efforts to address the issue. Mr. Stone said that the County's PIO can help with survey distribution.

Vice-Chair Kramer pointed out that apprentice programs that pay while you learn are likely impacting the trades program enrollments. Mr. Spatz said that it takes considerable work to put together an apprenticeship program; they are working on that for some of their disciplines.

Commission Call

Vice-Chair Kramer said 762 has slowed down. Senator Findley is encouraged as he was told that LCDC will wait until the end to deal with issues within their program. Everyone is slowing down and waiting for the maps. He said the Natural Hazard Mitigation Plan review is getting set up in conjunction with the Community Wildfire Plan. AOC will start work tomorrow in preparation for the long legislative session.

Commissioner Hege reported that he will be attending the Telecommunication Conference in Ashland on behalf of QLife. He said that QLife sponsors the conference. We benefit by being able to be seen and also being able to learn what is going on with other entities.

Chair Schwartz asked if we are getting closer to connecting people in South County. Commissioner Hege answered that we are seeking funding and working with local electric utilities to share infrastructure.

Mr. Stone added that there are big blocks of money being distributed but we have to wait for it to trickle down to our level. There is a lot of work to be done. He asked if there is an ongoing survey at the national level. Commissioner Hege replied that the FCC did a survey on what areas have broadband and at what speeds – they were looking for underserved areas. They went to the providers for data but the providers tend to embellish and exaggerate the services they are providing. We are working to get more actual speed data on the ground. We have not had as good of a response as we had hoped, but the data will help with grant applications. NACo reports that the FCC is aware of the flaw in their data and are trying to do a better job of assessing.

Chair Schwartz said she had an unexpected opportunity to attend a farm workers housing meeting where the USDA Rural Development Administrator for Rural Housing was in attendance along with other government officials and local orchardists. It was a good opportunity to provide them with a reality check for what it is like to try to build employment housing in rural areas. Farm worker housing is vital to our agricultural community.

Chair Schwartz reported that she took Commissioner-Elect Phil Brady to a South Wasco Alliance meeting. There were a lot of people there to talk about what they want to work on in south Wasco County. The focus for now is tourism which also requires housing. She advised the group to pay attention to the upcoming Wasco 2040 as it goes through the public process. We will see agri-tourism come to us later this month.

Commissioner Hege said that we have destination resorts overlays; but to be successful they need a key anchor. There is an issue for short-term rentals vs. long-term housing. It is a push-pull. Chair Schwartz said she encouraged them to talk about that and bring it into the larger conversation. Commissioner Hege said they have been successful with that in Bend. Vice-Chair Kramer said they have so many now that they cannot fill all them all.

Commissioner Hege said that he heard construction for the Navigation Center will begin soon. Chair Schwartz said she is hopeful.

Chair Schwartz adjourned the meeting at 10:42 a.m.

Summary of Actions

MOTIONS

- **To approve Resolution 22-011 supporting Operation Green Light for Veterans.**
- **To approve the 5th Amendment to the lease with Burlington Northern Santa Fe Railroad.**
- **To approve the Consent Agenda – 9.21.2022 Regular Session Minutes.**
- **To approve Ordinance 22-002 Amending Wasco County's Uniform Fee Schedule.**
- **To approve Order 22-035 directing the Public Works Director to prepare a report on the proposed vacation of a 1 mile section of Ball Road.**
- **To accept the proposal from E.D. Entyre for a 2023 Black Topper liquid asphalt distributor**

Wasco County
Board of Commissioners

Kathleen B. Schwartz, Commission Chair

Steven D. Kramer, Vice-Chair

Scott C. Hege, County Commissioner



IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF APPOINTING MARCUS SWIFT TO THE WASCO COUNTY PLANNING COMMISSION
POSITION #3

ORDER 22-087

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

IT APPEARING TO THE BOARD: That Brad DeHart, whose term expires December 31, 2022, stepped down from Position #3 in 2021; and

IT FURTHER APPEARING TO THE BOARD: That Marcus Swift, in his capacity as an Alternate Commissioner, began participating as a full Commissioner on July 26, 2021 pursuant to the Planning Commission Bylaws;

AND IT FURTHER APPEAERING TO THE BOARD: That Marcus Swift is willing and is qualified to be appointed to the Wasco County Planning Commission Position #3.

NOW, THEREFORE, IT IS HEREBY ORDERED: That Marcus Swift be and is hereby appointed to the Wasco County Planning Commission, Position #3 to complete the term of Brad DeHart and to serve a full term commencing on January 1, 2023; said term to expire on December 31, 2026.

DATED this 19th day of October, 2022.

APPROVED AS TO FORM

Wasco County Board of Commissioners

Kristen Campbell, County Counsel

Kathleen B. Schwartz, Chair

Steven D. Kramer, Vice-Chair

Scott C. Hege, County Commissioner



AGENDA ITEM

Planning Ordinance Updates

[STAFF PRESENTATION](#)

[ORDINANCE 22-004](#)

[STAFF REPORT](#)

[CHAPTER 1 - DEFINITIONS](#)

[CHAPTER 3 – FOREST ZONES](#)

[NEW OVERLAY ZONE 15 – MILITARY AIRSPACE, PROPOSED MAP](#)

[CONSOLIDATION OF CHAPTERS 6 & 7 INTO CHAPTER 6](#)

[COMMERCIAL ZONE CHAPTERS & CHAPTER 7 – PSILOCYBIN](#)

[CHAPTER 13 – NON-CONFORMING USES](#)

[CHAPTER 14 – COMMUNICATION FACILITIES](#)

[CHAPTER 19 – ENERGY FACILITIES](#)

[CHAPTER 20 – SITE PLAN REVIEW](#)

[UPDATES TO WASCO COUNTY COMPREHENSIVE PLAN](#)

[2022 LUDO UPDATE REPORT WITH PUBLIC INPUT AND COMMENTS](#)

[AGENCY COMMENT](#)

[ADDITIONAL COMMENTS SUBMITTED DURING HEARING PROCESS](#)



Planning Department



Land Use and Development Ordinance Update

October 19, 2022

Overview

- **Overview of Proposed Revisions**
- **Reasons for Update**
- **Process to Revise**
- **Revision Summary**



2020 LUDO Update



Farm and Forest Zone Updates – Based on Changes to State Law Since 2012



Adoption of Chapter 14 (New) – Communication Facilities for consistency with federal/state regulations



Updates to Chapter 19 – Energy Facilities based on changes to state law. Optional update to roof mounted solar. Adoption of Military airspace for coordination for large scale projects



Time, Place, Manner regulations for Psilocybin grows and service centers

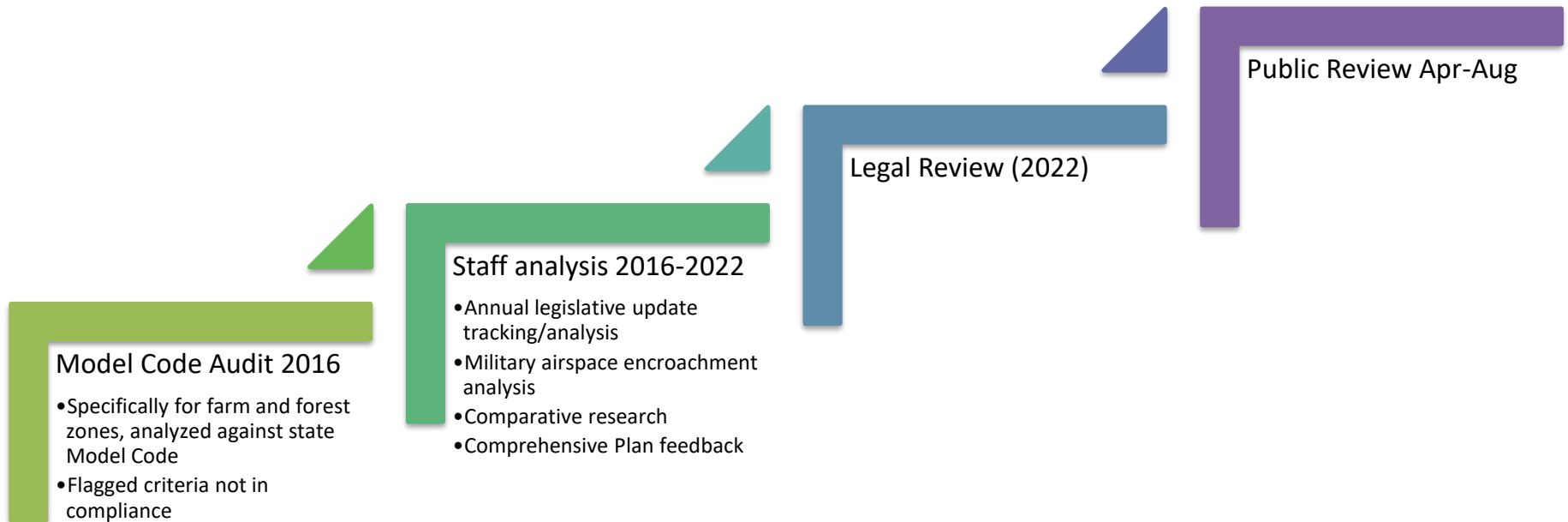


Housekeeping - Chapter 1 (Definitions), Chapter 6 & 7 (combine), Updates to Site Plan & Non Conforming Uses based on other updates

Reasons for Update

- Streamline process for efficiency, more flexibility in timelines
- Make rules consistent with state law for improved transparency
- Based on Comprehensive Plan input, expand uses for farm zone to increase opportunities for economic development and reduce hurdles (like setbacks) for farmers
- Improve resiliency by removing barriers when able to
- Ensure coordination with partners

Revision Process



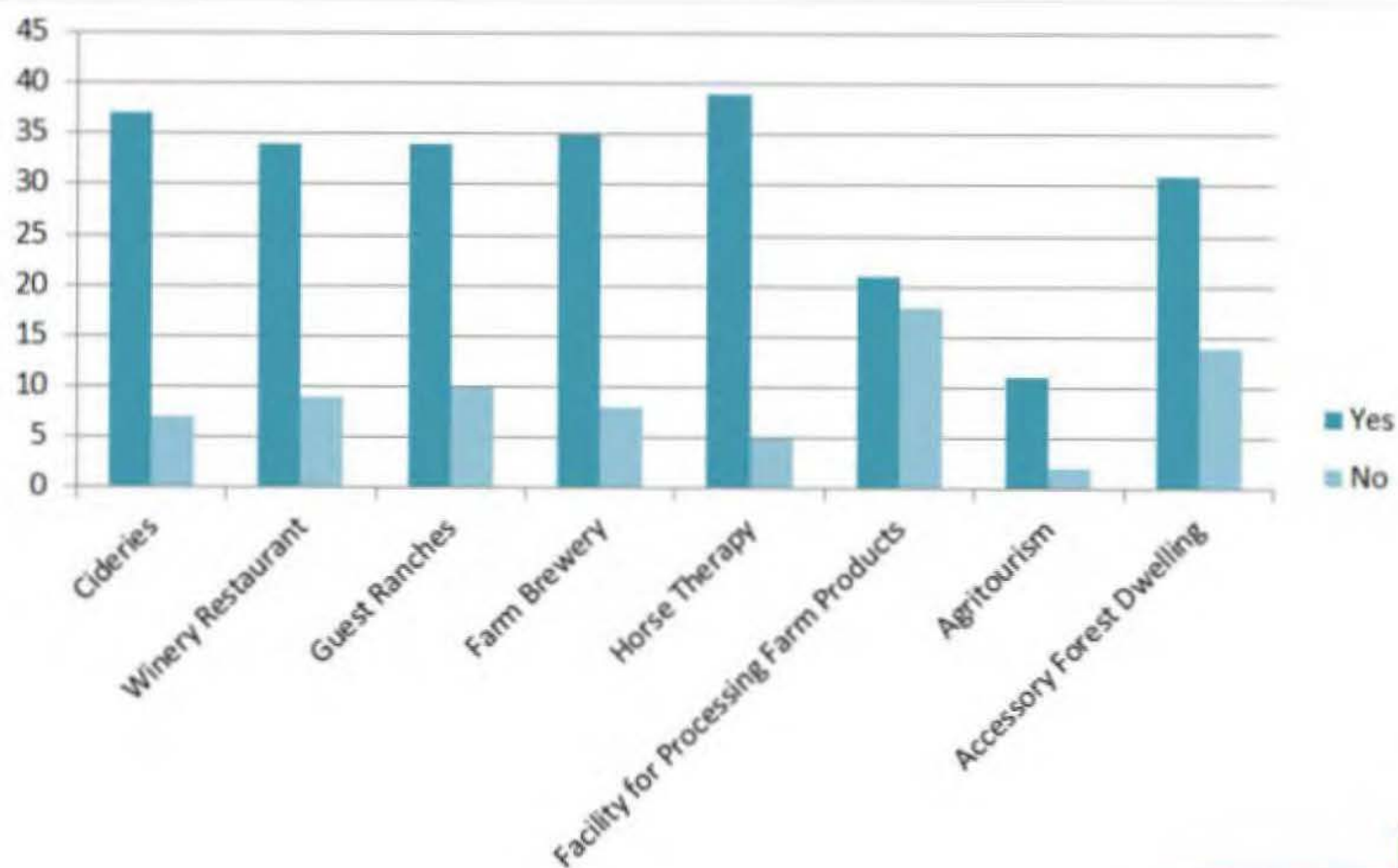
Public Input Activities

- Robust website with one page summaries, explainer videos, drafts, surveys, polls,
- Frequent social media postings
- Email newsletters about news/events
- Interactive drafts released in April & May
- Press release
- Ads in local newspapers
- Open houses in The Dalles and Tygh Valley
- Virtual Open Houses
- Ask a Planner meetings
- Overview Virtual Meeting
- Mailed postcard in April
- Mailed notice in August
- Total: 5 months of public outreach with significant resource investment

Revision Summary: Farm & Forest

- Added required permitted uses
- Updated language/references as needed
- Moved some criteria for different sections for consistency with state law
- Added optional uses for public review and input
- Added optional revisions to farm setbacks based on public input

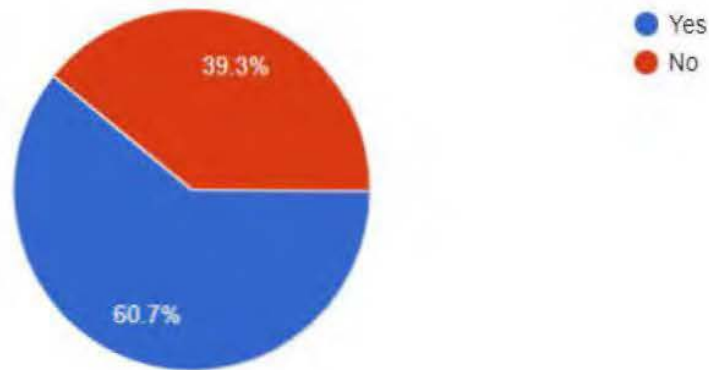
Public Input



Public Input

Do you think Wasco County should allow land divisions for public service facilities?
Public service facilities include sanitary waste facilities.

28 responses



Feedback on Agritourism

- Concern about wildfire, water, and other impacts
- Most opponents were in support of additional criteria
- No critical feedback of additional criteria

Revision Summary: Chapter 14

- Added required state and federal process/criteria
- Best practices from other counties based on public input

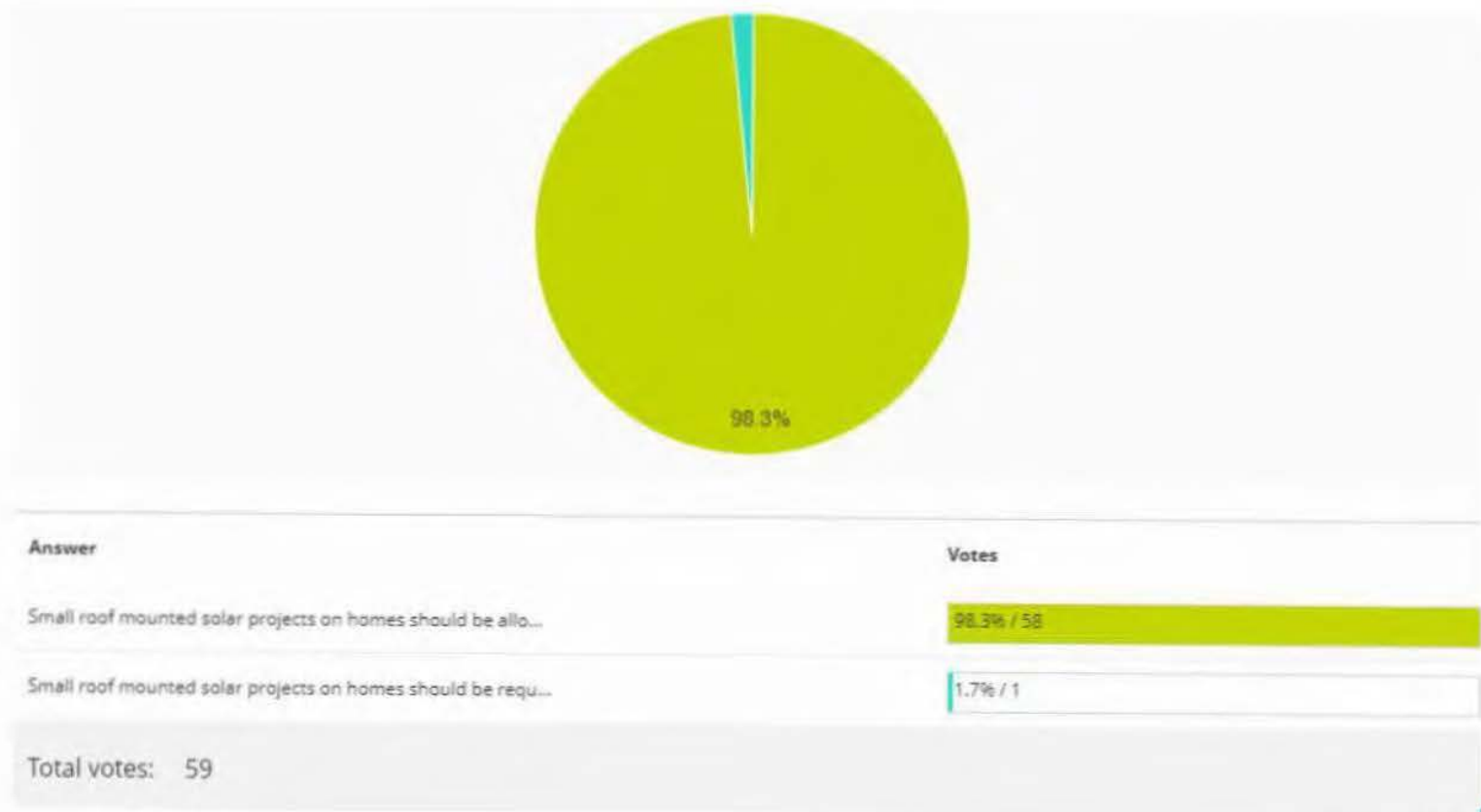
Public Input

No public input on this topic

Revision Summary: Chapter 19

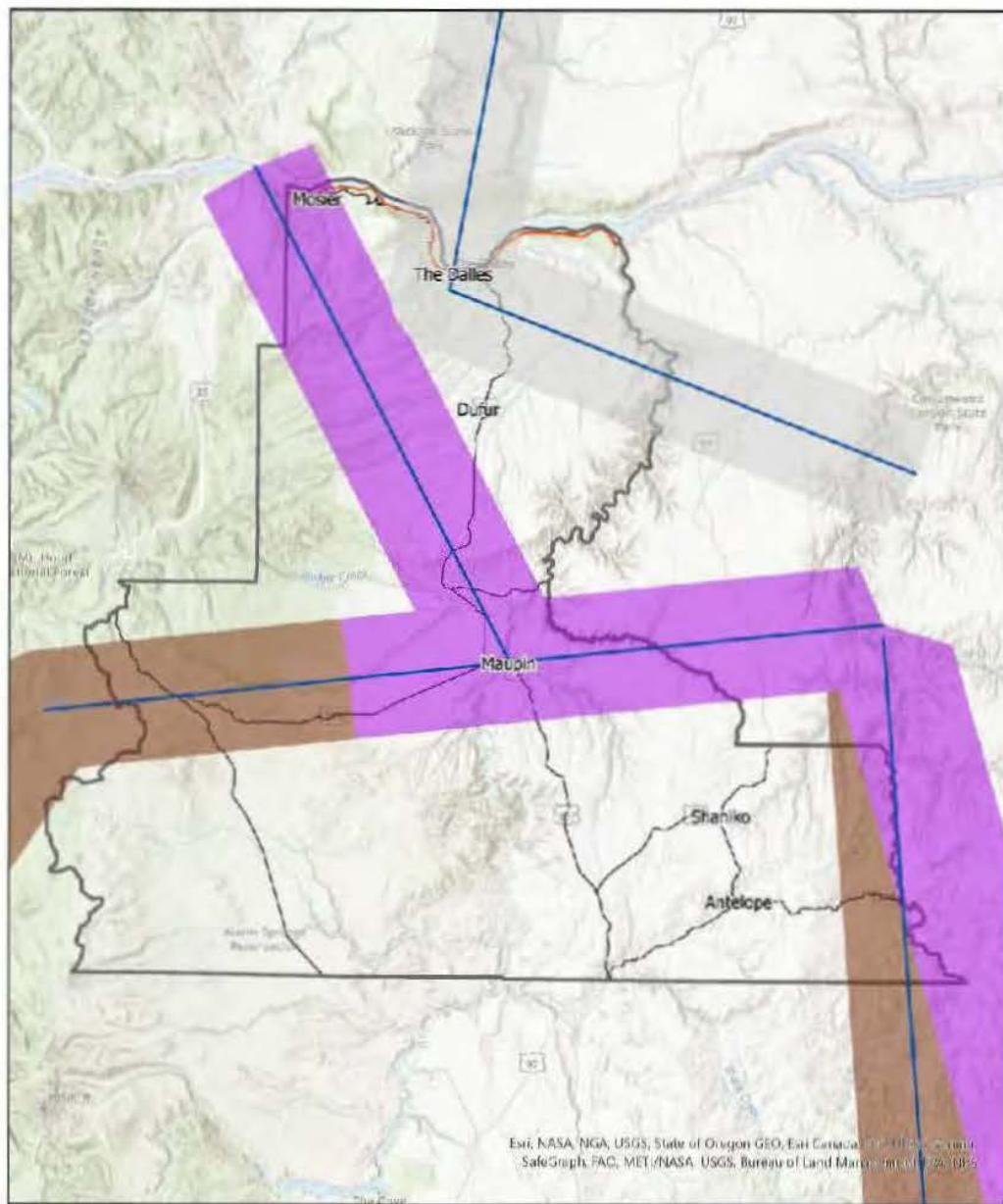
- Added required coordination with agency partners
- Added required life safety criteria
- Proposing to remove permit requirement for roof mounted residential solar projects under height limit

Public Input



Military Airspace Overlay Zone

- Adopting established airspace maps
- Requiring coordination for large projects over 100' height
- Amending Comprehensive Plan Zoning Map to adopt OZ 15 (bumping Destination Resort to OZ 16)
- Amending Comprehensive Plan to replace EPD with OZ



Restricted Airspace

MILITARY AIRSPACE CORRIDORS

Public Input

No public input

Additional Housekeeping

- Adding or amending definitions in Chapter 1
- Merging Chapter 6 and 7 into one variance Chapter
- Based on other updates, amending site plan and non conforming use chapters
- These are largely mandatory/non-substantive

Psilocybin

- Mandatory opt in legislation
- Application process open January 2023
- Proposing to allow manufacturing/processing (ie growing) in EFU
- Must be grown indoors
- Proposing to restrict service centers to commercial zones, with some additional restrictions, for near term

Public Input/Recommendations

One request to reduce non-mandatory distances.

Summary of What BOCC is Deciding

- Approve, deny, or edit mandatory changes
- Approve, deny, or edit optional changes, including:
 - Accessory Forest Dwellings in F-2 Zone
 - All Optional EFU Uses, including additional agritourism criteria
 - Proposed new farm dwelling setbacks
 - Military Airspace Overlay Zone
 - Chapter 7/Psilocybin TPM
 - Chapter 19 removal of required permit for residential roof mounted solar under 35' height



IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF THE WASCO COUNTY PLANNING COMMISSION'S REQUEST TO APPROVE PROPOSED LEGISLATIVE AMENDMENTS TO UPDATE THE WASCO COUNTY LAND USE AND DEVELOPMENT ORDINANCE, THE WASCO COUNTY COMPREHENSIVE PLAN AND WASCO COUNTY COMPREHENSIVE PLAN ZONING MAP

ORDINANCE # 22-004

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

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

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

WHEREAS, the revisions included many changes that impact the Wasco County Land Use and Development Ordinance; and

WHEREAS, the Wasco County Comprehensive Plan was approved by DLCD and the Wasco County Planning Department initiated the Land Use and Development Ordinance (LUDO); and

WHEREAS, in March 2022 the Planning Department initiated public outreach about LUDO Updates including state law related updates, procedural revisions and amendments based on the Comprehensive Plan Update; and

WHEREAS, the Wasco County Planning Department sent notification to DLCD pursuant to ORS 197.610 on August 15, 2022; and

WHEREAS, all property owners within unincorporated Wasco County were sent notice of proposed revisions IN April 2022 and on August 22, 2022 consistent with ORS 215.503; and

WHEREAS, that on September 20, 2022, at the hour of 3:00 PM via in person and electronic methods duly posted Wasco County Planning Commission held the first legally notified public hearing to review recommendations by staff background information, and receive public testimony on the revisions and with unanimous vote recommended approval to the Wasco County Board of Commissioners; and

WHEREAS, that on October 19, 2022 at the hour of 9:30 AM the Wasco County Board of Commissioners met to conduct the first of two legally notified public hearings on the above matter. The Board of County Commissioners

ORDINANCE #21-002

reviewed recommendations by the Wasco County Planning Commission, staff's presentation, and received testimony from the public. The Board of County Commissioners tentatively approved the amendments; and

WHEREAS, that on November 2, 2022 at the hour of 9:30 AM the Wasco County Board of Commissioners met to conduct the second of two legally notified public hearings on the above matter. The Board of County Commissioners reviewed recommendations by the Wasco County Planning Commission, staff's presentation, and received testimony from the public. The Board of County Commissioners, by a vote of ___ to ___, approved the amendments and conducted the second reading, recommending submittal to DLCD; and

NOW, THEREFORE, IT IS HEREBY ORDERED: That the request by the Wasco County Planning Department for a legislative amendment to the Wasco County Land Use and Development Ordinance are hereby approved; and

WHEREAS, Pursuant to Oregon Revised Statute 197.615, submission of adopted land use regulation change is required to be sent to the Department of Land Conservation and Development for acknowledgment, and once updates are acknowledged they will be effective.

DATED this 2nd day of November 2022.

APPROVED AS TO FORM:

Kristen Campbell, County Counsel

ATTEST:

Kathy Clark, Executive Assistant

WASCO COUNTY BOARD OF COMMISSIONERS:

Kathleen B. Schwartz, Commission Chair

Steve D. Kramer, Vice-Chair

Scott C. Hege, County Commissioner



PLANNING DEPARTMENT

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

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WASCO COUNTY

BOARD OF COUNTY COMMISSIONERS

AGENDA PACKET

FOR

Hearing Date: October 19, 2022

Hearing Time: 9:30 pm

Hearing Location: Wasco County Courthouse
Room #302
511 Washington Street
The Dalles, OR 97058
Electronically via Zoom
Meeting ID: 3957734524#

HEARING DETAILS: The meeting agenda includes the following topics: updates to the Wasco County Land Use and Development Ordinance Chapters 1, 3, 6, 7, 13, 14, 19 and 20.



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MEMORANDUM TABLE OF CONTENTS

Date: October 6, 2022
To: Wasco County Board of County Commissioners
From: Wasco County Planning Office
Subject: Submittal for Hearing dated October 19, 2022
Re: Legislative Request for Updates to Wasco County Land Use and Development Ordinance

<u>Item</u>	<u>Page</u>
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Attachment B – Chapter 3 - Forest Zones	BOCC 1 - 80
Attachment C – Chapter 3 - Farm Zones	BOCC 1 - 124
Attachment D – New Overlay Zone 15 - Military Airspace, Proposed Map	BOCC 1 - 178
Attachment E – Consolidation of Chapters 6 & 7 into Chapter 6	BOCC 1 - 182
Attachment F – Commercial Zone Chapters and Chapter 7 - Psilocybin	BOCC 1 - 184
Attachment G – Chapter 13 - Non-Conforming Uses	BOCC 1 - 204
Attachment H – Chapter 14 - Communication Facilities	BOCC 1 - 212
Attachment I – Chapter 19 - Energy Facilities	BOCC 1 – 222
Attachment J – Chapter 20 - Site Plan Review	BOCC 1 – 254
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Attachment L – 2022 LUDO Update Report with Public Input & Comments	BOCC 1 – 306
Attachment M – Agency Comment	BOCC 1 – 327
Attachment N – Additional Comments Submitted During Hearing Process	BOCC 1 – 329



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FILE #: 921-21-000045

REQUEST: Legislative Request to Amend the Land Use and Development Ordinance

DECISION:

Attachments:

1. Attachment A: Draft of proposed updates to Wasco County Land Use and Development Ordinance Chapter 1, Definitions with cover sheets
2. Attachment B: Draft of proposed updates to Wasco County Land Use and Development Ordinance Chapter 3, Forest Zones, with cover sheets
3. Attachment C: Draft of proposed updates to Wasco County Land Use and Development Ordinance Chapter 3, Farm Zone, with cover sheets
4. Attachment D: Draft of proposed new Overlay Zone 15, Military Airspace, with proposed overlay zone map illustration for Comprehensive Plan Zoning Map
5. Attachment E: Draft of proposed consolidation of prior Chapters 6 and 7 into Chapter 6
6. Attachment F: Draft of proposed new revised Commercial Zone Chapters and Chapter 7, Psilocybin
7. Attachment G: Draft of proposed updates to Chapter 13, Non-Conforming Uses
8. Attachment H: Draft of proposed new Chapter 14, Communication Facilities
9. Attachment I: Draft of proposed updates to Chapter 19, Energy Facilities, with cover sheets
10. Attachment J: Draft of proposed updates to Chapter 20, Site Plan Review
11. Attachment K: Draft of proposed updates to the Wasco County Comprehensive Plan
12. Attachment L: 2022 LUDO Update Report with Public Input and Comments

13. Attachment M: Agency Comment

14. Attachment N: Additional Comments Submitted During Hearings Process

File Number: 921-21-000045

Request: Amend the Wasco County Land Use and Development Ordinance

1. Revisions to Chapter 1
2. Revisions to Chapter 3
3. Consolidation of Chapters 6 and 7
4. Revisions to Chapter 19
5. Addition of new Chapter 7
6. Addition of new Chapter 14

Amend the Wasco County Comprehensive Plan and Zoning Map

1. Addition of new overlay zone (15) for military airspace

Prepared by: Kelly Howsley Glover, Planning Director

Prepared for: Wasco County Planning Commission

Applicant: Wasco County Planning Department

Staff Recommendation: Recommend the Wasco County Planning Commission recommend adoption of the proposed amendments of the Wasco County Land Use and Development Ordinance to the Wasco County Board of Commissioners

**Planning Commission
Hearing Date:** September 20, 2022

**Board of County
Commissioner Hearing
Dates:** October 19 and November 2

Procedure Type: Legislative

APPLICABLE CRITERIA LIST

Wasco County LUDO

- A. LUDO Section 2.200 - Additional Hearing Notification Requirements
- B. LUDO Section 9.050 - Amendments to the Zoning Ordinance
- C. LUDO Section 9.060 - Recommendation on Zone Change or Amendment to the LUDO
- D. LUDO Section 9.070 - Notice of Planning Commission Recommendation
- E. LUDO Section 9.080 - Action by County Governing Body
- F. ORS 197.175 – Cites’ and counties’ planning responsibilities
- G. ORS 197.307 Effect of need for certain housing in urban growth areas
- H. [ORS 197.610](#) - Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (consistent with OAR 660-018-0020)
- I. [ORS 197.612](#) - Comprehensive plan or land use regulation changes to conform plan or regulations to new requirement in statute, goal or rule
- J. [ORS 197.615](#) - Submission of adopted comprehensive plan or land use regulation changes to Department of Land Conservation and Development

2. SUBMITTED COMMENTS

Comments are included in attachments L-N.

3. PUBLIC INVOLVEMENT

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

A. Newspaper Notifications

Planning Commission Public Hearing September 20, 2022:

Public notice for a Planning Commission hearing was published in *Columbia Gorge News* on August 31, 2022 more than 15 days prior to the September 20, 2022 hearing.

Board of County Commission Public Hearing October 19, 2022

Public notice for a BOCC hearing was published in *Columbia Gorge News* on September 28, 2022 more than 15 days prior to the October 19, 2022 hearing.

B. Mailed Notice

A postcard notice was sent to all residents in unincorporated Wasco County, outside the National Scenic Area on April 20, 2022 informing them of the Land Use and Development Ordinance, timelines, a brief summary of updates, and where to find out more information.

C. Official Mailed Notice (ORS 215.503)

On August 29, 2022, a mailed notice was sent to all residents in unincorporated Wasco County, outside the National Scenic Area. The notice informed them of a general summary of updates, the date of the September hearing, and where to find more information. It also included ORS 215.503 required language.

D. Information Available on Website

The information regarding the proposed amendments was placed on the Wasco County Planning Department Website¹ starting in January 2022. If updates are made following each hearing, the webpage will be updated to reflect such changes. At the time of publication of this document, the following information was made available to the public:

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

In addition, the Wasco County Land Use and Development Ordinance Update website² has short explainer videos, one-sheet summaries, drafts of the proposed updates, surveys, and questionnaires. Other key functions of the project website include the Ask A Planner, Submit A Comment, and Get Email Updates features, encouraging quick and easy communication by the public.

E. Notification to Partners

An email notification of proposed amendments and the legislative hearing information was sent to the partner agency notification list on August 15, 2022 and on September 13, 2022. The notification included links to the draft documents and information on how to provide comment.

F. Notification to Community Notification List

During the Wasco County 2040 update, a public email notification list was assembled. Those registered were given the opportunity to opt out, or elect to continue being on the list for the LUDO Update. The current list consists of those who continued to be on the list.

Members of the public continue to have the opportunity to sign up for this list at any time on the project website³. They can also request to be put on the list via email, telephone, or

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

² www.Wasco2040.com

³ <https://wasco2040.com/contact/>

in the Planning Department Office. Currently this list includes 158 interested parties from the community.

An initial email was sent to the notification list informing them of the LUDO Update on April 20, 2022. Additional emails were also sent to the notification list informing citizens of news and events on June 2, July 7, and August 24.

G. Notice of Recommendation

Consistent with the Wasco County Land Use and Development Ordinance (LUDO) Section 9.070 and 9.080, a Notice of Planning Commission Recommendation was emailed to all hearing participants on September 21, 2022, 1 day after the hearing and 28 days before the Board of County Commissioner Hearing. Those who testified in writing or verbally during the September 20 hearing were also mailed a copy of the Notice via email or mail.

H. OTHER PUBLIC OUTREACH

In addition to the public meetings, social media content and ads were placed to help to promote engagement with the work tasks and solicit additional input. Any comments or other feedback were compiled and analyzed by staff and used to inform the development of the new policy and implementation strategies. This report was made publicly available during the September 20th hearing.

4. FINDINGS

A. LUDO Section 2.200 - Additional Hearing Notification Requirements

A. Notice

- 1. Notice of a legislative hearing will be sent to public agencies and local jurisdictions (including those providing transportation facilities and services) that may be impacted by the proposed action. Affected agencies and jurisdictions could include the Department of Environmental Quality, the Oregon Department of Aviation, cities within Wasco County, and neighboring jurisdictions.*
- 2. Notice of a legislative or quasi-judicial hearing for any proposal that includes a new transportation facility or improvement, and where these facilities or improvements include or may impact a collector or arterial street, will be sent to the Oregon Department of Transportation and any special interest transportation groups as appropriate. Special interest transportation groups could include trucking organizations, bicycle and pedestrian interest groups, and public transit providers. Information that should be conveyed with the notice includes the following: a. Project location b. Proposed land use action c. Location of project access point(s)*

FINDING: Notice was sent to public agencies, including ODOT, and local jurisdictions on August 15, 2022. and again on September 13, 2022. Staff received one comment from the Department of State Lands.

The proposal does not include a new transportation facility or improvement. Staff finds this criterion has been met.

- 3. Within ten (10) days of the final Planning Commission hearing, the Director of Planning or their assistants shall give notice thereof to any persons who signed in and testified at the hearing and to such other persons as may have requested the same in writing.***

FINDING: Notice was sent to all those who testified or signed in at the September 20th hearing, and those who requested the same information, of the Planning Commission recommendation on September 21st.

Staff finds this criterion has been met.

- B. LUDO Section 9.050 - Amendments to the Zoning Ordinance**
Amendments to this Ordinance may be initiated as follows:

A. By resolution of the County Governing Body referring a proposed amendment to the Planning Commission for its consideration, report and recommendations;

B. By a majority vote of the Planning Commission confirmed by the Wasco County Governing Body;

C. By request of the Director of Planning or the District Attorney to conform the Ordinance to changes in the State Law;

FINDING: The Ordinance Amendment was initiated by the Planning Director to conform the Wasco County Land Use and Development Ordinance to changes in State Law and changes resulting from Wasco County Periodic Review.

Staff finds this criterion has been met.

- C. LUDO Section 9.060 - Recommendation on Zone Change or Amendment to the LUDO**
After hearing, the Approving Authority shall recommend that the proposed zone change or amendment to the Zoning Ordinance be granted or denied. The Director of Planning or his Chapter 9 – Zone Change & Ordinance Amendment – Wasco County Land Use and Development Ordinance 4 assistants shall reduce to writing the Commission's recommendations together with a brief statement of the facts and reasons upon which such recommendation is based.

FINDING: Amendments to the Land Use and Development Ordinance were heard by the Planning Commission on September 20th. Following the hearing, a notice of the Planning Commission's recommendations were sent to participants including a brief statement of the facts and reasons upon which the recommendation was based.

The Board of County Commissioners will hold two hearings (October 19 and November 2), to review the proposed amendments. Following the hearing, staff will reduce to writing the Commission's

recommendation, along with a brief statement of facts and reasons upon which the recommendation will be based.

D. LUDO Section 9.080 - Action by County Governing Body

Upon receipt of the Commission report, the County Governing Body shall take such action as may appear appropriate to that body, or as it feels the public interest requires, provided that in no event shall the County Governing Body act until at least twenty (20) days after the Notice of Planning Commission Recommendation has been mailed.

FINDING: The Board of County Commissioners is scheduled to hear the proposed Land Use and Development Ordinance amendments on October 19, 2021, 29 days after the Planning Commission hearing. The Notice of Planning Commission Recommendation was sent on September 21st, 28 days before the Board of County Commissioner hearing. Staff finds this criterion is met.

E. ORS 197.175 - Cities' and counties' planning responsibilities

(2) Pursuant to ORS chapters 195, 196 and 197, each city and county in this state shall:

...

(b). Enact land use regulations to implement their comprehensive plans;

FINDING: Proposed revisions are intended to implement critical components of the updated Wasco County Comprehensive Plan.

Proposed revisions are intended to enact the following Comprehensive Plan policies: Policy: 2.1.2 Comprehensive plans and implementing ordinances shall be consistent with the statewide goals and guidelines as well as the needs and desires of citizens in the County; Policy 2.1.4 Increase public awareness of the planning process and plan implementation; Policy 3.1.1 Maintain Exclusive Farm Use zoning consistent with state law for continued preservation of lands for resources uses; Policy 3.1.5 Encourage agri-tourism activities that support commercial agriculture in Wasco County; Policy 4.1.1 Land use regulation and tax incentives should be designed to safeguard forest management operations on both private and public lands; Policy 4.1.2 Lands within the F-1 Forest designation shall be managed for maintenance of water quality and quantity, in addition to timber protection, fish and wildlife, soil conservation, and air quality; Policy 9.1.1 Maintain commercial agriculture as the basis for the County's rural economy; Policy 9.1.2 Encourage commercial and industrial development compatible with the County's agricultural based economy; Policy 9.1.6 Forest management will continue to be an economic development target for Wasco County; Policy 13.1.6 Use of renewable energy shall be encouraged; Policy 13.1.7 New energy facilities shall meet the requirements in State Law.

ORS 197.610 - Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development

Before a local government adopts a change, including additions and deletions, to an acknowledged comprehensive plan or a land use regulation, the local government shall submit the proposed change to the Director of the Department of Land Conservation and Development. The Land Conservation and

Development Commission shall specify, by rule, the deadline for submitting proposed changes, but in all cases the proposed change must be submitted at least 20 days before the local government holds the first evidentiary hearing on adoption of the proposed change. The commission may not require a local government to submit the proposed change more than 35 days before the first evidentiary hearing.

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review, the local government shall submit the proposed changes as soon as practicable, but may submit the proposed changes after the applicable deadline.

(3) Submission of the proposed change must include all of the following materials:

(a) The text of the proposed change to the comprehensive plan or land use regulation implementing the plan;

(b) If a comprehensive plan map or zoning map is created or altered by the proposed change, a copy of the map that is created or altered;

(c) A brief narrative summary of the proposed change and any supplemental information that the local government believes may be useful to inform the director or members of the public of the effect of the proposed change;

(d) The date set for the first evidentiary hearing;

(e) The form of notice or a draft of the notice to be provided under ORS 197.763 (Conduct of local quasi-judicial land use hearings), if applicable; and

(f) Any staff report on the proposed change or information describing when the staff report will be available, and how a copy of the staff report can be obtained.

FINDING: On August 15, 2022, Staff submitted a notice of proposed land use regulations (Form 1) to Oregon's Department of Land Conservation and Development (DLCD) via PAPA Online. Staff received confirmation on August 15 via email that the packet was received.

The packet submitted with the completed Form 1 included the following: a narrative on form 1 summarizing the proposed changes; drafts of the proposed updates; a memo describing that the staff report we would be available on the County website 7 days before the September 20th hearing; a copy of the mailed notice commensurate with ORS 215.503; and the newspaper notice regarding the legislative hearing on September 20th.

A map was included to show the new, proposed overlay zone for military airspace. Because the military airspace is already approved by the FAA, the map is being adopted as a tool to help ensure coordination with the US military.

This information was submitted 36 days before the September 20th hearing, as required.

Staff finds the criteria have been met.

E. **ORS 197.612 - Comprehensive plan or land use regulation changes to conform plan or regulations to new requirement in statute, goal or rule**

Notwithstanding contrary provisions of state and local law, a local government that proposes a change to an acknowledged comprehensive plan or a land use regulation solely for the purpose of conforming the plan and regulations to new requirements in a land use statute, statewide land use planning goal or rule of the Land Conservation and Development Commission implementing the statutes or goals may take action to change the comprehensive plan or the land use regulation without holding a public hearing if:

(a) The local government gives notice to the Department of Land Conservation and Development of the proposed change in the manner provided by ORS 197.610 (Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development) and 197.615 (Submission of adopted comprehensive plan or land use regulation changes to Department of Land Conservation and Development); and

(b) The department confirms in writing that the only effect of the proposed change is to conform the comprehensive plan or the land use regulations to the new requirements.

(2) Notwithstanding the requirement under ORS 197.830 (Review procedures) (2) that a person must have appeared before the local government orally or in writing, a person that has not appeared may petition for review of the decision under subsection (1) of this section solely to determine whether the only effect of the local decision is to conform the comprehensive plan or the land use regulation to the new requirements. [2011 c.280 §6]

FINDING: The proposed revisions do include amendments based on changes to state law. However, the proposed revisions also are a result of Periodic Review or changes initiated by stakeholder and public feedback. As a result, the proposed revisions do not meet ORS 197.612 criteria for allowing changes without a public hearing.

The first evidentiary hearing was scheduled before the Wasco County Planning Commission on September 20th.

Based on the above, staff finds this criteria is not applicable.

F. **ORS 197.615 - Submission of adopted comprehensive plan or land use regulation changes to Department of Land Conservation and Development**

When a local government adopts a proposed change to an acknowledged comprehensive plan or a land use regulation, the local government shall submit the decision to the Director of the Department of Land Conservation and Development within 20 days after making the decision.

(2) The submission must contain the following materials:

(a) A copy of the signed decision, the findings and the text of the change to the comprehensive plan or land use regulation;

(b) If a comprehensive plan map or zoning map is created or altered by the proposed change, a copy of the map that is created or altered;

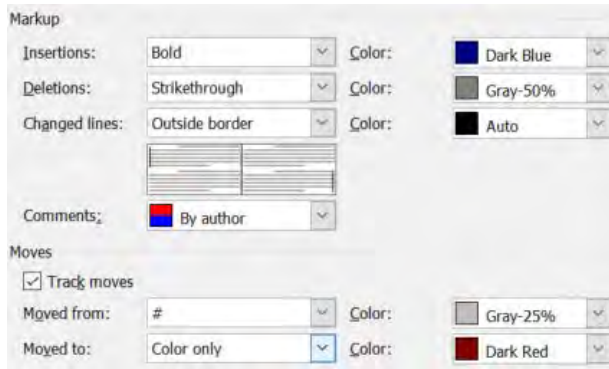
(c) A brief narrative summary of the decision, including a summary of substantive differences from the proposed change submitted under ORS 197.610 (Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development) and any supplemental information that the local government believes may be useful to inform the director or members of the public of the effect of the actual change; and

(d) A statement by the individual transmitting the submission, identifying the date of the decision and the date of the submission.

FINDING: The final hearing is tentatively scheduled for November 2. If approved, staff will submit to the Department of Land Conservation and Development the changes via PAPAOnline, along with a copy of the signed decision, finding and the text of the change, and a brief narrative of the decision. Included on the forms required by DLCD will be a statement identifying the date of decision and submission.



Wasco County Planning Land Use and Development Ordinance Update Draft Cover Sheet



The drafts are created using track changes in Microsoft Word.

The key to the left is a reference for how revisions are marked up in the draft.

The bold, blue text shows new text.
Text with a line through it, in light grey,
is proposed to be deleted.



rules adopted under ORS ~~4688.095~~, and must be reviewed subject to Section ~~3.219 K~~
below: ~~OAR 660-033-130 (11), ORS 215.246, ORS 215.247, ORS 215.249, and ORS~~
~~215.251.~~

Text underlined by a wavy line is
optional.



COMMERCIAL USES RELATED TO FARM USE

- B. A winery subject to ~~3.219 F~~ below: ~~ORS 215.452, ORS 215.453, ORS 215.454, ORS~~
~~215.455 and ORS 215.237.~~
- C. A cider business subject to ORS 215.451.
- D. A facility for the processing of farm crops or the production of biofuel as defined in ORS
315.141 subject to the following: farm products as described in ORS 215.255.

The # shows where text has been
moved from and the red text
shows the new proposed location
for that moved text



#

- K. A replacement dwelling to be used in conjunction with farm use if the existing dwelling
has been listed in a county inventory as an historic property and is listed on the National
Register of Historic Places. The application shall include a *Farm Management Plan*
documenting how the replacement dwelling will be used in conjunction with a farm use.



Chapter 1 – Definitions Revisions

- (Page 3) Modified definition of accepted farming practice to be consistent with state law definition.
- (Page 3) Replace Agricultural Structure definition with the Agricultural Building definition in HB 2611 (ORS 455.315).
- (Page 4) Added an agritourism definition that is consistent with the state law definition.
- (Page 7) Bed and breakfast definition is modified to be consistent with state law.
- (Page 8) The Board of County Commissioner definition was modified for clarity.
- (Page 9) Campground definition is modified to be consistent with state law.
- (Page 10-11) New definitions, consistent with state law, are added for cemetery lot and cidery related terms.
- (Page 15) Cubic foot per acre definition added from state law, relates to forestry operations.
- (Page 16) The term declarant is added, as defined by state law.
- (Page 19) Modified energy facility definition with reference to ORS 469.300.
- (Page 19) ESEE analysis is updated to directly reflect definitions in OAR.
- (Page 20) New terms are added for events and camps, consistent with state law.
- (Page 20-21) Farm Management is revised to be consistent with state law.
- (Page 21) New state law farm related definitions added.
- (Page 23) Per Model Code audit, a new definition for farmworker housing has been added.
- (Page 26) A definition for footprint has been added. As defined by state law, forest lands definition is added.
- (Page 27) Affiliated with the proposed optional guest ranch use, guest ranch related definitions are added.
- (Page 30) Judicially Noticeable reference and definition added. Kennel definition updated to be more explicit about commercial, non-commercial, and breeding operation distinction.
- (Page 31) Based on an audit and work to Chapter 2, several new definitions are proposed. Definitions are from state law.
- (Page 32 & 36) Major and minor modification definitions are taken from Chapter 2 and put into the definition section to be consistent with the standard placement for definitions.
- (Page 37) Military Training Route definition added.
- (Page 37) Motel definition has been added to distinguish it from hotels, as the code has some allowances for motels only.
- (Page 39) Several new definitions, based on internal and external audit, are proposed. They are consistent with state law and/or common understanding of the terms.
- (Page 40) Parcel definition is modified to be consistent with state law.
- (Page 42) Planned Unit Development definitions are proposed to be moved from Chapter 18.
- (Page 43) The internal and external audit recommended several modifications or additional definitions. Farm and forest use related definitions are taken from state law. All others are based on government structure or Wasco County 2040.
- (Page 43) Add renewable energy facility definition from HB2190 (ORS 215.446).
- (Page 44) Park definitions were recommended additions from the Model Code audit and are taken directly from state law.
- (Page 44) Radar line of sight definition added.
- (Page 54) Model Code recommended the addition of the emergency storage structure definition, in conjunction with adding that required use to the resource zones.
- (Page 56) Two new definitions are proposed.
- (Pages 63-66) Added new definitions in support of the Communications Facilities chapter and consistent with FCC Model Code.
- (Page 67) Revised definitions for youth camp and yurt are proposed, consistent with state law.

CHAPTER 1 - INTRODUCTORY PROVISIONS

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Section 1.005 - Authority

This Ordinance is enacted pursuant to the provisions of Oregon Revised Statutes Chapters [92](#), [197](#), [203](#), and [215](#).

Section 1.010 - Title

This Ordinance shall be known as the Wasco County Land Use and Development Ordinance.

Section 1.020 - Purpose

The purposes of this Ordinance are: To promote public health, safety, convenience, and general welfare; to reduce congestion upon the streets and highways; to prevent excessive population density and the overcrowding of land; to provide for adequate air and light; to conserve natural resources and encourage the orderly growth of the County; to promote safety from fire and natural disaster; to assist in rendering adequate police and fire protection; to facilitate adequate and economic provision for public improvements, for recreation areas, and for public utilities and services; to conserve, stabilize, and protect property values; and to encourage the most appropriate use of land, all in accordance with the comprehensive plan for Wasco County.

Section 1.030 - Severability

The provisions of this Ordinance are severable.– If any section, sentence, clause, or phrase of this Ordinance is adjudged to be invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portion of this Ordinance.– The Director, the Director's designee or other Approving Authority shall not approve a development or use of land that has been previously divided or otherwise developed in violation of this Ordinance, regardless of whether the applicant created the violation, unless the violation can be rectified as part of the development proposal.

Section 1.040 - Repeal

The following ordinances, together with all amendments thereto are hereby repealed:

- "Wasco County Zoning Ordinance", adopted February 3, 1982.
- "Wasco County Subdivision and Land Development Ordinance", adopted February 3, 1982.
- "Wasco County Mobile Home and Recreational Vehicle Park Ordinance".

Section 1.050 - Effective Date

This Ordinance shall become effective when filed with the Wasco County Clerk.– Amendments hereto, unless otherwise specified, shall become effective when filed with the County Clerk.

Section 1.060 - Interpretation and Scope

Interpretation: The provisions of this Ordinance shall be liberally construed to ~~effect~~**affect** the purpose.– These provisions are declared to be the minimum requirements to fulfill objectives. When conditions herein imposed are less restrictive than comparative provisions imposed by any other provision of this Ordinance by resolution of State Law or State Administration regulations, then the more restrictive shall govern.

Scope: This Ordinance is enacted to regulate and restrict the location and use of buildings, structures, and land for residence, trade, industry, and other land use activities; to regulate and limit the height, number of stories, and size of buildings and other structures hereafter erected or altered; to regulate and limit the density of population and to divide Wasco County into districts or zones of such number, shape and area as may be deemed best to carry out these regulations and to provide for the enforcement of these regulations.

Section 1.070 - Compliance Required

No structure or premises in Wasco County shall hereafter be used or occupied and no part or structure or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered contrary to the provisions of this Ordinance.

Section 1.080 - Editorial Revision

Editorial revision will be in compliance with the following procedures.– The District Attorney may at any time direct such changes regarding currently maintained copies of this Ordinance and amendments as the Legislative Council is authorized to perform regarding acts of the Legislature, pursuant to Oregon Revised Statute [173.160](#), provided that such editorial revisions be directed by written memorandum filed with the County Clerk and with the Planning Department, but subject to disapproval by the Commission at next regular meeting thereafter. Editorial revisions shall become effective, unless disapproved by the Commission, on the first regular meeting of the Commission after the directing memorandum is filed with the County Clerk.

Section 1.090 - Definitions

For the purpose of this Ordinance, certain words and terms are defined as follows:– Words used in the present tense include the future; words in the singular number include the plural,

and words in the plural include the singular; the word "Building" includes the word "Structure"; the word "Shall" is mandatory and not directory.

AUM (Animal Unit Month) - Unit of measure of dry forage to graze a 900 - 1000 pound cow and calf for thirty (30) days as prescribed by the NRCS Rangeland Specialist.

Abandoned WECS — See Wind Power Related Definitions

Abandonment – See Wireless Telecommunication Facilities Related Definitions

Accepted Farming Practice - ~~A mode of operation common to farms and ranches of a similar nature necessary for the operation of such farms and ranches, with the intent to obtain a profit in money, and customarily utilized in conjunction with farm use.~~ A mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money, and customarily utilized in conjunction with farm use. As applied to composting operations on high-value farmland, "accepted farming practice" includes composting operations that either 1) compost only materials produced on the subject tract, or 2) compost materials brought from off-site and processed alone or in conjunction with materials generated on the subject tract, and use all on-site generated compost for on-farm production in conjunction with, and auxiliary to, the farm use on the subject tract.

Access — See Road and Access Easement Related Definitions

Access easement — See Road and Access Easement Related Definitions

Accessory Structure -- A detached structure, its footprint being less than **three-quarter (3/4)** of the primary structures footprint, the use of which is customarily incidental to that of the primary structure or the primary use of the land and which is located on the same lot-of-record with the primary structure or use.— Accessory structures shall not include agricultural exempt buildings.— ~~(Revised 1/92, 5/93)~~

Accessory Use - A use customarily incidental and subordinate to the primary uses and located on the same lot-of-record.— ~~(Revised 1/92)~~

Agricultural Building (ORS 455.315) - **A structure located on a farm or forest operation and used for:**

- a. **Storage, maintenance or repair of farm or forestry machinery and equipment;**
- b. **The raising, harvesting and selling of crops or forest products;**
- c. **The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;**

- d. Dairying and the sale of dairy products; or
- e. Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal, by marketing or otherwise, of farm produce or forest products.

An agricultural building may be used for uses in addition to the uses listed above if the additional uses:

- a. Are incidental and accessory to the uses listed above.
- b. Are personal to the farm owner and the farm owner's immediate family or household; and
- c. Do not pose a greater hazard to persons or property than the uses listed above.

~~Agricultural Building does not mean~~ **ORS 455.315 (b) outlines structures not covered under the definition.**

~~An agricultural building may be used for uses in addition to the uses listed in subsection (2)(a) of this section if the additional uses include ORS 455.315 (a) (c).~~

Agricultural Land (Per OAR [660-33-020\(1\)\(a\)](#)) - Means lands classified by the US Natural Resource Conservation Service as predominantly Class I-VI in Eastern Oregon; land in other soil classes that is suitable for farm use as defined in ORS [215.203](#) taking into consideration soil fertility; suitability for grazing; climatic conditions; existing and future availability of water for farm irrigation purposes; existing land use patterns; technological and energy inputs required; and accepted farming practices; land that is necessary to permit farm practices to be undertaken on adjacent or nearby agricultural lands; and land in capability classes other than I - VI that is adjacent to or intermingled with lands in capability classes I - VI within a farm unit shall be inventoried as agricultural lands even though this land may not be cropped or grazed. Agricultural land does not include land within acknowledged urban growth boundaries or land within acknowledged exception areas for Goal 3 or 4.

~~**Agricultural Purposes**—The predominant and gainful use of land for the following purposes: the growing of hay, grain, seed, row crops, horticultural crops, livestock, poultry and produce.~~

~~**Agricultural Structure**—In any zone a building or structure may be considered in conjunction with farm use, as defined in this Chapter or ORS [215.203](#) subject to the following:~~

All buildings and structures

- a. ~~The owner provides a farm management plan that is reviewed and approved by the Planning Department; and~~
- b. ~~The lot or parcel is enrolled in a farm deferral program with the County Assessor; or the farm management plan provides sufficient documentation to confirm compliance with the income capability requirements of state law.~~

~~Agricultural Exempt Buildings Only~~

- c. ~~The owner submits a signed floor plan showing that only farm related uses will occupy the building space; and~~
- d. ~~The owner will file a restrictive covenant in the deed records of Wasco County agreeing the it will be used solely as will be solely used as an agricultural building as defined by ORS [455.315](#)(2).~~

Agritourism - A common, farm-dependent activity that promotes agriculture, any income from which is incidental and subordinate to a working farm. Such uses may include hay rides, corn mazes and other similar uses that are directly related to on-site agriculture. Any assembly of persons shall be for the purpose of taking part in agriculturally-based activities such as animal or crop care, tasting farm products or learning about farm or ranch operations. Agritourism may include farm-to-plate meals. Except for small, farm-themed parties, regularly occurring celebratory gatherings, weddings, parties or similar uses are not Agritourism.

Airport Related Definitions -

Airport (Personal Use) - Means pursuant OAR [660-33-130](#)(7), an airstrip restricted, except for aircraft emergencies, to use by the owner, and on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations. No aircraft may be based on a personal use airport other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Oregon Aeronautics Division in specific instances. A personal use airport lawfully existing as of September 13, 1975 shall continue to be permitted subject to any applicable rules of the Oregon Aeronautics Division. ~~(amended 12/96)~~

Airport (Public) - A designated area for the take-off and landing of airplanes which is designed for public use by general aviation, and where aircraft service facilities are normally provided.

Airport Approach Area - A wedge shaped area described by boundaries where the inner edge of the Airport Approach Area coincides with each end of the runway and is two hundred and fifty (250) feet wide at each terminus. The Airport Approach Area expands outward uniformly to a width of seven hundred and fifty (750) feet at a horizontal distance of two thousand five hundred (2,500) feet from the terminus, with its centerline being the continuation of the centerline of the runway.

Airport Clear Area - The Airport Clear Area coincides with the Airport Approach Area for a horizontal distance of one thousand two hundred (1,200) feet from the runway termini.

Airport Hazard - Any structure, tree, or use of land which unreasonably obstructs the air space required for the safe flight of aircraft in landing or taking off at an airport or landing field, or is otherwise hazardous to such landing or taking off of aircraft.

Airport Hazard Area - Any area of land upon which an airport hazard might be established if not prevented.

All Weather Road - See Road and Access Easement Related Definitions

Alley - A secondary means of access to abutting property, if dedicated as a public way.

Alteration (Historic District/Historic Landmarks) - To remove, add to, or otherwise change the physical appearance of any part or portion of the EXTERIOR of a historic landmark, individually or within a historic district.

Altered - A change, addition, or modification in structure; where the term "altered" is used in connection with a change of occupancy, it is intended to apply to changes of occupancy from one trade or use to another, or from one division or use to another.

Anemometer - See Wind Power Related Definitions

Apartment - A building or portion thereof designed for residential use and containing three or more dwelling units.

Apartment House - Three or more household units with walls or ceilings common to another unit.

Appeal — A request for a review of the interpretation of any provision of this ordinance.

Approach Road — See Road and Easement Related Definitions

Approving Authority - The County Governing Body (**BOCC**) or the body designated by the County Governing Body to administer all or part of this ordinance.

Architectural Significance — The term shall mean the historic landmark

~~(1)~~

- a. portrays the environment of a group of people in an era of history characterized by a distinctive architectural style;
- b. ~~(2)~~ embodies those distinguishing characteristics of an architectural type;
- c. ~~(3)~~ is the work of an architect or master builder whose individual work has influence the development of the County or region; or
- a.d. ~~(4)~~ contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

Area of Special Flood Hazard (ASFH) — See Flood Hazard Related Definitions

Arterial Road or Street — See Road and Access Easement Related Definitions

Associated Transmission Lines - ~~(1) New transmission lines constructed to connect an energy facility to the project's substation(s). (2) New transmission lines constructed to connect the project's substations(s) to the power grid only if they are owned by the developer of the project. Any transmission line owned by a public utility is not an associated transmission line.~~ ~~(Added 4/12)~~ **(ORS 469.300) New transmission lines constructed to connect an energy facility to the first point of junction of such transmission line or lines with either a power distribution system or an interconnected primary transmission system or both or to the Northwest Power Grid. To be determined necessary for public service, an associated transmission line must meet the requirements in ORS 215.275.**

Automobile and Trailer Sales Area — An open area, other than a street, used for the display, sale, or rental of new or used motor vehicles or trailers and where no repair work is done except minor incidental repair of motor vehicles or trailers to be displayed, sold or rented on the premises.

Automobile Repair Garage - A building or portion thereof used for the care and repair of motor vehicles or where such vehicles are parked or stored for compensation, hire or sale.

Automobile Service Station - Any premises used for supplying gasoline, oil, minor accessories, and services, excluding body and fender repair for automobiles at retail direct to the customer.

Automobile Wrecking Yard - Any property where more than two vehicles not in running condition, or parts thereof, are:- wrecked, dismantled, disassembled, or substantially altered and are stored in the open and are not being restored to operation; or any land, building, or

structure used for wrecking or storing of such motor vehicles or parts thereof for a period exceeding three (3) months. ~~(Revised 1/92)~~

~~Auxiliary~~ **Auxiliary** — See Forest Land Related Definitions

Awning - An awning is defined as any accessory shade structure supported by posts or columns and partially supported by a mobile home.

Base Flood — See Flood Hazard Related Definitions

Base Flood Elevation (BFE) — See Flood Hazard Related Definitions

Basement — A portion of a building, partly underground, which is less than one half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground, and not deemed a story unless the ceiling is six (6) feet or more above the ground.

Batch Plant, Concrete or Asphalt - ~~Means~~ **The storage, preparation, and manufacturing of concrete or asphalt including customary equipment and accessory buildings. Also called Redi-Mix plant.**

Bed and Breakfast Inn - ~~A single family dwelling where lodging and a morning meal for guests only are offered for compensation, having no more than five (5) sleeping rooms for this purpose. An establishment where more than one (1) meal per day is offered shall not be deemed a bed and breakfast inn. An establishment with more than five (5) sleeping rooms shall be deemed a hotel. A bed and breakfast inn must be within the residence of the operator.~~ ~~(Added 2/89)~~ **An accessory use in a single-family dwelling in which lodging and a morning meal for guests only are offered for compensation, having no more than five (5) sleeping rooms for this purpose. A bed and breakfast facility must be within the residence of the operator and be compliant with the requirements of ORS 333-170-0000(1) A bed and breakfast facility may be reviewed as either a home occupation or as a room and board operation.**

Bikeway - Any road, path, or way that is in some manner specifically open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are shared with other transportation modes.

Bike Lane - A defined portion of the roadway which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

Biomass Energy Facility - A facility producing energy from biomass and its related or supporting facilities. ~~(Added 4/12)~~

Blade — See Wind Power Related Definitions

Block - An area of land within a subdivision which area may be entirely bounded by streets, highways or ways (except alleys), and the exterior boundary or boundaries of the subdivision.

Board of County Commissioners (BOC or BOCC) — A three member elected board with duties and powers described in ORS 203.240.— The main governing body of Wasco County and the legislative approving authority.

Boarding House — A building or premise where meals and lodging are offered for compensation for three (3) or more persons but not more than nine (9) persons; and having no more than five (5) sleeping rooms for this purpose.— An establishment where meals are served for compensation for more than nine (9) persons shall be deemed a restaurant.— An establishment with more than five (5) sleeping rooms shall be deemed a hotel.

Boarding of Horses - The boarding of horses for profit in specified zones other than the Exclusive Farm

Use zone shall include the following:

- a. The stabling, feeding and grooming for a fee, or the renting of stalls for and the care of horses not belonging to the owner of the property; and,
- b. Related facilities, such as training arenas, corrals and exercise tracks.

The boarding of horses for profit does not include the following:

- a. The mere pasturage of horses or the boarding of horses not owned by the property owner for the purpose of breeding with the owner's stock;
- b. The incidental stabling of not more than four (4) horses;
- c. The boarding of horses for friends or guests where no charge is made; and
- d. Equestrian activities when the raising, feeding, training or grooming of horses is a farm use by the property owner of the land qualifying for farm assessment under regulations of the State Department of Revenue.

~~BOC - Wasco County Board of Commissioners. (Added 4/12)~~ See Board of County Commissioners.

BOCC - See Board of County Commissioners.

Building - Any structure built for the support, shelter, or enclosure of any persons, animals, chattels, or property of any kind.

Building Line - A line on a plat indicating the limit beyond which buildings or structures may not be erected.

Building Mounted Wind Turbine — See Wind Power Related Definitions

Business - Employment of one or more persons for the purpose of earning a livelihood or a profit in money. ~~(Added 2/89)~~

Cabana - A room enclosure erected or constructed adjacent to a mobile home for use as an addition to a mobile home.

~~**Campground** - A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive 6 month period.~~ **An area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground.— Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive 6 month period.**

Camp, Tourist, or Trailer Park— Any area or tract of land used or designed to accommodate more than two camping outfits (trailer, tent, tent trailer, recreational vehicle, pickup camper or other similar device used for camping), including cabins.

Cannabinoid - Any of the chemical compounds that are the active constituents of marijuana.

Cannabinoid Concentrate - A substance obtained by separating cannabinoids from marijuana by a mechanical extraction process; a chemical extraction process using a nonhydrocarbon-based or other solvent, such as water, vegetable glycerin, vegetable oils, animal fats, isopropyl alcohol, or ethanol; a chemical extraction process using the hydrocarbon-based solvent carbon dioxide, provided that the process does not involve the use of high heat or pressure; or any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

Cannabinoid Edible - Food or potable liquid into which a cannabinoid concentrate, cannabinoid extract, or dried marijuana leaves or flowers have been incorporated.

Cannabinoid Extract - A substance obtained by separating cannabinoids from marijuana by a chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane or

propane; a chemical extraction process using the hydrocarbon-based solvent carbon dioxide, if the process uses high heat or pressure; or any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

Cannabinoid Product - A cannabinoid edible and any other product intended for human consumption or use, including a product intended to be applied to the skin or hair, that contains cannabinoids or dried marijuana leaves or flowers. Cannabinoid product does not include usable marijuana by itself, a cannabinoid concentrate by itself, a cannabinoid extract by itself, or industrial hemp as defined in ~~Oregon Revised Statutes ORS 571.300~~ [ORS 571.269](#).

Carport - A covered shelter for an automobile open on two or more sides.— A carport may be freestanding or partially supported by a dwelling unit or mobile home.

Cellar — A story having more than one half of its height below the average level of the adjoining ground and which has less than six (6) feet of its height above the average level of the adjoining ground.

Cemetery - Land dedicated for burial purposes, including mortuary, crematory, mausoleum, and columbarium, when operated within the boundary of the cemetery.

Cemetery Lot — Consistent with ORS 97.010, “lot,” “plot” or “burial space” means space in a cemetery owned by one or more individuals, an association or fraternal or other organization and used, or intended to be used, for the permanent interment therein of the remains of one or more deceased persons. Such terms include and apply with like effect to one, or more than one, adjoining grave, crypt, vault or niche.

Church - A building, together with its accessory buildings and uses, where persons regularly assemble for public worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Cider — an alcoholic beverage made from the fermentation of the juice of apples or pears, including but not limited to flavored cider, sparkling cider and carbonated cider.

Cider Business — a facility used primarily for the commercial production, shipping and distribution, wholesale or retail sales, tasting, crushing, making, blending, storage, bottling, administrative functions or warehousing of cider.

Cidermaker — a person who makes cider.

Cidery — a place where cider is produced.

Class I Stream - Waters which are valuable for domestic use, are important for angling or other recreation, and/or used by significant numbers of fish for spawning, rearing, or migration

routes as designated by the Oregon Department of Forestry.— Stream flows may be perennial or intermittent.

Class II Stream - Any headwater streams or minor drainages that generally have limited or no direct value for angling or other recreation as designated by the Oregon Department of Forestry.— They are used by only a few, if any, fish for spawning or rearing.— Their principal value is their influence on water quality or quantity downstream in Class I waters.— Stream flow may be perennial or intermittent.

Clinic — See Medical Facility Related Definitions

Club or Lodge - A building and facilities owned and operated for a social or recreational purpose, to which membership is required for participation, but is not operated primarily for profit or to render a service which is customarily carried on as a business.— A club does not include a public rehabilitation facility of any kind.

Collector Road or Street (Major) - See Road and Access Easement Related Definitions

Collector Road or Street (Minor) — See Road and Access Easement Related Definitions

Commencement of Development - Authorized development has been commenced when the holder of the permit has physically altered the land or structure or changed the use thereof and such alteration or change is directed toward completion and is sufficient in terms of time, labor or money spent to demonstrate a good faith effort to complete the development.— In the case of development requiring a building permit, issuance of the building permit shall be conclusive evidence of commencing development.— Nothing herein, however, shall be deemed to extend the life of said building permit as provided by law.— A development permit which would have expired but for issuance of a building permit shall expire automatically upon expiration of the building permit.— In the case of development authorized to be done in phases, each phase must be commenced within the time frame specified in the approval, or commenced within two years of completion of the prior phase if no time table is specified.— The date of phase completion in the case of a structure or structures shall be the date of issuance of an occupancy permit by the Director for 80% or more of the structure or structures.

Commercial - The use of land or structures for a business activity engaged primarily in the sale of goods or services. ~~(Added 2/89)~~

Commercial Agricultural Enterprise - Consists of farm operations that will contribute in a substantial way to the area's existing agricultural economy; and help maintain agricultural processors and established farm markets. When determining whether a farm is part of the commercial agricultural enterprise, not only what is produced, but how much and how it is marketed shall be considered. These are important factors because of the intent of Goal 3 to maintain the agricultural economy of the state.

Commercial Energy Facility — See Commercial Power Generating Facility. ~~(Amended 4/12)~~

Commercial Power Generating Facility (Utility Facility For The Purpose Of Generating Power) - A facility for the production of energy and its related or supporting facilities that:

- a. Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, thermal power, geothermal power, landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues but not including the production of biofuel as authorized by ORS [215.203\(2\)\(b\)\(K\)](#) in all zones which allow "Farm Use" and [215.283\(1\)\(r\)](#) in the Exclusive Farm Use zone; and
- b. Is intended to provide energy for sale.

See "Net Metering Power Facility", "Non-Commercial/Stand Alone Power Generating Facility" and "Small Scale Commercial Power Generating Facility" for additional definitions related to energy production. ~~(Added 4/12)~~.

Commercial Utility Facility - See Commercial Power Generating Facility.
~~(Amended 4/12)~~

Commission - The Wasco County Planning Commission.

Common Area - Any area or space designed for joint use of tenants.

Communication Facility - A facility constructed for the purpose of transmitting telegraph, telephone, microwave, television, radio, and other similar signals.

Communication Tower - Any tower designed to support commercial radio, television, and/or telecommunications receiving or broadcasting antennas, dishes, buildings and associated commercial equipment used to transmit or receive radio, microwave, wireless communications, and other electronic signals. ~~(Added 4/12)~~

Community Center or Hall - A building and facilities owned and operated by a governmental agency or non-profit community organization whose membership is open to any resident of the community in which the center or hall is located.

Community Garden - A site where any kind of plant, except marijuana, is grown, and several individuals or households cultivate the site. The site may be divided into individual allotments, or gardeners may work together to cultivate the entire property. The land may be publicly or privately owned. The plants are grown for personal use by the gardeners, or for donation, and sales are prohibited.

Community Management - The person who owns or has charge, care or control of the mobile home development.

Community Sanitary Sewer System — A public or private system of underground pipes of sufficient capacity to carry domestic sewage from an area to connected treatment and disposal facilities, as approved by the Oregon Department of Environmental Quality.

Community Water Supply System — A public or private system of underground distribution pipes providing a continuous supply of potable water from a center source in quantities sufficient to meet domestic and fire protection needs for three (3) or more dwellings, as approved by the State of Oregon Department of Human Resources, Health Division.

Compost - A mixture of decaying, organic matter, such as leaves and manure, used as fertilizer.

- a. **Green Feedstocks** – Materials low in:– (1) Substances that pose a present or future hazard to human health or the environment; (2) Substances that are low in, and unlikely to support, human pathogens.– Green feedstocks include but are not limited to yard debris, animal manure, wood waste, vegetative food waste, produce waste, vegetative restaurant waste, vegetative food processor byproducts and crop residue.
- b. **Non-Green Feedstocks** – Materials high in:– (1) Substances that pose a present or future hazard to human health or the environment; (2) Substances that are high in, and likely to support, human pathogens.– Non-green feedstocks include but are not limited to animal parts and byproducts, mixed materials containing animal parts or byproducts, dead animals and municipal solid waste.
- c. **Agricultural Composting** – Composting as an agricultural operation conducted on lands employed for farm use.
- d. **Institutional Composting** – The composting of green feedstocks generated from the facility's own activities.– It may also include supplemental feedstocks.– Feedstocks must be composted on-site, the compost produced must be utilized within the contiguous boundaries of the institution and not offered for sale or use off-site.– Institutional composting includes but is not limited to parks, apartments, universities, schools, hospitals, golf courses and industrial parks.
- e. **Reload Facility** – A facility or site that accepts and reloads only yard debris and wood waste for transport to another location.

Comprehensive Plan– - The generalized, coordinated land use map and policy statement of the governing body of Wasco County that interrelates all functional and natural systems and activities relative to the use of lands including, but not limited to sewer and water systems,

transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs.

Condominium - Property, any part of which is residential in nature, submitted and approved in accordance with the provisions of ~~Oregon Revised Statutes~~ [ORS](#).

Conduit - Any tunnel, canal, pipeline, aqueduct, flume, ditch or similar man made water conveyance.

Consultant Engineer - A professional engineer registered in the State of Oregon, who is retained by and responsible to an applicant for the design and construction of subdivisions and required public or private improvements.— Although a Civil Engineer is preferable, any engineer who is qualified to perform the work involved, and so certified, may be a consultant engineer.

Contiguous - Lots, parcels or lots and parcels that have a common boundary.— "Contiguous" includes, but is not limited to, lots, parcels, or lots and parcels separated only by an alley, street, or other right-of-way.—~~(Revised 1/92)~~

Corner Lot — See Lot Related Definitions

Corridor — The length and width of a right of way or tenancy containing or intended for a transmission facility and other uses in, or intended for, the same right of way.

County - The County of Wasco, Oregon.

County Governing Body - The County Governing Body of Wasco County, Oregon.

County Road - See Road and Access Easement Related Definitions

County Road District — See Road and Access Easement Related Definitions

Court - An open, unoccupied space, other than a yard, on the same lot with a building and bounded on two sides by such building.

Court Apartment - One to four multiple dwellings arranged around two or three sides of a court which opens into a street.

Covenants, Conditions & Restrictions (CC&Rs) or Irrevocable Deed Restrictions — When referred to in the section as a requirement for approval of a dwelling or land division in the Forest Zone mean documents in conformance with Exhibit A of OAR [660-006](#) recorded in the deed records for Wasco County and in any additional counties where affected properties are located.— The CC&Rs also:

- a. Shall be irrevocable unless a statement of release is signed by an authorized representative of the appropriate county or counties, and then recorded in deed records; and
- b. Shall be enforceable by the Department of Land Conservation and Development or by the county or counties where the property is located that is subject to the recorded form; and
- c. Shall not affect the validity of the transfer of property or the legal remedies available to buyers of property which is subject to the recorded form if the requirements for implementation of CC&Rs are not followed; and
- d. Shall be copied by the Planning Director, into a file and onto a map, sufficient to depict tracts which do not qualify for the siting of new dwellings based on the recorded CC&R document.

Critical Facility — A facility where the potential for even minimal water damage might be too great.— Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire, and emergency response facilities, installation that produce, store or use hazardous materials or hazardous waste.— (Approval of any new Critical Facility within the ASFH must be reviewed through the Administrative Variance provisions (Chapters 6 and 7) of the— Wasco County Land Use and Development Ordinance.)

Cross Access - A service drive providing vehicular access between two or more separate sites, so that the driver need not enter the public street system between sites.

Cubic Foot Per Acre - The average annual increase in cubic foot volume of wood fiber per acre for fully stocked stands at the culmination of mean annual increment as reported by the USDA Natural Resource Conservation Service (NRCS) soil survey.

Cubic ~~Foot~~ Foot Per Tract Per Year — The average annual increase in cubic foot volume of wood fiber per tract for fully stocked stands at the culmination of mean annual increment as reported by the USDA Natural Resource Conservation Service (NRCS).— Note: On a lot or parcel for which NRCS data are not available or are shown to be inaccurate, an alternative method for determining productivity may be used.— An alternative method must provide equivalent data and must be approved by the Department of Forestry.— An alternative method would include contracting with a qualified professional forester to assess the forest productivity of a specific tract.— General assumption based on surrounding site capability cannot be substituted for site specific analysis by a qualified professional nor can be unclassified soils be presumed to be more or less productive than surrounding soils previously classified by NRCS.

Cul-De-Sac - A street with only one outlet having sufficient space at the closed end to provide a vehicular turning area.

Cultural and Historic Sites - Sites having a record of historic activity that is well documented and have or have had an impact on the local community.

Curb Line - The line dividing the roadway from the planting strip or footway.

Dam - Any man made structure that impounds water.

Date of Creation and Existence - Within the Exclusive Farm Use zone, when a lot, parcel or tract is reconfigured pursuant to applicable law after November 4, 1993 or July 1, 2001, the effect of which is to qualify a lot, parcel or tract for the siting of a dwelling or a non-farm division respectively, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot, parcel or tract.— A property line adjustment which does not have the effect of qualifying an otherwise non-qualifying lot, parcel or tract for a dwelling or a non-farm division respectively, does not change the date of creation.

Day Nursery - Any institution, establishment or place, other than a group day care home, in which are commonly received at one time, three or more children not of common parentage, under the age of six years, for a period or periods not exceeding twelve hours, for the purpose of being given board, care or training apart from their parents or guardians for compensation or reward. ~~(revised 2/89)~~

Declarant — A person who records a declaration under ORS 100.100 or a supplemental declaration under ORS 100.110.

Demolish — To raze, destroy, dismantle, deface or, in any other manner, cause partial or total ruin of a designated historic landmark, individually or within a historic district.

Design (Roads and Streets) — The design of any street or alley alignments, grade or width, alignment of width of easements and rights of way for drainage or irrigation purposes and sanitary facilities, and lot area, width or layout.

Development - Any man-made change to improved or unimproved real estate, including but not limited to construction, installation or change of a building or other structure, change in use of a building or structure, land division, establishment, or termination of right of access, storage on the land, tree cutting, drilling, and site alteration such as that due to land surface mining, dredging, grading, construction of earthen berms, paving, improvements for use as parking, excavation or clearing.— Also includes storage of equipment or materials located within the area of special flood hazard.

Development does not include low impact practices using hand based tools to perform habitat restoration activities, which do ~~not~~ result in: the potential destabilization and/or erosion of the designated floodplain by removal of bank stabilizing root systems or other means;

alteration of the topography of the designated ASFH; the accumulation of woody vegetative debris within the ASFH; a violation of any prior condition of approval associated with a review on the subject property; a violation of any Wasco County or other agency natural resource regulations; or the siting of any structure.

Developer - A subdivider, or if not creating a subdivision, a person who proposes to, or does develop the land, whether it be for public or private purposes.

Director - ~~Wasco County Planning Director or their designee.~~ **See Planning Director.**

District — A geographic area possessing a significant concentration, linkage, continuity or design relationship of historically significant sites, structures, landscape features, or objects unified by past event or physical development.

Diversion - Any structure that deflects a portion of the water from a stream channel.

Downwind — See Wind Power Related Definitions

Downwind Properties — See Wind Power Related Definitions

Double Frontage Lot - A lot having frontage on two parallel or approximately parallel streets.

Drive In — A business establishment so developed that its retail or service character is dependent on providing a driveway approach for parking space for motor vehicles so as to serve patrons while in the motor vehicle, or within a building on the same premises and devoted to the same purpose as the drive in service.— The term drive in shall include any business establishment dispensing food or drink on a self-service basis and for consumption outside the building.

Driveway - A private access providing ingress and egress to and from within a single property, or portion of a single property to a public road, private road or private easement road.

Driveway, Shared - When land uses on two or more lots or parcels share one driveway. A Private Easement Road must be created for any new shared driveway crossing another property.

Dude Ranch - A business activity that provides meals, lodging or camping facilities, and recreation activities associated with farm use or animals.— An establishment offering meals to individuals other than overnight guests shall be deemed a restaurant.— An establishment offering overnight accommodations not in conjunction with recreational activities shall be deemed a hotel or campground.— ~~(Added 2/89).~~

Dwelling Types - For the purposes of this Ordinance, dwellings are separated into the following categories and herewith defined accordingly:

Single Family Attached (Duplex) - Two (2) household units which share a common wall or ceiling, but no unit may have a ceiling common to another unit.

Single Family Attached (Multiplex) - Three (3) or more household units which share common walls, but no unit may have a ceiling common to another unit.– Otherwise known as Townhouses or Row Houses.

Single Family Detached - A single household unit whose construction is characterized by no common wall or ceiling with another unit.

Multiple Family - Three (3) or more household units with common walls or ceilings common to another unit.– Terms of differentiation for Multiple Family include:– Garden Low Rise, being walkup structures limited to a maximum of two stories; Garden Medium Rise, being walkup structures limited to a maximum of three (3) stories; and High Rise, being elevator structures of multiple stories.

Dwelling Unit - A lawfully established dwelling is a single-family dwelling which:

- a. Has intact exterior walls and roof structure;
- b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
- c. Has interior wiring for interior lights; and
- d. Has a heating system."

Easement - A grant of the right to use a strip of land for specific purposes.– Includes but is not limited to access easements and utility easements.

EFSC - Oregon Energy Facility Siting Council as established under ORS [469.450](#) and defined in ORS [469.300](#)(7).– The Council includes seven members appointed by the governor and confirmed by the Oregon Senate with the responsibility for overseeing and approving the development of energy facilities, as defined in ORS [469.300](#).–(Added 4/12)

Electrical Transmission Facilities - The conductors, lines, structures, towers, substations, switching stations, buildings, corridor, and construction staging and assembly areas associated with the transmission of electricity from power sources to the regional power grid and from the regional power grid to the local power distribution system, but not including "Associated Transmission Lines".–(Added 4/12)

Elevated Building (for Insurance Purposes) – See Flood Hazard Related Definitions

Endangered and Threatened Species — Those species of plants and animals listed or proposed for listing as of October 1, 1978, in 41 FED REG 24524.– (June 16, 1976) and 50 CFR Part 17, and its amendments and species listed or proposed for listing by the State of Oregon.

Energy - The amount of work that can be performed by a force. ~~(Added 4/12)~~

Energy Development - A building or construction operation making a significant change in the use or appearance of a structure or land for an energy facility; and the clearing, excavation, filling, grading, and road building in connection with the operation.

Energy Facility — A solar, wind, fuel cell, hydroelectric, thermal, geothermal, cogeneration, landfill gas, digester gas, waste, dedicated low emission renewable crop, nontoxic biomass based on solid organic fuels from wood, forest or field residues, electrical transmission, natural gas pipeline, or petroleum product pipeline facility **as defined by ORS 469.300.**

Energy Facility Project Area — The proposed location of an energy facility and all of its related and supporting facilities as well as lands within the project lease boundary but outside the area of the primary development where there could be negative physical consequences as a result of the project such as soil compaction or erosion. ~~(Amended 4/12)~~

ESEE Analysis — ~~An analysis of the economic, social, environmental, and energy consequences that designation of the historic resource would have on all identifiable conflicting uses permitted under the Zoning Ordinance.~~ **ESEE Analysis are a required part of the process of planning for natural resources under Statewide Planning Goal 5, in which the County analyzes the Environmental, Social, Economic and Energy (ESEE) consequences of prohibiting, limiting, or allowing uses that would conflict with protection of a specified Goal 5 resource – for certain resource categories, the local government has the option of forgoing the ESEE analysis and adopting generalized provisions developed by the state.**

Event (Temporary) - A temporary event is one that is held primarily on or is using public property that has an expected attendance of more than fifty ~~{{(50)}}~~, but no more than five-hundred ~~{{(500)}}~~ people, that will not continue for more than seventy-two ~~{{(72)}}~~ hours in any ~~three-month~~ three-month period, and that will be located in a rural or resource area.

Temporary Events are permitted through a [ministerial/Type I] process and are not considered “outdoor mass gatherings” as defined by ORS 433.735 or Agritourism events as provided for by ORS 215.283(4).

Expando - Room or rooms that fold, collapse, or telescope into a mobile home.

Exterior — All outside features of a historic landmark, individually or within a historic district.

Family -- One or two persons with their direct descendants and adopted children (and including domestic employees thereof), together with not more than five (5) persons not so related living together in a room or rooms comprising a single housekeeping unit.-- Every additional group of five (5) or less persons living in such housekeeping unit shall be considered as a separate family.

Family Camp - An area devoted to facilities and equipment for camp purposes for youths and adults, including swimming pools, tennis courts, recreational fields and facilities for meetings, conferences or retreats, including facilities for eating and sleeping accommodations that are provided in connection with the camp ~~(Added 9/18/97).~~

Family Hardship Dwelling -- A mobile home or recreational vehicle used temporarily during a family hardship situation when an additional dwelling is allowed to house aged or infirm person or persons physically incapable of maintaining a complete separate residence apart from their family.-- **The hardship dwelling must be hooked up to the primary dwelling water and sanitary waste system.**

Farm Management Plan -- ~~Shall include information applicable to the specific farm use from the following list: Proof that the parcel is enrolled in a farm deferral program with the Wasco County Assessor; written description of a current farm operation that identifies the number of acres of land in current production, type and number of acres planted to a specific crop; the number of animals grazing or being raised on the farm parcel; existing farm structures (including irrigation sprinklers) supporting the farm use; and any existing water rights. The plan shall include a description of the number of employees working the farm parcel, and their responsibilities. The plan shall include a map that shows the location of all farm activities including but not limited to registered fields (Farm Services Agency map), grazing areas and areas dedicated to farm structures.~~ **A collection of documents and narrative that demonstrate the land is currently employed for the primary purpose of obtaining a profit in money according to methods described by ORS ~~ORS 215.203(2)~~ 215.203(2).** -- For farm dwellings, the farm management plan must demonstrate eligibility to relevant criteria listed in OAR 660-033-0135.

Farm Operator - A person who operates a farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing.

Farm or Ranch Operation - All lots or parcels of land in the same ownership that are used by the farm or ranch operator for farm use as defined in ORS 215.203.

Farm Stand Structure -- A structure that is designed and used for the sale of farm crops and livestock as provided in A-1 zone. A food stand is considered to be a farm stand structure.

Farm Unit - means the contiguous and noncontiguous tracts in common ownership used by the farm operator for farm use as defined in ORS [215.203](#).

Farm Use - The current employment of land for the primary purpose of obtaining a profit in money by raising, harvesting and selling crops or the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof.

- a. Farm use includes the preparation, storage and disposal by marketing or otherwise of the products or by-products raised on such land for human or animal use. Farm use also includes the current employment of land for the primary purpose of obtaining a profit in money by stabling or training equines including but not limited to providing riding lessons, training clinics and schooling shows.
- b. Farm use also includes the propagation, cultivation, maintenance and harvesting of aquatic, bird and animal species that are under the jurisdiction of the State Fish and Wildlife Commission, to the extent allowed by the rules adopted by the commission. Farm use also includes the on-site construction and maintenance of equipment and facilities used for the activities described in this subsection.
- c. Preparation of products or by-products includes but is not limited to the cleaning, treatment, sorting, or packaging of the products or by-products.– Products or by-products raised on such land" means that those products or by-products are raised on the farm operation where the preparation occurs or on other farm land provided the preparation is occurring only on land being used for the primary purpose of obtaining a profit in money from the farm use of the land.
- d. Farm use does not include the use of land subject to the provisions of ORS ~~chapter 321~~ ([Timber Taxation](#)), except land used exclusively for growing cultured Christmas trees as defined below or land described in ORS [321.267](#) (3) or [321.824](#) (3).

Cultured Christmas trees means trees:

- a. Grown on lands used exclusively for that purpose, capable of preparation by intensive cultivation methods such as plowing or turning over the soil;
- b. Of a marketable species;
- c. Managed to produce trees meeting U.S. No. 2 or better standards for Christmas trees as specified by the Agriculture Marketing Services of the United States Department of Agriculture; and

- d. Evidencing periodic maintenance practices of shearing for Douglas fir and pine species, weed and brush control and one or more of the following practices: Basal pruning, fertilizing, insect and disease control, stump culture, soil cultivation, irrigation.

Current employment of land for farm use includes:

- a. Farmland, the operation or use of which is subject to any farm-related government program;
- b. Land lying fallow for one year as a normal and regular requirement of good agricultural husbandry;
- c. Land planted in orchards or other perennials, other than land specified in subparagraph (d) of this paragraph, prior to maturity;
- d. Land not in an exclusive farm use zone which has not been eligible for assessment at special farm use value in the year prior to planting the current crop and has been planted in orchards, cultured Christmas trees or vineyards for at least three years;
- e. Wasteland, in an exclusive farm use zone, dry or covered with water, neither economically tillable nor grazeable, lying in or adjacent to and in common ownership with a farm use land and which is not currently being used for any economic farm use;
- f. Except for land under a single family dwelling, land under buildings supporting accepted farm practices, including the processing facilities allowed by ORS [215.213](#) (1)(x) and [215.283](#) (1)(u) and the processing of farm crops into biofuel as commercial activities in conjunction with farm use under ORS [215.213](#) (2)(c) and [215.283](#) (2)(a);
- g. Water impoundments lying in or adjacent to and in common ownership with farm use land;
- h. Any land constituting a woodlot, not to exceed 20 acres, contiguous to and owned by the owner of land specially valued for farm use even if the land constituting the woodlot is not utilized in conjunction with farm use;
- i. Land lying idle for no more than one year where the absence of farming activity is due to the illness of the farmer or member of the farmer's immediate family. For purposes of this paragraph, illness includes injury or infirmity whether or not such illness results in death;
- j. Any land described under ORS [321.267](#)(3) or [321.824](#)(3);

k. Land used for the processing of farm crops into biofuel, as defined in ORS [315.141](#), if:

1. Only the crops of the landowner are being processed;
2. The biofuel from all of the crops purchased for processing into biofuel is used on the farm of the landowner; or
3. The landowner is custom processing crops into biofuel from other landowners in the area for their use or sale.

~~Accepted Farming Practice~~ - As used in this subsection, “accepted farming practice” means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money, and customarily utilized in conjunction with farm use.

Farmworker Housing — Housing limited to occupancy by farmworkers and their immediate families, no dwelling unit of which is occupied by a relative of the owner or operator of the farmworker housing.

Fence, Protective - A fence at least six feet tall designed to restrict passage through the fence. A protective fence includes stockade, woven wood, chain link and others, but not split rail or primarily barbed wire.

Fence, Site Obscuring - A fence consisting of wood, metal, or masonry, or an evergreen hedge or other evergreen planting, arranged in such a way as to obstruct vision.

FERC - Federal Energy Regulatory Commission — The United States federal agency with jurisdiction over interstate electricity sales, wholesale electric rates, hydroelectric licensing, natural gas pricing, and oil pipeline rates. FERC also reviews and authorizes liquefied natural gas (LNG) terminals, interstate natural gas pipelines and non-federal hydropower projects. ~~(Added 4/12)~~

Fire District (for the Purpose of Application of Fire Standards) — An actively trained and reporting structural fire protection district having a boundary on file with the State Fire Marshal and recognized as a qualified structural fire protection district by the State Fire Marshal’s Office.

Flood Hazard Related Definitions -

~~Area of Special Flood Hazard (ASFH)~~ — The land in the flood plain within a community —subject to a one percent or greater change of flooding in any given year. Designation on —maps always includes the letters A or V.

———**Base Flood** — The flood having a one percent chance of being equaled or exceeded in —any given year.— Also referred to as the “100 year flood”.— Designation on maps always —includes the letters A or V.

———**Base Flood Elevation (BFE)** — The computed elevation to which floodwater is anticipated —to rise during the Base Flood.— Base Flood Elevations (BFEs) are shown on Flood —Insurance Rate Maps (FIRMs) and on the flood profiles.

———The BFE is the regulatory requirement for the elevation or flood proofing of structures.—The relationship between the BFE and a structure’s elevation determines the flood ——insurance premium.

———**Elevated Building (for Insurance Purposes)** — A non-basement building that has its ——lowest elevated floor raised above ground level by foundation walls, shear walls, posts, —piers, pilings, or columns.

———**Flood or Flooding** — A general and temporary condition of partial or complete ——inundation of —normally dry land areas from:

a. The overflow of inland or tidal waters and/or

a.b. The unusual and rapid accumulation or runoff of surface waters from any source.

———**Flood Insurance Rate Map (FIRM)** — The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones —applicable to the community.

———**Flood Insurance Study** — The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary Map, and the water surface elevation of the Base Flood.

———**Flood-Resistant Material** — Any building product capable of withstanding direct and prolonged (at least 72 hours) contact with floodwaters without sustaining significant damage (any damage requiring more than low-cost cosmetic repair such as painting.)

———**Lowest Floor** - The lowest floor of the lowest enclosed area (including basement).— An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non elevation design requirements of this ordinance found at Section 3.743 E — Specific Standards.

———**Raised Structure** — A non-basement structure that has its lowest elevated floor raised a minimum of one foot above the Base Flood Elevation.

———**Regulatory Floodway** — The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floor Area - The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls.

Flow — See Hydroelectric Related Definitions

Footprint – The area within the perimeter of a building measured at the foundation and including such features as attached roofed areas and cantilevered floor areas. The term footprint shall not include uncovered patios, decks, uncovered stoops or stairs, or roof eaves.

Forest Farm Management Easement — A binding document, to be recorded in the deed records of Wasco County, and prohibiting the landowner and landowner’s successors in interest from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS [30.936](#) or [30.937](#).

Forest Land Related Definitions -

———~~Auxiliary~~**Auxiliary** — A use or alteration of a structure or land which provides help or is directly associated with the conduct of a particular forest practice.— An ~~auxiliary~~**auxiliary** structure is located on site, temporary in nature, and is not designed to remain for the forest’s entire cycle from planting to —harvesting.— An ~~auxiliary~~**auxiliary** use is removed when a particular forest practice has concluded.

———**Forest Tree Species** — Trees recognized under rules adopted under ORS [527.620](#) for commercial production.

———**Forest Operation** — Any commercial activity relating to the establishment, management, or harvest of forest tree species as defined in ORS [527.620](#) (6).

———**Temporary (Forest Zones)** — A structure or use used, located or enjoyed for a period of time not to exceed the length of the particular forestry operation or duration of an —emergency response —including clean-up and restoration work.— Any structure associated with a temporary use in the —F-1 zone shall not be located on a permanent foundation.

Forest Lands - As defined in Goal 4, are those lands acknowledged as forest lands, or, in the case of a plan amendment. Forest lands shall include: (1) Lands that are suitable for commercial forest uses, including adjacent or nearby lands which are necessary to permit forest operations or practices; and (2) Other forested land that maintain soil, air, water, and fish and wildlife resources.

Foster Home - A home licensed by the State and providing shelter and food to not more than five (5) persons in addition to the primary owner or occupant of the home.

Frontage - All the property fronting on one (1) side of a street between intersecting or intercepting streets, or between a street and a right of way, waterway and/or dead end street shall determine only the boundary of the frontage on the side of the street which it intercepts.

Future Street — See Road and Access Easement Related Definitions

Garage, Public — A structure in which are provided facilities for the repair of motor vehicles, including body and fender repair, painting, rebuilding, reconditioning, upholstering, or other vehicle maintenance repair, or where such vehicles are parked or stored.

Golf Course - An area of land with highly maintained natural turf laid out for the game of golf with a series of 9 or more holes, each including a tee, a fairway, a putting green, and often one or more natural or artificial hazards.

Grade (Adjacent Ground Elevation) — See Flood Hazard Related Definitions

Grid - The utility distribution system.— The network that connects electricity generators to electricity users.—(Added 4/12)

Gross Building Area — The total area taken on a horizontal plane at the mean grade level of the principal building, and all accessory buildings, exclusive of uncovered porches, terraces, steps, roof overhang and balconies.

Group Day Care Home — A facility located in a single family dwelling that is certified by the Children's Services Division to care for six (6) to twelve (12) children under the age of thirteen (13) at one time.— A group day care home must be within the home of the care provider, and is considered a residential use in residential and commercial zones.—(Added 2/89)

Group Home — A licensed home maintained and supervised by adults for the purpose of providing care, food and lodging for retarded adults, elderly persons, or children under the age of eighteen (18) years, unattended by parent(s) or guardian(s) where the number of unrelated persons living together as one household commonly exceeds five.

Guest House - Living quarters within a separate structure, with no kitchen or kitchen facilities, located on the same lot-of-record with the primary dwelling, and occupied solely by members of the owner's family or temporary guests.— Such quarters shall not be rented or otherwise used as a separate dwelling unit.— See Section 4.170 for "Guest House" development standards.
(Revised 1/92)

Guest Lodging Unit — A room in a lodge, bunkhouse, cottage or cabin used only for transient overnight lodging and not for a permanent residence.

Guest Ranch — A facility for guest lodging units, passive recreational activities described in ORS [215.461\(6\)](#) and food services described in ORS [215.461\(7\)](#) that are incidental and accessory to an existing and continuing livestock operation that qualifies as a farm use.

Guy Wire - A cable or wire used as a semi flexible tension support between a guy anchor and a tower.

Half Street - See Road and Access Easement Related Definitions

Head — See Hydroelectric Related Definitions

Health Officer - The Wasco Sherman County District Health Unit Officer.

Height of Building - The vertical distance measured from the adjoining curb level to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to the mean height level between the eaves and ridge for a gable, hip or gambrel roof; provided, however, that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished grade at the front of the building.

Height of Tower — See Wind Power Related Definitions

High Value Farm Land (Per OAR [660-33-020\(8\)\(a\)](#)) - Means land in a tract composed predominantly of soils that are:

- a. Irrigated and classified prime, unique, Class I or II; or
- b. Not irrigated and classified prime, unique, Class I or II.

———In addition to that land described above, high value farmland, if in Eastern Oregon, includes tracts growing specified perennials as demonstrated by the most recent aerial photography of the Agricultural Stabilization and Conservation Service of the U.S. Department of Agriculture taken prior to November 4, 1993.— "Specified perennials" means perennials grown for market or research purposes including, but not limited to,

—nursery stock, berries, fruits, nuts, Christmas trees, or vineyards, but not including seed
—crops, hay, pasture or alfalfa. ~~(Added 12/96)~~

High Water Line or Mark - The highest water level a stream or lake reaches during normal seasonal run off.

Historic Landmark — A district, corridor, ensemble, building, portions of building, site, landscape feature, cemetery, bridge, sign, plaque, archaeological site or artifact, or other objects of historical and/or architectural significance, locally, regionally, or nationally designated by the Landmarks Commission and County Court under Section 5.080 of this ordinance.

Historic Resources — Include, but are not limited to, districts, corridors, ensembles, buildings, portions of buildings, sites, landscape features, cemeteries, bridges, signs, plaques, archaeological sites or artifacts, or other objects of historical and/or architectural significance, locally, regionally, or nationally.

Historic Significance — Those historic landmarks which have a relationship to events or conditions of the human past.— The historic resource (1) has character, interest or value, as part of the development, heritage or cultural characteristic of the county, state, or nation; (2) is the site of a historic event with an effect upon society; (3) is identified with a person or group of persons who had an influence on society; or (4) exemplifies the cultural, political, economic, social, or historic heritage of the community.

Home Occupation - Any lawful activity carried on within a dwelling or other building normally associated with uses permitted in the zone and which said activity is secondary to the primary use of the property for residential purposes.

~~(Revised 1/92)~~

Horticulture - The cultivation of plants, garden crops, trees and/or nursery stock.

Hospital (General) — See Medical Facility Related Definitions

Hospital (Mental) — See Medical Facility Related Definitions

Hotel — A building or portion thereof of more than five (5) sleeping rooms designed or used for occupancy of individuals who are lodged with or without meals, and in which no provision is made for cooking in any individual room or suite.

Hunting Preserve - Pursuant to ORS [497.248](#) Subsections (1) - (4).— The Oregon Department of Fish and Wildlife Commission issues a private hunting preserve license if the preserve contains not more than 1,280 acres and is on one continuous tract of land owned by the applicant or leased by the applicant for a period of at least five years.

Hunting, fishing or shooting preserve - Shall comply with provisions of OAR [635-047](#).

Hydroelectric Related Definitions -

———**Flow** - The volume of water passing through a hydroelectric facility during a given period.— Flow is expressed in cubic feet per second.

———**Head** - The vertical distance from the highest water level of a dam, diversion, or intake for a hydroelectric facility to the elevation where water from the facility is discharged.— Head is expressed in feet.

———**Hydroelectric Facility** — All aspects of a project necessary for or related to power generation including, but not limited to, the generator, dams, diversions, impoundments, conduits, penstocks, fish ladders, navigation locks, fish screens, recreation facilities, transmission facilities and related buildings, structures and storage areas.

———**Theoretical Horsepower** - The product of the flow used by a hydroelectric facility, expressed in cubic feet per second, multiplied by the head, expressed in feet, divided by 8.8.

Immediate Family Member - Family member of the first degree of kinship or equivalent thereof.

Improvement or Repair Costs — The cost to improve or repair a structure.— This is used to determine if the proposed repairs and/or improvements constitute Substantial Damage and/or Substantial Improvement.

Improvement or Repair Costs include but are not limited to structural elements, footings, concrete slabs, attached decks and porches, interior partition walls, wall finishes, windows, doors, roofing materials, flooring, sub-flooring, cabinets, utility equipment, and labor.

Improvement or Repair Costs exclude plans, surveys, permitting costs, post-emergency debris removal and clean-up, landscaping, sidewalks, fences, yard lights, pools, detached structures, and landscape irrigation systems.⑨

Industrial - The use of land or structures to treat, process, manufacture, or store materials or products.—(Added 2/89)

Inverter - A device that converts direct current (DC) to alternating current (AC).—(Added 4/12)

Irrigated - means watered by an artificial or controlled means, such as sprinklers, furrows, ditches, or spreader dikes. An area or tract is "irrigated" if it is currently watered, or has established rights to use water for irrigation, including such tracts that receive water for irrigation from a water or irrigation district or other provider. For the purposes of this division, an area or tract within a water or irrigation district that was once irrigated shall continue to be considered "irrigated" even if the irrigation water was removed or transferred to another tract.

Joule - Amount of work done by a force of one newton moving an object through a distance of one meter. ~~(Added 4/12)~~

Judicially Noticeable — Per ORS 40.065, a judicially noticed fact must be one not subject to reasonable dispute in that it is either: (1) Generally known within the territorial jurisdiction of the trial court; or (2) Capable of accurate and ready determination by resort to sources whose accuracy cannot reasonably be questioned.

Junk Yard - Any property where persons are engaged in breaking up, dismantling, sorting, distributing, buying or selling of any scrap, waste materials or junk.

~~**Kennel** — The operation of any business or the participation in any activity in which five (5) dogs with permanent canine teeth, or which are more than six (6) months of age, are kept on the premises.~~

Kennel (Commercial): The operation of any business in which five or more dogs or cats with permanent teeth, or which are more than six months of age, are boarded for profit.

Kennel (Non-Commercial): A premise on which five or more dogs or cats with permanent teeth, or which are more than six months of age, are kept for purposes other than boarding for profit.— Other purposes include show, hunting, stock raising, or other personal use.— Dogs maintained for agricultural purposes are considered a farm use.— This term does also not include an animal hospital.— This is permitted without review.

Kennel (Breeding): Breeding kennels are any establishments where non-agricultural animals are kept for breeding purposes, commercial or non-commercial.— These are reviewed as major home occupations.

Kilovolt (kV) - The unit of voltage of potential difference which equals 1,000 volts.

Kilowatt (kW) - A measure of power for electrical current (1,000 watts). ~~(Added 4/12)~~

Kilowatt-hour (kWh) - A measure of energy equal to the use of one kilowatt in one hour. ~~(Added 4/12)~~

Kitchen - A place where food is cooked or prepared as well as the place where the facilities and equipment used to cook, prepare and store food are located. ~~(Added 1/92)~~

Land Use Action - Land use action includes any consideration for approval of a quasi-judicial plan amendment or zone change, any consideration for approval of a land use permit, and any consideration of a request for a declaratory ruling.

~~**Landmarks Commission** - "Landmarks Commission" shall mean the Wasco County Historic Landmarks Commission.~~

Landscaping - Improving the aesthetics of a piece of land by the grading, clearing and use of natural or artificial material.

Legislative Change - Generally involve broad public policy decisions that apply to other than an individual property owner. - These include, without limitation, amendments to the text of the Comprehensive Plan, Land Use and Development Ordinance, and changes to zoning maps not directed at a small number of property owners.

Livestock (Guest Ranches) - For the purpose of a guest ranch (ORS 215.461) livestock includes cattle, sheep, horses and bison.

Loading Space - An off street space or berth on the same lot or parcel with a building or use, or contiguous to a group of buildings or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise or material, and which space or berth abuts upon a street, alley or other appropriate means of ingress and egress.

Local Access Road - See Road and Access Easement Related Definitions

Local Road or Street - A See Road and Access Easement Related Definitions

Lot Related Definitions -

~~—— **Corner Lot** - A lot at least two adjacent sides of which abut streets other than alleys, provided the angle of intersection of the adjacent street does not exceed 135 degrees.~~

—— **Lot** - A unit of land that is created by a subdivision of land.

—— **Lot Area** - The total horizontal area within the lot lines of a lot.

—— **Lot (Corner)** - A lot fronting on two ~~(2)~~ or more streets at their junction, said streets forming with each other an angle of ~~forty five (45)~~ degrees up to and including ~~one hundred thirty five (135)~~ degrees.

———**Lot Depth** - The perpendicular distance measured from the mid-point of the front lot ———line to the mid-point of the opposite lot line.

———**Lot (Interior)** - A lot other than a corner lot.

———**Lot Lines** - The lines bounding a lot as defined herein.

———**Lot Line (Front)** - In the case of an interior lot, a line separating the lot from the street; and in the case of a corner lot, a line separating the narrowest frontage of the lot from —the street.

———**Lot Line (Rear)** -- The line dividing one lot from another and on the opposite side of the —lot from the front lot line, and in the case of an irregular or triangular shaped lot, a line —ten (10) feet in length within the lot parallel to and at the —maximum distance from the ———front lot line.

———**Lot Line (Side)** -- In the case of an interior lot, a line separating one lot from the abutting ———lot or lots fronting on the same street, and in the case of a corner lot, a line separating ———one lot from the abutting lot or lots fronting on the same street.

———**Lot (Through)** - An interior lot having frontage on two (2) streets.

———**Lot Width** - The horizontal distance between the side lot lines measured at right angles —to the lot depth at a point midway between the front and rear lot lines.

———**Reversed Corner Lot** - A corner lot where the street side line is substantially a ———continuation of the front lot line of the first lot to its rear.

Lowest Floor - See Flood Hazard Related Definitions

LUDO — Wasco County's Land Use and Development Ordinance

Major Modification - A significantly modified application greatly differs from the application that was deemed complete. Such differences may include the land use; size, height, and/or design of proposed structures; location of uses and structures on the site; or other such characteristics of the proposal. Major modifications may alter which approval criteria and development standards apply to the development proposal.

Manufacture - The processing or converting of raw, unfinished, or finished materials or products or any combination thereof into an article or substance of different character, or for use for a different character or purpose. ~~(Added 2/89)~~

Manufacture (Psilocybin) - The manufacture, planting, cultivation, growing, harvesting,

production, preparation, propagation, compounding, conversion or processing of a psilocybin product, either directly or indirectly by extraction from substances of natural origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and includes any packaging or repackaging of the psilocybin product or labeling or relabeling of its container

Manufactured Home – A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.– The term “manufactured home” does not include a “recreational vehicle.”

Manufactured Home Park or Subdivision – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.– (Approval of any New or expansion of a manufactured home park or subdivision within the ASFH must be reviewed through the Administrative Variance provisions (Chapter 6 and 7) of the Wasco County Land Use and Development Ordinance.)

Map - A final diagram, drawing or other writing concerning a land division.

Marijuana - The plant Cannabis family Cannabaceae, any part of the plant Cannabis family Cannabaceae, and the seeds of the plant Cannabis family Cannabaceae. Marijuana does not include industrial hemp as defined in ~~Oregon Revised Statutes~~ [ORS 571.300](#).

Marijuana Items - Marijuana, cannabinoid products, cannabinoid concentrates, and cannabinoid extracts.

Marijuana Processing - The processing, compounding, or conversion of marijuana into cannabinoid products, cannabinoid concentrates, or cannabinoid extracts, provided that the marijuana processor is licensed by the Oregon Liquor Control Commission or registered with the Oregon Health Authority.

Marijuana Production - The manufacture, planting, cultivation, growing, trimming, harvesting, or drying of marijuana, provided that the marijuana producer is licensed by the Oregon Liquor Control Commission, or registered with the Oregon Health Authority and a “person designated to produce marijuana by a registry identification cardholder.”

Marijuana Retailing - The sale of marijuana items to a consumer, provided that the marijuana retailer is licensed by the Oregon Liquor Control Commission or registered with the Oregon Health Authority.

Marijuana Wholesaling - The purchase of marijuana items for resale to a person other than a consumer, provided that the marijuana wholesaler is licensed by the Oregon Liquor Control Commission.

Matching or Like Materials - Materials that duplicate the original material in size, shape, composition, and texture as closely as possible.

Medical Facility Related Definitions —

——**Clinic** - Single or multiple offices for physicians, surgeons, dentists, chiropractors, osteopaths, and other members of the healing arts, including a pharmacy in any such —building.

——**Hospital (General)** - An institution providing health services, primarily for in patients, ——and medical, psychiatric or surgical diagnosis and care of the sick or injured, including as ——an integral part of the institution such related facilities as laboratories, outpatient ——facilities, central service facilities, retail facilities, for the needs of patients, staff and ——doctors' offices, and residential facilities for staff and patients.

——**Hospital (Mental)** - A hospital used exclusively for the treatment of persons suffering ——from nervous or mental disorders.

——**Veterinary Hospital** - An institution providing overnight medical services for sick and ——injured animals, and including such related facilities as laboratories, X ray, and boarding.

——**Veterinary Office** - An office which provides medical services for sick and injured animals on an outpatient basis.

Medical Hardship —— Means a temporary circumstance caused by serious illness or infirmity, not to exceed two years in duration, and authorized by a licensed medical practitioner (Medical Doctor, Physician's Assistant or Nurse Practitioner).

Megawatt (mW) - The electrical unit of power which equals 1,000,000 watts.

Metes and Bounds - The method used to describe a tract or tracts of land for the purposes of ownership or for building development, as contrasted with the description of a part of a properly approved and recorded subdivision plat by the lot number and block designation.

Meteorological Tower - The tower and any of the following: base plate, anchors, guy cables and hardware, anemometers (wind speed indicators), temperature and pressure sensors, other weather measuring devices attached to the tower, wind direction vanes, booms to hold equipment anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit weather information at a given location. ~~(Added 4/12)~~

Military Training Route (MTR) – Aerial corridors in the U.S. for military training operations.

Minor Modification - Minor modifications involve a limited number of changes from the original application and typically should not alter any approval criteria and development standards which apply to the development proposal.

Mobile Home -

- a. A residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962.
- b. A mobile house, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
- c. A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction. ~~(revised 2/89)~~

Mobile Home Community - A mobile home development and related utilities and facilities, including the mobile homes and all of the people living within the development.

Mobile Home for Storage - Mobile homes may not be used as storage buildings in any zone.

Mobile Home Lot - A parcel of land for the placement of a mobile home and the exclusive use of its occupants.

Mobile Home Park - Any place where four (4) or more mobile homes are located within five hundred (500) feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

Mobile Home Space - A plot or parcel of land within the mobile home park, designed to accommodate one (1) mobile home.

Mobile Home Stand - That part of a mobile home space which has been reserved for the placement of the mobile home, appurtenant structures, or additions.

Modular Unit - A fabricated, transportable building unit, other than a mobile home, designed to be incorporated at a building site into a structure to be used for residential and/or commercial, industrial, or agricultural purposes, with all of the following characteristics:

- a. Having an electrical meter base permanently attached to the structure.
- b. Designed and built to the specification of the State or County Building Code for conventional structures in effect at the time of its construction.
- c. Having a permanent foundation.

Motel - A building or series of buildings in which lodging only is offered for compensation and which may have more than five sleeping rooms or units for this purpose and which is distinguished from a hotel primarily by reason of providing direct independent access to and adjoining parking for each rental unit designed primarily for automobile tourists and transient persons. The term includes auto courts, tourist courts, tourist homes, and motor lodges.

Motor Home - A self-propelled recreation vehicle that is not used as a permanent residence.

Nacelle — See Wind Power Related Definitions

Natural Areas - Land areas reserved from development or modification for the protection of animal species and other natural areas as identified in the Wasco County Comprehensive Plan.

Neighborhood - In relation to Nonconforming Uses a neighborhood shall include the surrounding areas whose use and enjoyment of their property would be materially impacted as a result of the proposed alteration.

Negotiate - Any activity preliminary to the execution of a binding agreement for the sale of land in a subdivision or partition, including but not limited to, advertising, solicitation, and promotion of such sale of land.

Net Metering Power Facility - A facility for the production of energy that:

- a. Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues but not including the production of biofuel as authorized by ORS [215.203\(2\)\(b\)\(K\)](#) in all zones which allow "Farm Use" and [215.283\(1\)\(r\)](#) in the Exclusive Farm Use zone;

- b. Is intended to offset part of the customer-generator's requirements for energy;
- c. Will operate in parallel with a utility's existing transmission and distribution facilities;
- d. Is consistent with generating capacity as specified in ORS [757.300](#) and/or OAR [860-039-0010](#) as well as any other applicable regulations;
- e. Is located on the same tract as the use(s) to which it is accessory and the power generating facility, tract, and use(s) are all under common ownership and management.

See "Non-Commercial/Stand Alone Power Generating Facility", "Commercial Power Generating Facility" and "Small Scale Commercial Power Generating Facility" for additional definitions related to energy production. ~~(Added 4/12)~~

Non-Commercial/Stand-Alone Power Generating Facility -

- a. Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues but not including the production of biofuel as authorized by ORS [215.203](#)(2)(b)(K) in all zones which allow "Farm Use" and [215.283](#)(1)(r) in the Exclusive Farm Use zone;
- b. Is intended to provide all of the generator's requirements for energy for the tract or the specific lawful accessory use that it is connected to;
- c. Operates as a standalone power generator not connected to a utility grid; and
- d. Is located on the same tract as the use(s) to which it is accessory and the power generating facility, tract, and use(s) are all under common ownership and management.

See "Net Metering Power Facility", "Commercial Power Generating Facility", and "Small Scale Commercial Power Generating Facility" for additional definitions related to energy production. ~~(Added 4/12)~~

New Construction — Structures for which the lawful "start of construction" commenced on or after the effective 1 June 2010.

~~Non-conforming~~ Conforming Structure or Use - A lawful existing structure or use at the time this Ordinance or any amendment thereto becomes effective, which does not conform to the requirements of the zone in which it is located.

Non-Resource Zones - Zones within the jurisdiction of this ordinance that are not protected by either Oregon Land Use Planning Goal 3, Agricultural Lands or Goal 4, Forest Lands. ~~(Added 4/12)~~

Nursing Home — Any home or institution maintained or operating for the nursing and care of four (4) or more ill or infirm adults, not requiring hospital care or hospital facilities.

NRCS Web Soil Survey — Official source of certified soils data available online that identifies agricultural land capability classes, developed and maintained by the Natural Resources Conservation Service as of January 1, 2016, for agricultural soils that are not high-value, and as of December 6, 2007, for high-value agricultural soils.

Official Map - Specifically describes the location of streets, highways, public parks, drainage systems and other public installations, both existing and planned, in the community.— Once land has been placed on the official map, the Ordinance so providing restricts any further construction with the planned rights of way.— The Official Map helps to implement the comprehensive plan.

Opaque - Not clear enough to see through or allow light through.

Open Play Field - A large, grassy area with no structural improvements intended for outdoor games and activities by park visitors. The term does not include developed ballfields, golf courses or courts for racquet sports.

Operational High Pool Elevation (EPD 6) - The high pool elevation for Pine Hollow and Rock Creek Reservoirs shall be considered to be the approved operational outfall elevation determined by Oregon Water Resources Department.

ORS - The Oregon Revised Statutes.

Outdoor Mass Gathering (OMG) - A gathering, as defined by ORS 433.735, that is an actual or reasonably anticipated assembly of more than 3,000 persons which is held primarily in open spaces and not in any permanent structure and within any three-month period is expected to continue for more than 24 hours and not more than 120 hours, excluding hours required for ingress to and egress from a gathering that is located on lands zoned for exclusive farm use that are 60 miles or farther from the nearest interstate highway.

Owner — The individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

~~(Legal)~~ **Parcel (Legal)** - A unit of land created as follows:

- a. A lot in an existing, duly recorded subdivision; or
- b. A parcel in an existing, duly recorded major or minor land partition; or
- c. By deed or land sales contract prior to September 4, 1974.

A unit of land shall not be considered a separate parcel simply because the subject tract of land;

- a. Is a unit of land created solely to establish a separate tax account;
- b. Lies in different counties;
- c. Lies in different sections or government lots;
- d. Lies in different land use or zoning designations; or
- e. Is dissected by a public or private road.

OWRD - Oregon Water Resources Department. ~~(Added 4/12)~~

Parcel — Per ORS 92.010, a parcel is a single unit of land that is created by a partition of land.

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Park (Model) Trailer - Means a vehicle built on a single chassis, mounted on wheels, designed to provide recreational, seasonal or temporary living quarters which may be connected to utilities necessary for operation of installed fixtures and appliances and with a gross trailer area not exceeding 400 square feet when in the setup mode.— Such a vehicle shall be referred to, and identified by the manufacturer or converter, as a recreational vehicle. (OAR-918-500-0005 (30))”

Parking Lot (Private) - Open off street area used for temporary parking of more than three (3) automobiles, and available with or without charge, and with the permission of owner only.

Parking Lot (Public) - Open off street area used for temporary parking of more than three (3) automobiles, and available for public use with or without charge.

Parking Space - A minimum gross area available for the parking of a standard American automobile.

Parkway - A parklike major thoroughfare with broad rights of way and wide median areas, designed and landscaped to furnish a safe and pleasing drive between parks, scenic areas and principal objectives.

Partition - Either an act of partitioning land or an area or tract of land partitioned as defined in this section. ~~(Revised 1/92)~~

Partition Land - To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. - "Partition land" does not include divisions of land resulting from the creation of cemetery lots; and "partition land" does not include any adjustment of a lot line by the relocation of a common boundary where any additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by an applicable zoning ordinance. - "Partition land" does not include the sale of a lot in a recorded subdivision, even though the lot may have been acquired prior to the sale with other contiguous lots or property by a single owner.

Party - With respect to administrative actions, the following persons or entities only, who file a timely statement or request for hearing as provided by general provisions of this Ordinance, are hereby defined as a party:

- a. The applicant and all owners or contract purchasers of record, as shown in the files of the Wasco County Assessor's Office, of the property which is the subject of the application.
- b. All property owners of record, as provided in (a) above, within the notification area, as described in Section 2.080 A 2, of the property which is the subject of the application.
- c. A Citizen Advisory Group pursuant to the Citizen Involvement Program approved pursuant to ORS [197.160](#).
- d. Any affected unit of local government or public district or state or federal agency.
- e. Any other person, or his representative, who is specifically, - personally or adversely affected in the subject matter, as determined by the Approving Authority. ~~(Revised 1/92)~~

Pathway - A walkway conforming to Chapter 21 that is not within a street right-of-way.

Pedestrian Way - A way or right of way for pedestrian traffic.

Person - An individual, firm, partnership, corporation, company, association, syndicate, or any legal entity, and including any trustee, receiver, assignee, or other similar representative thereof.

Person Designated to Produce Marijuana by a Registry Identification Cardholder —

A person designated to produce marijuana by a registry identification cardholder under ~~Oregon Revised Statutes~~ [ORS 475.304](#) who produces marijuana for a registry identification cardholder at an address other than the address where the registry identification cardholder resides.

Place of Public Assembly - A structure which is designed to accommodate more than ~~twenty~~ **twenty-five** (25) persons at one time for such purposes as deliberation, education, worship, shopping, entertainment or amusement.

Planned Unit Development Definitions :-

—— **Gross Acreage** - The acreage of the entire PUD, less the acreage devoted to streets, public or semi-public buildings, kindergarten or day care centers, and commercial uses.

Homeowners' Association — A nonprofit corporation, membership in which is mandatory for owners of PUD residences, and which is responsible for maintaining common open space and private streets.

Landscape Features - Natural features of the PUD site, including waterways, wetlands, rock outcroppings, forest areas and significant wildlife habitat areas.

Net Acreage - The acreage of the PUD devoted to residential use, including residential building sites, private open space and driveways.

Open Space - Land not covered by buildings or structures, except minor recreational structures.— Open Space does not include streets, driveways, parking lots, or loading areas.— Landscaped roof areas devoted to recreational or leisure time activities, freely accessible to residents, may be counted as open space at a value of fifty percent (50%) of actual roof area devoted to these uses.

- a. **Common Open Space**:— open space reserved primarily for the leisure and recreational use of all PUD residents, and owned and maintained in common by them through a homeowner's association.
- b. **Private Open Space**:— open space located immediately adjacent to an individual dwelling unit, owned and maintained by the owners of the dwelling unit, and reserved exclusively for the use of the residents of the dwelling unit.

—— **Public Open Space**:— open space designed primarily for use by residents of a PUD, dedicated in fee to a public agency, and maintained by the agency.

a-c.

Planning Commission - Wasco County Planning Commission.– **The Planning Commission is an appointed body of volunteer representatives from various locations and professions in the County that reviews and makes decisions on quasi-judicial decisions. (Added 4/12) The Planning Commission also serves as the recommending body to the BOCC for legislative actions.**

Planning Control Area - An area in a state of incomplete development within which special control is to be exercised over land partitioning.

Planning Director – **Wasco County Planning Director or their designee that fulfills the role described by ORS 215.042.**

Planning Department - Wasco County Planning Department.–(Added 4/12)

Plat – A special and final map, diagram or drawing of a subdivision, major or minor partition prepared from completed information, containing writings, descriptions, locations, specification, dedications, provisions, and information concerning a subdivision, being drawn to scale to geometrically represent defined land and setting forth all mathematical data necessary to the identification, location and perpetuation of the various land boundaries indicated thereon, without recourse to supplementary metes and bounds description for conveyances.

Porch - Outside walking area, the floor of which is elevated more than eight (8) inches from the ground.

Power - The rate at which work is performed or energy is converted.–(Added 4/12)

Pre-Application Conference - **Pre-application conferences are intended to provide applicants with an opportunity to meet with County staff to discuss proposed projects in order to: familiarize applicants with the substantive and procedural requirements of this Ordinance; to provide for an exchange of information regarding applicable elements of the Comprehensive Plan, and development standards; to identify policies and regulations that create opportunities or pose significant constraints for the proposal; and to discuss procedures prior to filing a land use permit application.**

Premises (Psilocybin) – **(A) All public and private enclosed areas at the location that are used in the business operated at the location, including offices, kitchens, rest rooms and storerooms;**

(B) All areas outside a building that the Oregon Health Authority has specifically licensed for the manufacturing of psilocybin products or the operation of a psilocybin service center; and

(C) For a location that the authority has specifically licensed for the operation of a psilocybin service center outside a building, that portion of the location used to operate the psilocybin

service center and provide psilocybin services to clients.

Does not include a primary residence.

Primary Processing of Forest Products - The initial treatments of logs or other forest plant or fungi materials to prepare them for shipment for further processing or to market, including, but not limited to, debarking, peeling, drying, cleaning, sorting, chipping, grinding, sawing, shaping, notching, biofuels conversion, or other similar methods of initial treatments.

Principally Engaged in Farm Use - As it refers to primary farm dwellings and accessory farm dwellings, a person is principally engaged in the farm use of the land when the amount of time that an occupant of the dwelling is engaged in farm use of the property is similar to the average number of hours that is typically required for a full-time employee of the relevant type of farm use, whether that person is employed off the farm or not. Only one resident of a household needs to meet the “principally engaged” test, or the test may be met collectively by more than one household member.

Private Easement Road — See Road and Access Easement Related Definitions

Private Park - Land that is used for low impact casual recreational uses such as picnicking, boating, fishing, swimming, camping, and hiking or nature-oriented recreational uses such as viewing and studying nature and wildlife habitat, and may include play areas and accessory facilities that support the activities listed above, but does not include tracks for motorized vehicles or areas for target practice or the discharge of firearms.

Private Road - See Road and Access Easement Related Definitions

Property Line Adjustment - The relocation of a common property line between two abutting properties where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any additional zoning regulations.

Psilocybin – Psilocybin or psilocin.

Psilocybin Service Center: An establishment at which administrative sessions are held and at which other psilocybin services may be provided.

Psilocybin services – Services provided to a client before, during, and after the client’s consumption of a psilocybin product including a preparation session, an administration session and an integration session.

Public Park - A public area intended for open space and outdoor recreation use that is owned and managed by a city, county, regional government, state or federal agency, or park district

and that may be designated as a public park in the applicable comprehensive plan and zoning ordinance.

Public Road — See Road and Access Easement Related Definitions

Radar line of sight or radar horizon – A critical area of performance for aircraft detection systems defined by the distance at which the radar beam rises enough above the Earth’s surface to make detection of a target at low level impossible. The North American Aerospace Defense Command (NORAD) is the advising organization to determine radar line of sight and potential interference.

Raised Structure — See Flood Hazard Related Definitions

Ramada - A freestanding roof or shade structure installed above the roof of a mobile home that provides protection from rain, snow, sun or other forms of inclement weather.

Recreational Vehicle or Camping Vehicle - A vacation trailer or other unit with or without motive power which is designed for human occupancy and to be used temporarily for recreational or emergency purposes, but not for residential purposes, and is identified as a recreational vehicle by the manufacturer.— A recreational or camping vehicle shall be considered a dwelling unit if any of the following are true:

a. It is connected to a sewer system (including septic tank) except for the purpose of **a one-time event of** emptying the holding tanks; after such time it must be disconnected;

~~b.~~ It is connected to water or electrical lines except for purposes of charging the batteries or filling water tanks; after such time it must be disconnected;

~~c.b.~~

~~NOTE: Allowances can be made for subsections a and b above if in the opinion of the Compliance Officer evidence suggests that the use of the RV is occasional and temporary for the purpose of accommodating visitors~~

~~d.c.~~ It is occupied for more than 60 days, on the same property, in any consecutive ~~12~~ month **12-month** period; or

~~e.d.~~ It is parked on property that is without a legally placed dwelling for more than 30 days during any ~~6-month~~ **6-month** period.

Recreational Vehicle (Flood Hazard Overlay Section only) — A vehicle which is:

a. Built on a single chassis; and

b. 400 square feet or less when measured at the largest horizontal projection; and

c. Designed to be self-propelled or permanently towable by a light duty truck; and

d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

Recreational Vehicle Park — A lot or tract where the primary land use is the parking, on a fee or other basis, occupied by motor homes, truck campers, travel trailers, or other recreational vehicles.

Regulatory Floodway — See Flood Hazard Related Definitions

Rehabilitation — The return of property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use and preserves the property's historic value.

Related or Supporting Facilities to a Commercial Power Generating Facility - Any structure, proposed to be constructed or substantially modified in connection with the construction of a commercial power generating facility, including associated transmission lines, power collector lines, substations connected to the power generating facility, meteorological towers (not including meteorological towers applied for independent of the commercial power generating facility), data collection & operating systems, construction staging & laydown areas, storage facilities, intake structures, road and rail access, barge basins, operation & maintenance buildings, and other accessory structures and buildings.— A related or supporting facility is considered “in connection with the construction of the commercial power generating facility” if it would not be built or substantially modified but for construction or operation of the energy facility.

“Related or supporting facilities” does not include geothermal or underground gas storage reservoirs, production, injection or monitoring wells or wellhead equipment or pumps or any structure existing prior to construction of the energy facility, unless such structure must be significantly modified solely to serve the energy facility. ~~(Added 4/12)~~

Renewable Energy Facility – (ORS 215.446)

a. **A solar photovoltaic power generation facility using:**

1. **More than 100 acres but not more than 160 acres located on high-value farmland as defined in ORS 195.300;**
2. **More than 100 acres but not more than 1,280 acres located on land that is predominantly cultivated or that, if not cultivated, is predominantly composed of soils that are in capability classes I to IV, as specified by the National Cooperative Soil**

Survey operated by the Natural Resources Conservation Service of the United States Department of Agriculture; or

3. More than 320 acres but not more than 1,920 acres located on any other land.

b. An electric power generating plant with an average electric generating capacity of at least 35 megawatts but less than 50 megawatts if the power is produced from geothermal or wind energy at a single plant or within a single energy generation area.

Replat - The act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat, or to increase or decrease the number of lots in a subdivision., or to correct an irregularity or error in the original plat. (Added 1/92)

Reserved Open Space - Land areas reserved through public dedication, public ownership, easements, covenants, or other devices for public use and limited development.

Residential Trailer - A portable residence that is transportable on public highways by permanently attached axles, the dimensions of which do not exceed ~~thirty-two~~ **thirty-two** (32) feet in length, or eight (8) feet in width, or any equivalent dimension combination.

Resource Zones - Zones within the jurisdiction of this ordinance that are protected by either Oregon Land Use Planning Goal 3, Agricultural Lands or Goal 4, Forest Lands. (Added 4/12)

Restaurant - A public establishment for the purpose of selling meals to customers.

Restoration — The process of accurately recovering the form and details of a property and its setting as they appeared at a particular historic period by means of the removal of later works or the replacement of missing earlier work.

Retirement Center - A building or group of buildings containing separate dwelling units designed for and occupied principally (at least one occupant of each dwelling unit), by persons over the age of sixty (60) years, excluding convalescent and nursing care as a function of the center.

Reversed Corner Lot — See Lot Related Definitions

Review Types -

Type I (Nondiscretionary (formerly referred to as “ministerial”) -

These procedures are decided by the Director, or the Director’s designee without public notice or public hearing.— They do not require interpretation or the exercise of policy or

legal judgment in evaluating approval standards.– Type I does not qualify as a “land use decision” under Oregon Revised Statute (ORS) [197.015](#)(11).

Type II (Administrative/Discretionary) -

These procedures are decided by the Director or the Director’s designee with notice, as established by Chapter 2, and appeal period established by ORS [215.416](#)(11).– They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards and qualify as a land use decision under ORS [197.015](#)(11). An appeal of a Type II decision becomes a Type III review.

Type III (Quasi-Judicial/Planning Commission or County Governing Body)

Planning Commission - These procedures are initially heard and decided solely by the Planning Commission or on appeal from the Planning Director with the hearings process, notice and appeal period governed by ORS [197.763](#).– They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards and qualify as a land use decision under ORS [197.015](#)(11).

County Governing Body - These procedures are initially heard and decided solely by the County Governing Body or on appeal from the Planning Commission with the hearings process, notice and appeal period governed by ORS [197.763](#).– They do require interpretation or the exercise of policy or legal judgment in evaluating approval standards and qualify as a land use decision under ORS [197.015](#)(11).

Type IV (Legislative/County Governing Body)

These procedures are heard and decided solely by the County Governing Body after an initial hearing and recommendation is made by the Planning Commission.– The hearings process, notice and appeal period are governed by ORS [197.763](#).– They do require substantial interpretation or the exercise of policy or legal judgment and qualify as a land use decision under ORS [197.015](#)(11).

Right of Way - The area between boundary lines of a road, street or other easement.– Right-of-way includes passageways such as freeways, pedestrian connections, alleys, and all streets.– A right-of-way shall be dedicated or deeded to the public for public use and under the control of a public agency, or it shall be dedicated or deeded and privately owned.

Road and Access Easement Related Definitions -

Access - A way or means of approach to provide pedestrian, bicycle, and/or motor vehicular entrances or exits to a property. Includes driveways and private accesses.

Access easement - An easement recorded for the purpose of providing vehicle, bicycle, and/or pedestrian access from a public or private road to a parcel across intervening property under separate ownership from the parcel being provided access.– See Private Easement Road.

All Weather Road - A road that has, depending upon design criteria, a six [to eight] or more inches of gravel base, smooth surface, that a two wheel drive vehicle can use all year round. Confirmation of "all weather" to be made by the Wasco County Public Works Department.

Approach Road - That portion of any access, driveway or other facility that immediately abuts upon a public or county road and provides ingress to or egress from said public or county road.

Arterial Road or Street - A road or street used primarily to carry high levels of regional vehicular traffic at high speeds; connects the collector road system to freeways; provides connection to other cities and communities; serves major traffic movements; access control may be provided through medians and/or channelization. The typical average daily traffic exceeds 2,000.

Collector Road or Street (Major) – A road used primarily to serve traffic between neighborhoods and community facilities; principal carrier between arterials and local roads; -provides some degree of access to adjacent properties, while maintaining circulation and mobility for all users; carries lower traffic volumes at slower speeds than arterials; typically has two or three lanes; bicycle facilities may be exclusive or shared roadways depending on traffic volumes, speeds, and extent of bicycle travel. The typical average daily traffic ranges from 500 to 2,000.

Collector Road or Street (Minor) - A road used primarily to connect rural residential areas with arterials and major collector roads; has slower speeds to enhance safety; bicycle facilities may be exclusive or shared roadways depending on traffic volumes, speeds, and extent of bicycle travel.– The typical average daily traffic ranges from 250 to 400.

County Road - A public road which has been designated as a county road and formally accepted for maintenance by the Wasco County Governing Body. A county road shall not act as a dividing feature of a lot-of-record.

County Road District - For purposes of improving county roads or public roads within the boundaries of a city or drainage district, county road districts may be formed from contiguous territory within the county. All road improvements are initiated through a petition process approved by the County Governing Body. To fund the road

improvements, county road districts may assess, levy and collect taxes on all taxable property within the district. See ORS [371.055](#).

Future Street - A proposed right of way as may be designated by the Planning Commission, or such other agency or authority as provided for herein, which street is necessary for the future subdivision of property, shown on the subdivision plats and/or maps, but that the present dedication and construction of such street is not warranted.

Half Street -- One half of the right of way of a public way equally divided by the property or border line, dedicated to the public together with the total width, here, of the public way by all owners, at the time of the recording of any plat including such half street or way.

Local Access Road – Public road over which the public has a right of use that is a matter of public record and was legally created at the time of dedication but that is not a county road, state highway or federal road.– Local access roads are privately maintained.

Local Road or Street - A road or street primarily used to provide direct access to adjacent land uses; characterized by short roadway distances, slow speeds, and low volumes; offers a high level of accessibility; serves passenger cars, pedestrians, and bicycles, but not through trucks. Local roads may be paved or unpaved.– The typical average daily traffic is less than 250.

Private Easement Road - A minimum ~~30-foot-wide~~**30-foot-wide** private easement in any zone that provides ingress and egress to a public or private road for not more than three (3) units of land and serves not more than three (3) units of land.

Private Road -- A road in a resource zone (F-1, F-2, & A-1) whose primary purpose is to provide access for resource activities, that was accepted by the County Governing Body pursuant to Section 21.300 of this Ordinance or has been previously recognized by the County Governing Body and which is not public, but which intersects with an existing public road.

Public Road - A road over which the public has a right of use that is a matter of public record and was legally created at the time of dedication. (ORS [368.001](#))

Road - The entire right of way of any public or private way that provides ingress to or egress from property by means of vehicles or other means or that provides travel between places by means of vehicles.– "Road" includes, but is not limited to:

- a. Ways described as streets, highways, throughways, or alleys;

~~a.~~**b.** Road related structures that are in the right of way such as tunnels, culverts or similar structures; and

~~b.~~**c.** Structures that provide for continuity of the right of way such as bridges.

Road Department — Wasco County Public Works Department.— ~~(Added 4/12)~~

Roadway - The portion or portions of a right of way developed for vehicular traffic.

Special Road District — For the purposes of improving roads, special road districts may be formed from contiguous territory lying within the county and not incorporated within the limits of a city. Special road districts are governed by a board of commissioners, either appointed or elected. Special road districts have the following powers: to make contracts; to acquire, hold, receive and dispose of real and personal property; to sue and be sued; to exercise the power of eminent domain; to assess, levy and collect taxes on all taxable property within the district; and to do any other act necessary to carry out purposes of the special road district. See ORS [371.305](#).

Street - The entire width between the right of way lines of every way for vehicular and pedestrian traffic, and includes terms, "roads", "highways", "land", "place", "avenue", "alley", and other similar designations.

Street Plug or Reserve Strip — A narrow strip of land controlling access to a street or half street, title to which is dedicated to the County and the disposal of which land shall be placed within the jurisdiction of the County Governing Body for disposal under conditions approved by the Commission.

Rotor — See Wind Power Related Definitions

Rotor Diameter — See Wind Power Related Definitions

Sale or Sell - Includes every disposition or transfer of land in a subdivision or partition or an interest or estate therein.

Sensitive Habitat Sites — The sensitive habitat area is the area identified in the Wasco County Comprehensive Plan inventory and site specific ESEE for each sensitive bird site.— The sensitive habitat site to be protected by the provisions of this section is defined as the area within **one-quarter (¼)** mile or **one-thousand three hundred twenty (1,320)** feet of a sensitive bird site.

Significant sensitive habitat sites located on federal land are not subject to the provisions of this Section unless sensitive habitat area extends onto non-federal land.

Unless identified for interim protection under subsection F of 3.960, only inventoried sites determined to be significant and evaluated for protection through a site specific ESEE analysis are afforded Goal 5 protection.

School Definitions -

School (Commercial) - A building where instruction is given to pupils in arts, crafts, or trades, and operated as a commercial enterprise, as distinguished from schools endowed and/or supported by taxation.

School (Elementary) - A school offering instruction to one (1) or more grades, between and including the fifth through the eighth, exclusively, or in combination with grades lower than the fifth.

School (High) - A school offering instruction to one (1) or more grades, between and including the ninth through the twelfth, or in combination with the seventh and eighth grades.

School (Nursery) - A school offering instruction and guided activity to kindergarten or pre-kindergarten classes.

School (Primary) - A school offering instruction to one (1) or more grades, between and including kindergarten through the fourth.

School (Private or Parochial) - A school under the control of and financed primarily by a ———religious or philanthropic and non-profit institution operating in conformance with —relevant State Department of Education regulations.

—————**School (Public)** - A school under the control of and financed by legally constituted public ———school districts in the State of Oregon.

Sectional Home - Defined the same as a modular home.

Sensitive Wildlife Habitat - Land areas incorporated in wildlife preserves, refuges, or game management areas; land areas identified as winter range by the Wildlife Commission, State of Oregon; and land areas providing habitat for rare or endangered species listed by the Wildlife Commission, State of Oregon, or by the Bureau of Sport Fisheries and Wildlife, United States Department of the Interior.

Series Partition ~~or~~ - Series Partitioned Lands - A series of partitions of land resulting in the creation of four or more parcels over a period of more than one calendar year.

Series Partitioner - Means any person who causes land to be series partitioned into a series partition, or who undertakes to develop a series partition, but does not include a public agency or officer authorized by law to make partitions.

Sewage - Water carried human or animal waste and kitchen, bath, or laundry waste, from a building, together with such groundwater infiltration and surface water as may be present.

Shadow Flicker — See Wind Power Related Definitions

Shooting Course - Any lot(s) or parcel(s) where target shooting (excluding hunting preserves) is conducted on a commercial basis.

Sidewalk - A pedestrian walkway with permanent surfacing.

Sign — An identification, description, illustration, or device which is affixed to or represented, directly or indirectly, upon a building, structure, or land and which directs attention to a product, place, activity, person, institution or business.— Each display surface of a sign other than two (2) surfaces parallel and back to back on the same structure shall be considered a sign.

Sign (Advertising) - A sign which directs attention to a business, product, activity, or service which is not necessarily conducted, sold or offered upon the premises where such a sign is located.

Significant Adverse Effect -- A consequence of a facility that irreparably reduces management of or damages a resource listed as a standard and identified in the comprehensive plan and the Wasco County Land Use and Development ordinances.

Significant Archaeological Sites - Sites possessing valuable artifacts or evidence of prehistoric cultures, including areas catalogued by the National Park Service, United States Department of the Interior, and areas identified by academic institutions.

Significant Change - A change in an existing facility which increases the impact of the facility on abutting properties.— This provision shall be interpreted broadly to invoke review of any potentially significant change.— However, a significant change shall not include ordinary and regular maintenance, actions such as research, monitoring, and impact mitigation that were authorized or required by law.— Significant change shall not include other actions, such as reconducting, which may increase the useful life of the facility without increasing long term, off site impacts.

Single ~~wide~~ Wide Mobile Home - One (1) complete living unit constructed on a single chassis.

Slope - An incline in an oblique direction from the perpendicular.

Small Scale Commercial Power Generating Facility (Utility Facility For The Purpose Of Generating Power) - A facility for the production of energy and its related components that:

- a. Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, thermal power, geothermal power, landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues but not including the production of biofuel as authorized by ORS [215.203\(2\)\(b\)\(K\)](#) in all zones which allow "Farm Use" and [215.283\(1\)\(r\)](#) in the Exclusive Farm Use zone;– and
- b. Is primarily intended to offset the customer-generator's requirements for energy but may produce more than they can consume.

See "Commercial Power Generating Facility", "Net Metering Power Facility" and "Non-Commercial/Stand Alone Power Generating Facility" for additional definitions related to energy production. ~~(Added 4/12)~~

Solar Access - The right of a property owner to have sunlight shine onto the property owner's land. ~~(Added 4/12)~~

Solar Energy Facility - A facility which converts solar energy for electricity generation, space heating, space cooling or water heating and which consists of solar panels, photovoltaic laminates, electrical lines, pipes, batteries, mounting brackets, frames, foundation and other appurtenances or devices necessary for the operation of the system wherever installed. ~~(Added 4/12)~~

Solid Waste - All putrescible and non-putrescible waste, including, but not limited to, garbage, rubbish, refuse, ashes, waste paper and cardboard, grass clippings, composts, sewer sludge, residential, commercial, and industrial appliances, equipment and furniture, discarded or inoperable vehicles, vehicle parts or vehicle tires, manure, vegetable or animal solid and semisolid waste and dead animals. The term Solid Waste does not include:

- a. Materials used for fertilizer or for other productive purposes on land in the growing and harvesting of crops or the raising of fowl or animals;
- b. Septic tank and cesspool pumping or chemical toilet waste;
- c. Reusable beverage containers as defined in ORS [459A.725](#); and

- d. Source separated principal recyclable materials as defined in ORS Chapter [459](#) and the Rules promulgated there under, which have been purchased or exchanged for fair market value.

Sound Power - ~~is the~~ The acoustical energy emitted by the sound source, and is an absolute value. It is not affected by the environment. ~~(Added 4/12)~~

Sound Pressure - ~~is a~~ A pressure disturbance in the atmosphere whose intensity is influenced not only by the strength of the source, but also by the surroundings and the distance from the source to the receiver. Sound pressure is what ears hear and what sound meters measure. ~~(Added 4/12)~~

Special District - Any unit of local government other than city or county, authorized and regulated by statute.— Special district includes, but is not limited to:— water control districts, irrigation districts, port districts, regional air quality control authorities, fire districts, mass transit districts, and sanitary districts.

Special Road District — See Road and Access Easement Related Definitions

Stable (Private) - A detached accessory building for the keeping of horses owned by the occupants of the premises and which are not kept for remuneration or profit.

Start of Construction — Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstructions, placement or other improvement was within 180 days of the permit date.— The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.— Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.— For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storage Structures for Emergency Supplies - Structures to accommodate those goods, materials and equipment required to meet the essential and immediate needs of an affected population in a disaster. Such supplies include food, clothing, temporary shelter materials, durable medical goods and pharmaceuticals, electric generators, water purification gear, communication equipment, tools and other similar emergency supplies.

Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above it, except the top story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Story (Half) - A story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story.

Street — See Road and Access Easement Related Definitions

Street Plug or Reserve Strip - See Road and Access Easement Related Definitions

Structure - Anything constructed, erected or ~~built~~~~air inflated~~, permanent or temporary, which requires location on the ground. Among other things, structure includes buildings, walls, fences, billboards, poster panels and parking lots.— Retaining walls less than four (4) feet in height are not considered structures for the sake of general property line setbacks.

Structure (Flood Hazard Overlay Section only) — A walled and roofed building, as well as any gas or liquid storage tank, that is principally above ground.

Subdivide - To effect a subdivision, as applied to this Ordinance.

Subdivider - Any person, as defined herein, who undertakes proceedings to effect a subdivision of land, including changes in street or lot lines, for the purpose of transfer of ownership of development.

Subdivide Land - To divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.

Subdivision - Either an act of subdividing land or an area or tract of land subdivided as defined in this section.

Substantial Damage — Damage of any origin sustained by a structure whereby the costs of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement — Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

a. Before the improvement or repair is started, or

b. If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Swept Area — See Wind Power Related Definitions

Tax Lot - An identification number assigned by the Oregon Department of Revenue to delineate property ownership for the purpose of taxation. ~~-(Added 1/92)~~

Temporary — See Forest Land Related Definitions

Temporary Structure or Use - A non-permanent structure, or one used for a limited time, or a use or activity that is of a limited duration.

Tentative Plan Map for Minor Partition -- A drawing or diagram prepared from completed information, in compliance with regulations and ordinances adopted pursuant to ORS [92.046](#), and regulations of ORS 209.205, representing defined land, setting forth intentions in writing, and including relative mathematical and descriptive data for preparation of conveyances by metes and bounds descriptions.

Theoretical Horsepower — See Hydroelectric Related Definitions

Through Lot - Lot having frontage on two streets.

Tiedowns - Strapping or cables attached to the mobile home and connected to anchors embedded in the ground, which secure a mobile home from damage and movement during high winds.

Topography - The configuration of a surface including its relief and the position of its natural and man-made features.

Tower - monopole, freestanding, or guyed structure. ~~-(Added 4/12)~~

Tourist Court - A group of attached or detached buildings containing separate rooms or living units for the temporary use of automobile travelers, having garage attached or parking space adjacent to every unit, including auto courts, motels, or motor cottages.

Tract - One or more contiguous lots or parcels in the same ownership.— A tract shall not be considered to consist of less than the required acreage because it is cross by a public road or waterway.

Travel Trailer - A recreation vehicle that is not used as a permanent residence, is transportable on public highways by permanently attached axles, and does not exceed ~~thirty-two~~**thirty-two** (32) feet in length, or eight (8) feet in width, or any equivalent dimension combination.

Truck Camper - A recreation vehicle, camper, or canopy that fits onto the bed of a pickup or flatbed truck, and that is not used as a permanent residence.

Unique Ecologic Associations - Land areas where species composition, vegetative characteristics, or systems variations produce ecologic patterns of unusual and rare quality that cannot be observed elsewhere in Wasco County.

Unique Geological Features - Fossil beds, formation type locations, and major structural features that cannot be observed elsewhere in the State of Oregon.

Unit of Land - An area of contiguous land at least of sufficient size to meet minimum zoning requirements for use, coverage of an area, and to provide such yards and other open spaces as are required by this Ordinance; such property shall have frontage on a public street, or such other access approved by the Commission or Court under provisions of this ordinance.— A unit of land may be:

- a. A single lot of record;
- b. A lot as defined herein;
- c. A parcel, as defined herein.

Upwind – See Wind Power Related Definitions

Use - The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is not or may be occupied or maintained.

Use (Conditional) - The term applied to use which may be permitted by the application for, the issuance of a Conditional Use Permit.

Use Permit - A permit allowing a specific use.

Use (Professional) - The place of business of a person engaged in a profession such as accountant, architect, artist, attorney at law, professional engineer, land surveyor, insurance agent, real estate broker, landscape architect, or practitioner of the human healing arts.

Use (Prohibited) - A use not allowed in a zoning district.

Utility Facility (Minor) (Non-Resource Zones Only) - Any minor facility owned or operated by a public, private or cooperative company for the local distribution or provision of sewer, water, gas, electricity (utility facility service lines), data, radio or telephone.– Cell towers, any structure over 75' in height, and utility facilities that require a Goal 11 Exception constitute a "Utility Facility (Major)". ~~(Added 4/12)~~

Utility Facility (Major) (Non-Resource Zones Only) - Any major facility owned or operated by a public, private or cooperative company for the generation, transmission, regional distribution or processing of its productions or for the disposal of cooling water, waste or by-products, and including, major trunk pipelines, water towers, sewage lagoons, sanitary landfills, structures over 75' in height, cell towers and similar facilities, and any utility facility that requires a Goal 11 Exception, but excluding electrical transmission facilities, & natural gas or petroleum product pipelines. ~~(Added 4/12)~~

Utility Facilities Necessary for Public Service (EFU & Forest Zones Only) - Unless otherwise specified, any facility owned or operated by a public, private or cooperative company for the transmission, distribution or processing of its products or for the disposal of cooling water, waste or by-products, and including, major trunk pipelines, reservoirs (may require a Goal 3 or Goal 4 exception), dams & other hydroelectric facilities, water towers, sewage lagoons, cell towers, electrical transmission facilities (except transmission towers over 200' in height) including substations not associated with a commercial power generating facilities and other similar facilities. ~~(Amended 4/12)~~

Utility Facility Service Lines - Utility lines and accessory facilities or structures that end at the point where the utility service is received by the customer and that are located on one or more of the following:

- a. A public right of way;
- b. Land immediately adjacent to a public right of way, provided the written consent of all adjacent property owners has been obtained; or
- c. The property to be served by the utility.
- d. In the case of non-EFU land, within a utility easement. ~~(d. added 4/12)~~

Variance - A specific deviation from a part of this Ordinance.– A grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

Vehicle Site - The area or place used for parking occupied residential trailers or recreational vehicles, and may include sewer, water, gas or electrical hook ups.– Places used to store unoccupied recreational vehicles are not considered to be recreational vehicle sites.

Veterinary Hospital – See Medical Facility Related Definitions

Veterinary Office – See Medical Facility Related Definitions

Walkway - A sidewalk or pathway, including access ways, providing a pedestrian connection that is improved to County standards, or to other roadway authority standards, as applicable. See also, Access, Pathway, Sidewalk.

Water Dependent – A structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations, including but not limited to bridges, docks, piers, wharfs, certain fish and wildlife structure, boat launch facilities and marinas.– Dwellings, parking lots, spoil and dump sites, restaurants, trailer parks, resorts and motels are not water dependent.

Water Dependent Uses - Uses that absolutely require, and cannot exist without, access or proximity to, or siting within, a water body to fulfill their basic purpose.– Water dependent uses include but are not limited to: docks, wharfs, piers, certain fish and wildlife structures, boat launch facilities and marinas.– Dwellings, parking lots, spoil and dump sites, restaurants, trailer parks, resorts, and motels are not water dependent.

Water Related Uses - Uses not directly dependent upon access to a water body, but whose presence facilitates public and private access to and enjoyment of a water body. Water related uses include but are not limited to: boardwalks, trails, observatories, decks, and interpretive aids. Dwellings, parking lots, spoil and dump sites, restaurants, trailer parks, resorts, and motels are not water related.

Waterbody - A lake, wetland, or Class I or Class II stream.

Watt - A unit of measure for the rate of energy conversion.– Equal to 1 joule of energy per second. ~~(Added 4/12)~~

Wetland - Land areas, ~~excluding those defined in ORS 197.767~~, where excess water is the dominant factor determining the nature of soil development and the types of plant and animal communities living at the soil surface.– Wetland soils retain sufficient moisture to support

aquatic or semi aquatic plant life.– In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet.– The areas below wetlands are submerged lands. ~~(revised 2/89)~~

Wind Power Related Definitions -

———**Abandoned WECS** - A WECS that does not generate energy during a period of twelve (12) consecutive months for reasons other than lack of wind, lack of demand for the —electricity produced, repair, or modernization.

———**Anemometer** - A device to measure the wind speed, generally mounted to a —meteorological tower. ~~(Added 4/12)~~

———**Blade** - An element of a wind turbine rotor which forms an aerodynamic surface or —surfaces to convert movement of air into mechanical energy or torque.

———**Building Mounted Wind Turbine** - A Wind Turbine mounted or attached to a building. ~~(Added 4/12)~~

———**Downwind** - On the opposite side from the prevailing direction from which the wind —blows. ~~(Added 4/12)~~

———**Downwind Properties** - Properties downwind of the project boundary that have been —developed as part of a Commercial Power Generating Facility. ~~(Added 4/12)~~

———**Height of Tower** - The height of the vertical distance from the base of the tower, pole or —building on which it is located to the tallest vertical point including any attachment that —exceeds the highest point on the tower structure (i.e. maximum blade tip or antennae). ~~(Added 4/12)~~

———**Nacelle** -The structure which houses all of the generating components, gearbox, drive —train and other components of the wind turbine.

———**Rotor** -- **(1)** A system of rotating aerodynamic elements and hub assembly attached to a —shaft that converts the kinetic energy in the wind into mechanical energy; **(2)**— Rotating —element in an —electrical generator.

———**Rotor Diameter** - Twice the distance from the center of rotation to the outermost point —of the blade.

———**Shadow Flicker** - The alternating changes in light intensity caused by the movement of —Wind Turbine blades casting shadows on the ground or a stationary object. Shadow —Flicker is not the sun seen through a spinning wind turbine rotor,

nor what an individual might view moving through the shadows of a wind turbine.

—— **Swept Area** - Area perpendicular to the wind velocity that a rotor will cover during one complete rotation.

—— **Upwind** - On the same side as the direction from which the prevailing wind is blowing — windward. ~~(Added 4/12)~~

—— **Wind Access Rights** - The right of a property owner to have unobstructed commercially-viable wind available to the property owner's land. ~~(Added 4/12)~~

—— **Wind Energy Facility** - A facility producing energy from wind and its related or supporting facilities. ~~(Amended 4/12)~~

—— **Wind Turbine Horizontal Axis** - A wind turbine on which the rotor axis substantially is parallel to the ground.

—— **Wind Turbine Tower** - Subsystem of a wind turbine that supports the rotor, or other collection device, above ground.

—— **Wind Turbine Vertical Axis** - A wind turbine where the rotor axis is vertical.

Wireless Telecommunications Facilities Related Definitions

—— **Abandonment** – Wireless telecommunications facilities will be considered abandoned when there has not been a carrier licensed or recognized by the FCC operating on the facility for a period of one year, 365 consecutive days.

—— **Antenna** – A transmitting or receiving device used in telecommunications that radiates or captures electromagnetic waves, but not limited to, directional antennas, such as panel and microwave dish antennas, and omni-directional antennas, such as whips.

—— **Base station** - A structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower. The term includes, but is not limited to: equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul; radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and

comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks); any structure other than a tower that, at the time an eligible facilities modification application is filed with the County under this Chapter, supports or houses equipment that has been reviewed and approved under the applicable zoning or siting process, or under another State, county or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support. For the purposes of a "Spectrum Act" Modification Request, the term does not include any structure that, at the time the relevant application is filed with the County under this Article, does not support or house equipment described above in the definition.

——— Carrier/Provider – A company that provides wireless services.

——— Co-location – The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

——— Concealment Technology – The use of technology through which a wireless communications facility is designed to resemble an object that is already present in the natural environment or build environment, or is placed within an existing or proposed structure.

——— Eligible Facilities Request - Any proposed modification of an existing eligible support structure that does not substantially change the physical dimensions of that eligible support structure which the applicant asserts is subject to review under Section 6409 of the Spectrum Act, and which involves: collocation of new transmission equipment; removal of transmission equipment; or replacement of transmission equipment.

——— Eligible Support Structure - Refers to any base station or tower as defined in this Article, provided that it is existing at the time the relevant application for a Spectrum Act modification is filed with the County.

——— Essential Public Communication Service - Police, fire and other emergency communications networks.

——— Equipment Shelter – A structure that houses power lines, cable, connectors, and other equipment ancillary to the transmission and reception of telecommunications.

——— FCC – Federal Communications Commission.

——— **Grade** – The lowest point of elevation of the finished surface of the ground within 5 feet of the structure.

——— **Maintenance** – Emergency or routine repairs of previously approved facilities and the replacement of components of previously approved facilities which do not create a significant change in visual impact.

——— **Microcell** – A cell in a mobile phone network served by a low power cellular base station (tower), covering a limited area such as a hotel, and typically the range is less than two kilometers. Microcell antennas are typically mounted at street level on the external walls of existing buildings, lamp-posts and other street furniture. These include small cells and Distributed Antenna Systems (DAS).

——— **Modification** - The changing of any portion of a tower and its associated facility from its description in a previously approved permit.

——— **Restoration** - To return a site to its pre-construction condition unless otherwise reviewed and approved by the Planning Director.

——— **Site** - For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

——— **Spectrum Act** - Means Section 6409(a) of the Middle Class Tax Relief Act and Job Creation Act, 47 U.S.C. § 1455(a), as amended.

——— **Speculation Communications Tower** - A tower designed for the purpose of providing location mounts for wireless telecommunications facilities without a binding commitment or option to lease a location upon the tower at the time of application.

——— **Substantial Change** - A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

a. For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

b. For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the

tower more than twenty feet, or more than the width of the Tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

c. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

d. It entails any excavation or deployment outside the current site;

e. It would defeat the concealment elements of the eligible support structure; or

f. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in paragraphs (a) – (d) of this definition.

g. For purposes of this definition, changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

——— Support Structure - A wireless telecommunication tower, building, or other structure that supports an antenna used for wireless telecommunications.

——— Tower - A pole, telescoping mast, tripod or any other structure that provides support for or is an integral component of such devices as wireless antennas, wind power generation facilities and meteorological measuring and recording equipment.

——— Tower Height - The distance from the finished grade at the tower base to the highest point of the tower, including the base pad and turbine blades, mounting structures and panel antennas, but not including lightning rods and whip antennas.

——— Wireless Telecommunication Facility - An unmanned facility for the transmission of radio frequency (RF) signals, consisting of an equipment shelter,

cabinet or other enclosed structure containing electronic equipment, a support structure, antennas or other transmission and reception devices. Freestanding point-to-point microwave dishes, high power television and FM transmission and AM facilities are considered wireless telecommunication facilities.

——— **Wireless Telecommunication Tower** - Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Yard - An open space on a lot with a building and bounded on one (1) or more sides by such building, such space being unoccupied and unobstructed from the ground upward.

Yard (Front) - A yard between the front line of the main building (exclusive of steps), and the front property line.— Front property line is that side of a lot or parcel where access is obtained from a street or road.

Yard (Rear) - An open, unoccupied space on the same lot with the main building, between the rear line of the main building (exclusive of steps, porches, and accessory buildings), and the rear line of the lot.

Yard (Side) - An open, unoccupied space on the same lot with the main building, between the side wall line of the main building and the side line of the lot.

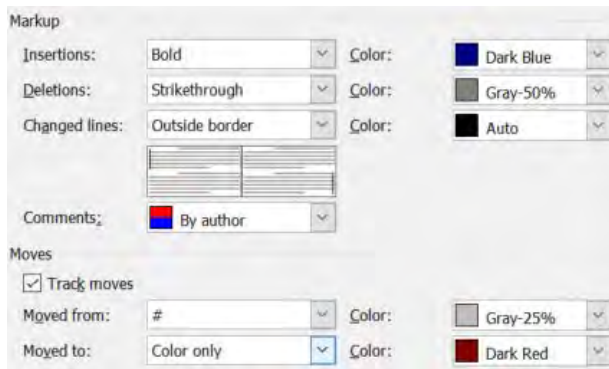
~~**Youth/Family Camp**—An area devoted to facilities and equipment for camp purposes for youths and adults, including swimming pools, tennis courts, recreational fields and facilities for meetings, conferences or retreats, including facilities for eating and sleeping accommodations that are provided in connection with the camp (Added 9/18/97).~~

Youth Camp - A facility either owned or leased, and operated by a state or local government, or a nonprofit corporation as defined under ORS 65.001, to provide an outdoor recreational and educational experience primarily for the benefit of persons 21 years of age and younger. Youth camps do not include any manner of juvenile detention center or juvenile detention facility.

~~**Yurt** - A round, domed shelter of cloth or canvas on a collapsible frame.~~ **A round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.**



Wasco County Planning Land Use and Development Ordinance Update Draft Cover Sheet



The drafts are created using track changes in Microsoft Word.

The key to the left is a reference for how revisions are marked up in the draft.

The bold, blue text shows new text.
Text with a line through it, in light grey,
is proposed to be deleted.



rules adopted under ORS ~~4688.095~~, and must be reviewed subject to Section ~~3.219 K~~
below: ~~OAR 660-033-130 (11), ORS 215.246, ORS 215.247, ORS 215.249, and ORS~~
~~215.251.~~

Text underlined by a wavy line is
optional.



COMMERCIAL USES RELATED TO FARM USE

- B. A winery subject to ~~3.219 F~~ below: ~~ORS 215.452, ORS 215.453, ORS 215.454, ORS~~
~~215.455 and ORS 215.237.~~
- C. A cider business subject to ORS 215.451.
- D. A facility for the processing of farm crops or the production of biofuel as defined in ORS
315.141 subject to the following: farm products as described in ORS 215.255.

The # shows where text has been
moved from and the red text
shows the new proposed location
for that moved text



#

- K. A replacement dwelling to be used in conjunction with farm use if the existing dwelling
has been listed in a county inventory as an historic property and is listed on the National
Register of Historic Places. The application shall include a *Farm Management Plan*
documenting how the replacement dwelling will be used in conjunction with a farm use.



F-1

- (Page 2, Section 3.112) Required use (temporary portable facility for primary processing of forest products) added to outright permitted uses consistent with OAR 660-006-0025. Use I was modified to more accurately reflect OAR 660-006-0025 and J was moved from another section.
- (Page 4, Section 3.113) Required use (agricultural buildings) added, related to House Bill 2441 (2013). D. was moved from a different heading section below.
- (Page 6, Section 3.114) Property Line adjustments are added to a separate line to reflect modifications to Chapter 21 and new property line adjustment rules resulting from House Bill 2831 (2015).
- (Page 6, Section 3.115) Added additional criteria to A. use to be consistent with state law.
- (Page 6, Section 3.115) Use F. moved to previous section as it's permitted without review, per state law.
- (Page 8, Section 3.116) Criteria added to be consistent with state law (OAR 660-006-0025 (F)(5)(a)).
- (Page 14-15, Section 3.118) Required language related to property line adjustments has been added. These new rules were part of House Bill 2831 (2015).
- (Page 16, Section 3.119) Reworded to better align with state law/consistent with Model Code.
- (Page 17, Section 3.119) Language is reworded or deleted to be consistent with requirements related to ORS 197.307 (4). #7 Criteria is added to be consistent with the Comprehensive Plan Policy 4.1.3(b) and Chapter 10.
- All other changes are updating references, removing past update annotations, and correction of terms.

F-2

- (Page 2, Section 3.122) Required use (temporary portable facility for primary processing of forest products) added to outright permitted uses consistent with OAR 660-006-0025.
- (Page 4, Section 3.123) Required use (agricultural buildings) added, related to House Bill 2441 (2013). Other uses have modified language to more accurately reflect OAR 660-006-0025 or moved from another section.
- (Page 6, Section 3.124) Optional addition following House Bill 2469 (2019) that would allow for a secondary dwelling on forest lands to help with commercial forest operations. Property line adjustments have been added as a new line to represent changes to Chapter 2 and new property line adjustment rules resulting from House Bill 2831 (2015).
- (Page 7, Section 3.125) Added additional criteria to A. use to be consistent with state law. Original G is moved to outright permitted uses, consistent with OAR 660-006. New G. added to reflect OAR 660-006-0025 (e)(B).
- (Page 8-10, Section 3.125) Added two additional uses to be consistent with OAR 660-006-0025. Additional reference added to AA.
- (Page 10, Section 3.126) Criteria added to be consistent with state law (OAR 660-006-0025 (F)(5)(a)).
- (Page 16 & 17, Section 3.128) Required language related to property line adjustments has been added. These new rules were part of House Bill 2831 (2015).
- (Page 19, Section 3.129) Criteria 5. Added to be consistent with Model Code and OAR 660-006.
- (Page 19-21, Section 3.129) Optional addition following House Bill 2469 (2019) that would allow for a secondary dwelling on forest lands to help with commercial forest operations. This is the special qualifying criteria that are mandatory.
- (Page 21, Section 3.129) Reworded to better align with state law/consistent with Model Code.
- (Page 22, Section 3.129) Language is reworded or deleted to be consistent with requirements related to ORS 197.307 (4). #7 Criteria is added to be consistent with the Comprehensive Plan Policy 4.1.3(b) and Chapter 10.
- (Page 24, Section 3.129) Language is modified to clarify only electrical service is allowed, per state law.
- All other changes are updating references, removing past update annotations, and correction of terms.



Section 3.110 - Forest (F-1) Zone

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Section 3.111 -- Purpose

The purpose of the Forest (F-1) Zone is to provide areas for the continued practice of timber production, harvesting and related areas, and to help protect those areas from the hazards of fire, pollution, and the conflicts of urbanization.

It is also the primary intent of the zone to preserve and protect watersheds including the protection of surface water sources relied on for public drinking water, wildlife habitats and other uses associated with the forest, and preserve and maintain the high positive visual aspect of the forest area.

Residential development is prohibited in the Forest (F-1) Zone as the conflicts created between safe and efficient watershed management and residential development are unable to be mitigated.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the Forest (F-1) Zone shall comply with the following regulations:

Section 3.112 - Uses Permitted Without Review

The following uses are permitted on lands designated Forest (F-1) Zone without review:

In the Forest (F-1) Zone, the following uses and activities and their accessory uses are permitted, on a legal parcel, subject to the general provisions and exceptions set forth by this Ordinance and Chapter 10 – Fire Safety Standards.– ~~(Added 4/12)~~

RESOURCE USES

- A. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of forest tree species, application of chemicals and disposal of slash.



- B. Physical alterations to the land auxiliary to forest practices including, but not limited to, those made for the purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities.– All uses proposed shall comply with the definition of auxiliary as defined (see Chapter 1).
- C. Farm use, as defined in Oregon Revised Statutes (ORS) [215.203\(2\)](#). Production of Marijuana is subject to Type I Review application and compliance with Chapter 11.
- D. Water intake facilities, canals and distribution lines for farm irrigation and ponds.
- E. Exploration for mineral and aggregate resources as defined in ORS Chapter [517](#).
- F. Exploration for and production of geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.
(Added 4/12)
- G. Temporary emergency response camps and staging areas for personnel and equipment necessary for one or more responders to respond to wildland fire, flood, or other emergency event.

~~G.H.~~ **Temporary portable facility for the primary processing of forest products;**

NATURAL RESOURCE USES (Amended 4/12)

- I. Uses to conserve soil, air, water quality ~~and open space~~ and provide for forest, wildlife, and fisheries resources that do not include development as defined by Section 1.090 in FEMA designated Flood Zone.– If the project is located wholly or partially within a FEMA designated Flood Zone and includes structural development it shall be subject to Section [3.114\(E\)](#) below.
- J. Uninhabitable structures accessory to fish and wildlife enhancement that does not include development as defined by Section 1.090 in a FEMA designated Flood Zone.– If the project is located wholly or partially within a FEMA designated Flood Zone and includes structural development it shall be subject to Section [3.114\(E\)](#) below.
(Amended 4/12)

UTILITIES & TRANSPORTATION (Amended 4/12)



~~H~~**K.** Local distribution lines/Utility Facility Service Lines (e.g., electric telephone, natural gas) under 200' in height and accessory utility equipment (e.g. electric distribution transformers, poles, meter cabinets, terminal boxes, pedestals), or equipment that provides service hookups, including water service hookups.

~~H~~**L.** Widening of roads within existing rights-of-way in conformance with the transportation element of the Wasco Comprehensive Plan including public roads and highway projects as described in ORS [215.283](#). ~~(l), (k) through (n).~~

COMMERCIAL USES ~~(Amended 4/12)~~

~~J~~**M.** Private hunting and fishing operations without any lodging accommodations or any other physical development.

~~K~~**N.** Minor Home occupation that:

1. Is carried on within a lawfully established dwelling only by members of the family who reside in the dwelling;
2. Does not serve clients or customers on-site;
3. Does not produce odor, dust, glare, flashing lights or noise;
4. Does not occupy more than 25 percent of the floor area of the dwelling; and
5. Does not include the on-premises display or sale of stock in trade.
6. Does not include the production, processing, wholesaling or retailing of marijuana.

Any Home Occupation that exceeds these standards is Major and subject to Section [3.115 R](#) below.

Section 3.113 - Uses Permitted Subject to Type I Review

The following uses are permitted on a legal parcel on lands designated Forest (F-1) Zone subject to Section [3.117 - General Development Standards](#), Chapter 10 – Fire Safety Standards, as well as any other listed, referenced or applicable standards:

This review involves an evaluation by Planning and Development staff but only requires formal zoning approval if the use is required to meet building codes approval. If the use does not require formal zoning approval but that is requested by the applicant for future documentation they will be charged the appropriate Type I review fee. ~~– (Amended 4/12)~~



RESOURCE USES

- A. Temporary onsite structures which are auxiliary to and used during the term of a particular forest operation, as set forth in ORS [527.722](#). All structures proposed shall comply with the definition of temporary as defined in Chapter 1.
- B. Towers and communication facilities for forest fire protection. Pursuant to Chapter 4 – Supplemental Provisions - Section 4.070, these uses do not require a variance if they exceed 35 feet in height. ~~(Added 4/12)~~
- C. **An agricultural building, as defined in ORS 455.315, customarily provided in conjunction with farm use or forest use.– A person may not convert an agricultural building authorized by this section to another use and is required to record a deed restriction identifying the building as for agricultural use only.**
- D. **The production of marijuana, subject to compliance with Chapter 11.**

RESIDENTIAL USES

- ~~B.~~E. Alteration, restoration or replacement of a lawfully established dwelling and/or accessory residential or non-residential– building– or structure (non-discretionary) subject to Sections [3.117\(A\)\(1\)\(a\)](#) - Addition, Modification or Relocation Setbacks & [3.119\(A\)](#) - Replacement Dwelling Standards (Dwellings only). Any replacement dwelling and/or accessory building and structure need not be replaced in kind but must be replaced in the same location. Replacement dwellings and/or buildings and structures in a different location are subject to [3.114\(C\)](#) below.

ENERGY/UTILITY FACILITIES

- F. Non-commercial/standalone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020.– Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. ~~(Added 4/12)~~
- ~~C.~~G. **Collocation of antennas and wireless telecommunication facilities, including associated equipment (equipment shelters, etc.) on a previously approved wireless telecommunications facility subject to Chapter 14.**

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Section 3.114 - Uses Permitted Subject to Standards/Type II Review

The following uses may be permitted on a legal parcel on lands designated Forest (F-1) Zone subject to the Section [3.117 – General Development Standards](#), Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-Chapter 3 – 3.110 F-1 Zone – Wasco County Land Use and Development Ordinance

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street loading or bicycle parking, as well as any other listed, referenced or applicable standards:
(This entire section was amended 4/12)

RESOURCE USES

- A. Uninhabitable structures accessory to fish and wildlife enhancement that includes development as defined by Section 1.090 in a FEMA designated floodplain subject to Section 3.740 - Flood Hazard Overlay (EPD 1).
- B. Uses to conserve soil, air, water quality ~~and open space~~ and provide for forest, wildlife, and fisheries resources that include development as defined by Section 1.090 in a FEMA designated floodplain subject to Section 3.740 - Flood Hazard Overlay (EPD 1).
- C. Fire stations for forest fire protection.
- D. Temporary forest labor camps.– All structures/facilities proposed shall comply with the definition of temporary as defined in Chapter 1.

RESIDENTIAL USES

- E. Alteration, restoration or replacement of a lawfully established dwelling and/or accessory residential or non-residential building or structure (discretionary) on any part of the legal parcel subject to Sections [3.117\(A\)\(1\)\(a\)](#) - Addition, Modification or Relocation Setbacks & [3.119\(A\)](#) - Replacement Dwelling Standards (Dwellings only) and [3.119\(B\)](#) - Siting Requirements for Compatibility.
- F. A building or structure accessory to a legally established residential use subject to Section [3.119\(B\)](#) - Siting Requirements for Compatibility. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.

ENERGY/UTILITY FACILITIES

- G. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020.– Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.
- ~~G.~~ **H. Communication facilities and towers supporting wireless telecommunication facilities, subject to Chapter 14.**

MISCELLANEOUS USES



- I. Partitions, ~~Property Line Adjustments and Subdivisions~~, **and Replats** subject to Chapter 21 - Land Divisions.

~~H.~~ **J. Property Line Adjustments are subject to Chapter 21 and Section 3.128 (G).**

Section 3.115 - Uses Permitted Subject to Conditional Use Review/~~Type II or Type III~~

The following uses may be permitted on a legal parcel on lands designated Forest (F-1) Zone subject to Sections [3.116 – Conditional Use Approval Standards](#), [3.117- General Development Standards](#), Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced, or applicable standards.

RESOURCE USES

- A. Permanent facility for the primary processing of forest products that is:**

- 1. Located in a building or buildings that do not exceed 10,000 square feet in total floor area, or an outdoor area that does not exceed one acre excluding laydown and storage yards, or a proportionate combination of indoor and outdoor areas; and**
- 2. Adequately separated from surrounding properties to reasonably mitigate noise, odor, and other impacts generated by the facility that adversely affect forest management and other existing uses, as determined by the governing body; ~~and~~**

- ~~A.~~ **B. P**ermanent logging equipment repair and storage.

- ~~B.~~ **C.** Log scaling and weigh stations.

- ~~C.~~ **D.** Forest management research and experimentation facilities as defined in ORS [526.215](#) or when accessory to forest operations.

- ~~D.~~ **E.** Fire stations for rural fire protection and permanent fire protection staging areas including permanent grading and structures necessary to stage fire equipment for emergency response by one or more than one emergency responder.

- ~~E.~~ **F.** Mining and processing of oil, gas or other subsurface resources as defined in ORS Chapter [520](#) and mining and processing of aggregate and mineral resources as defined in ORS Chapter [517](#).



- ~~F. Exploration for and production of geothermal, gas, oil and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.~~

RESIDENTIAL USES

- G. Temporary Hardship Dwelling.– A mobile home in conjunction with an existing legally implemented dwelling as a temporary use, subject to Chapter 8 - Temporary Use Permit – Section 8.070, for the term of a hardship suffered by the existing resident or a relative as defined in [215.283](#). ~~(Added 4/12)~~

ENERGY/UTILITY/SOLID WASTE DISPOSAL FACILITIES

- H. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020.– Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.– ~~(Added 4/12)~~
- I. Commercial Power Generating Facility (Utility Facility for the Purpose of Generating Power) subject to Chapter 19 - Standards for Energy Facilities Section 19.030.– A power generation facility shall not preclude more than ten acres from use as a commercial forest operation unless an exception is taken pursuant to OAR [660-004](#) and must be reviewed and determined to comply with Chapter 19 standards and criteria for energy facilities and commercial energy facilities.– ~~(Amended 4/12)~~
- J. New electric transmission lines (Electrical Transmission Facilities) with right of way widths of up to 100 feet as specified in ORS [772.210](#), Local distribution Lines/Utility Facility Service Lines over 200' in height and Natural Gas or Petroleum Product Pipelines subject to Chapter 19 – Standards for Energy Facilities - Section 19.030.– New distribution lines (e.g. electrical, gas, oil, geothermal) with rights-of-way fifty (50) feet or less in width.– ~~(Amended 4/12)~~
- K. Television, microwave and radio communication facilities and transmission towers.
- L. Water intake facilities, related treatment facilities, pumping stations and distribution lines.
- M. Reservoirs and water impoundments.

TRANSPORTATION

- N. Public road and highway projects as described in ORS [215.283](#) (2)(p) through (r).



- O. Temporary asphalt and concrete batch plants as accessory uses to specific highway projects.
- P. Expansion of existing airports.
- Q. Aids to navigation and aviation.

COMMERCIAL USES

- R. Major Home occupations subject to Chapter 20 - Site Plan Review - Section 20.090. Construction of a structure and production, processing, wholesaling and retailing of marijuana that would not otherwise be allowed in the zone is not permitted.

Section 3.116 - Conditional Use Approval Standards

The following review criteria shall apply to conditional uses applied for in Section [3.115](#) of this zone:

A. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

~~A.~~**B.** The proposed use will not significantly increase the fire hazard or significantly increase risks to fire suppression personnel.

~~B.~~**C.** The landowner for the use shall sign and record in the deed records for the County a ~~forest~~ **Forest** Farm Management Easement document binding the landowner and landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS [30.936](#) or [30.937](#).

~~C.~~**D.** Prohibited Uses – Marijuana processing, wholesaling, retailing and all other uses not listed which are not determined to be similar uses as provided in Section 4.010 of this Ordinance.

Section 3.117 - General Development Standards

A. Setbacks

1. New Buildings and Structures:– No structure other than a fence, sign, road or retaining wall less than four (4) feet in height shall be located closer than forty (40) feet from the right of way of a public road and all other property lines. Dwellings and structures accessory to dwellings shall also meet all siting standards and setbacks listed for dwellings or structures in the F-2 zone.



2. Additions, modifications or relocation of existing buildings and structures shall comply with the setback standards in [1 above](#).
 - a. Dwellings: The proposed addition modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements unless the addition will extend a structure further away from and perpendicular to the property line or resource.– Any proposal that would place a relocated dwelling or extend an existing dwelling into or further toward the property line or resource, or expand an existing dwelling parallel into a setback or buffer shall also be subject to Chapters 6 & 7 - Variances and any other applicable review criteria.– The provisions of Chapter 13, Nonconforming Uses - Buildings and Lots are not applicable to replacement dwellings.– ~~(Added 4/12)~~
 - b. Buildings and Structures other than Dwellings: The proposed addition, modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements.– If the building or structure currently conforms to all setback standards and the proposal would result in non-conformity a Chapter 6 or 7 variance will be required.– If the building or structure currently does not conform to all setback standards and the proposal would increase the non-conformity it shall be subject to the applicable provisions of Chapter 13 - Nonconforming Uses, Buildings and Lots.– ~~(Added 4/12)~~
3. Waterways– ~~(Added 4/12)~~
 - a. Resource Buffers:– All bottoms of foundations of permanent structures, or similar permanent fixtures shall be setback from the high water line or mark, along all streams, lakes, rivers, or wetlands.
 - (1) A minimum distance of one hundred (100) feet when measured horizontally at a right angle for all water bodies designated as fish bearing by any federal, state or local inventory.
 - (2) A minimum distance of fifty (50) feet when measured horizontally at a right angle for all water bodies designated as non-fish bearing by any federal, state or local inventory.
 - (3) A minimum distance of twenty five (25) feet when measured horizontally at a right angle for all water bodies (seasonal or permanent) not identified on any federal, state or local inventory.



(4) If the proposal does not meet these standards it shall be subject to **subsection 2 above - Additions or Modifications to Existing Structures.**

(5) The following uses are not required to meet the waterway setbacks;
~~however~~**however**, they must be sited, designed and constructed to minimize intrusion into the riparian area to the greatest extent possible:

- (a) Fences;
- (b) Streets, roads, and paths;
- (c) Drainage facilities, utilities, and irrigation pumps;
- (d) Water-related and water-dependent uses such as docks and bridges;
- (e) Forest practices regulated by the Oregon Forest Practices Act;
- (f) Agricultural activities and farming practices, not including the construction of buildings, structures or impervious surfaces; and
- (g) Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.

- B. Height-Maximum height for all structures shall be thirty five (35) feet.– Height is measured from average grade.
- C. Floodplain - Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).
- D. Signs-Signs shall not extend over a public right-of-way or project beyond the property line.
 - 1. Signs shall not be illuminated or capable of movement.
 - 2. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located.
 - 3. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right of way of public road.



- E. Parking - Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review when and if necessary.
- F. Lighting - All outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways.– Shielding and hooding materials shall be composed of non-reflective, *opaque* materials.
- G. New Driveways - All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

~~G.~~

Section 3.118 - Parcel Size Standards

The minimum lot or parcel size shall be 80 acres.– The following exceptions may apply:

- A. Exchanges and transfers between forest land owners for the purpose of consolidating existing private or public land is a Type I action and exempt from Section 21.120060. Units of land less than 80 acres may be exchanged to consolidate ownership as long as no new parcels are created from such exchange.– Section 21.050115(B) & (C), Section 21.070125 & Section 21.080130 are required to be met to consolidate transferred units of land into receiving parcel boundaries as necessary to avoid creating new parcels. Parcels created as a result of exchanges or transfers shall not be recognized as new parcels for the purpose of establishing additional homesites.
- B. Divisions to create parcels for specified non resource use permissible in the F-1 Zone - Lot or parcel size may be reduced below 80 acres only for the uses listed in [Section 3.115](#) A, B, C, E, F, I, K, L, M, Q OAR [660-006-0025](#) (3) (m) &(n) and (4) (a)-(o) providing these uses meet all other applicable standards and criteria in this section.
- C. Divisions of land containing single dwelling - The minimum parcel size may be waived to allow the division of a parcel containing a dwelling that existed prior to June 1, 1995 provided that:
 - 1. The parcel containing the dwelling shall not be larger than 5 acres, except as necessary to recognize physical factors such as roads or streams, in which case the parcel shall be no larger than 10 acres; and
 - 2. The remaining parcel, not containing the dwelling, shall either:
 - a. meet the minimum parcel size standard of the zone; or



- b. be consolidated with another parcel, and together the parcels meet the minimum parcel size standard of the zone.
 3. The remaining parcel, not containing the dwelling, shall not be entitled to a dwelling unless authorized by law or goal.
 4. An irrevocable deed restriction shall be recorded with the deed for the remaining parcel not containing the dwelling. The deed restriction shall be noted in Planning Department records, and shall preclude all rights to construct a dwelling on the remaining parcel unless authorized by law or goal. The deed restriction may be released by the Director if the property is no longer subject to protection under statewide planning goals related to agricultural land or forest land.
 5. A forest farm management easement shall be recorded for each resulting parcel.
- D. Divisions of land containing two (2) or more dwellings - The minimum parcel size may be waived to allow the division of a lot or parcel zoned for forest use if:
 1. At least two dwellings lawfully existed on the lot or parcel prior to November 4, 1993;
 2. Each dwelling complies with the criteria for a replacement dwelling in this zone;
 3. Except for the parent parcel, each parcel created under these provisions shall be between two and five acres in size;
 4. At least one dwelling shall be located on each parcel created, including the parent parcel;
 5. An irrevocable deed restriction shall be recorded with the deeds for the parcels created (including the parent parcel) that prohibits the property owner and the property owner's successors in interest from further dividing the parcel. The deed restriction shall be noted in Planning Department records, and shall preclude all rights to further divide the affected parcels unless subsequently authorized by law or goal. The deed restriction may be released by the Director if the property is no longer subject to protection under statewide planning goals related to forest land.
 6. A lot or parcel may not be divided under the provisions of this subsection if;
 - a. an existing dwelling on the lot or parcel was approved under a land use regulation that required eventual removal of the dwelling; or



- b. an existing dwelling on the lot or parcel was approved under a land use regulation that prohibited subsequent division of the lot or parcel; or
 - c. an existing dwelling on the lot or parcel was approved as a farm or non-farm dwelling under the EFU provisions allowed in mixed farm and forest zones.
- E. Divisions of forest land to facilitate a forest practice, as defined in ORS [527.620](#), may result in parcels less than the minimum parcel size provided that the approval is based on findings which demonstrate that there are characteristics present in the proposed parcel that justify an amount of land smaller than the minimum parcel size in order to conduct the forest practice. Parcels created under this provision:
 - 1. Shall not be eligible for siting of a new dwelling;
 - 2. Shall not serve as the justification for the siting of a future dwelling on other lots or parcels;
 - 3. Shall not, as a result of the land division, be used to justify redesignation or rezoning of resource lands;
 - 4. Shall not result in a parcel of less than 35 acres, except:
 - a. where the purpose of the land division is to facilitate an exchange of lands involving a governmental agency; or
 - b. where the purpose of the land division is to allow transactions in which at least one participant is a person with a cumulative ownership of at least 2,000 acres of forest land; and
 - 5. If associated with the creation of a parcel where a dwelling is involved, shall not result in a parcel less than the minimum lot or parcel size of the zone.
 - 6. An irrevocable deed restriction shall be recorded with the deed for the newly created parcel(s). The deed restriction shall be noted in Planning Department records, and shall preclude all rights to construct a dwelling on the new parcel(s) unless authorized by law or goal. The deed restriction may be released by the Director if the property is no longer subject to protection under statewide planning goals related to agricultural land or forest land.
 - 7. A ~~forest farm management easement~~ **Forest Farm Management Easement** shall be recorded for each parcel.

F. Division of land for public park uses provided that:



1. The land division is for the purpose of allowing a provider of public parks or open space, or a not-for profit land conservation organization, to purchase at least one of the resulting parcels; and
2. If one of the resulting parcels contains a dwelling, that parcel shall be large enough to support continued residential use of the parcel.
3. The parcel created for park or open space uses shall not contain a dwelling, and:
 - a. is not eligible for siting a dwelling, except as may be authorized under ORS [195.120](#);
 - b. may not be considered in approving or denying an application for siting any other dwelling;
 - c. may not be considered in approving a redesignation or rezoning of forest lands except for a redesignation or rezoning to allow a public park, open space or other natural resource use; and
 - d. May not be smaller than 25 acres unless the purpose of the land division is:
 - (1) To facilitate the creation of a wildlife or pedestrian corridor or the implementation of a wildlife habitat protection plan; or
 - (2) To allow a transaction in which at least one party is a public park or open space provider, or a not-for-profit land conservation organization that has cumulative ownership of a least 2,000 acres of open space or park property.

G. On land zone forest use, a property line adjustment may not be used to:

- 1. Decrease the size of a lawfully established unit of land that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;**
- 2. Decrease the size of a lawfully established unit of land that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than**



- the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
3. Allow an area of land used to qualify a lawfully established unit of land for a dwelling based on an acreage standard to be used to qualify another lawfully established unit of land for a dwelling if the land use approval would be based on an acreage standard; or
 4. Adjust a property line that resulted from a subdivision or partition authorized by a waiver so that any lawfully established unit of land affected by the property line adjustment is larger than:
 - a. Two acres if the lawfully established unit of land is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland or within a ground water restricted area; or
 - b. Five acres if the lawfully established unit of land is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland or within a ground water restricted area.

Section 3.119 - Additional Standards

A. Replacement Dwelling Standards

1. A replacement dwelling must have:
 - a. Intact exterior walls and roof structures;
 - b. Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Interior wiring for interior lights;
 - d. Heating system; and
 - e. Must be removed, demolished or converted to a non-residential use within three months of the completion of a replacement dwelling if it is replaced.
2. A replacement dwelling shall be subject to the following siting standards:
 - a. Replacement of a legally established dwelling in kind in the same location will be allowed and the applicant will be informed about and encouraged to address:



(1) General Development Standards,

(2) Siting Requirements for Compatibility.

- b. Replacement of a legally established dwelling with a larger dwelling in the same location will be allowed and the applicant will be required to meet all applicable:

(1) General Development Standards, and

Applicants replacing a dwelling in the same location with a larger dwelling will be informed about and encouraged to address

(2) Siting Requirements for Compatibility

- B. Siting Requirements for Compatibility of New Accessory Buildings and Structures or Replacement Dwellings and Accessory Buildings and Structures in a New Location: These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands.– Dwellings and structures shall be sited on the parcel so that:

1. Site Selection for Least Impact - ~~Siting shall result in the least possible impact on nearby or adjoining forest or agricultural lands.~~

a. **Siting shall result in the least possible impact on nearby or adjoining forest or agricultural lands.**

~~a.b.~~ Siting shall ensure that **adverse impacts on forest operations and accepted farming practices on the tract will be minimized;** ~~forest operations and accepted farming practices will not be curtailed or impeded.~~

~~b.c.~~ Siting shall minimize the amount of forest or farm land removed from production for access roads, service corridors, the dwelling and accessory structures.

~~c.d.~~ Siting shall minimize the risks associated with wildfire **by, including but not limited to,** ~~by~~ imposing fire prevention standards applicable to the Forest zone.

2. Dwelling and Accessory Structure Set Backs - To satisfy a. **and b.** above, relocated dwellings and their accessory structures shall be sited a minimum of 100 feet from property lines.– This set back is intended to limit the potential for conflict (including increased fire risk) between residential use and existing or potential resource use on surrounding parcels. Exceptions to this requirement may be granted outside the standard variance procedure in Chapter 6, if the applicant can demonstrate that the



siting the dwelling within 100 feet but not less than 40 feet from the public right of way or property line better accomplishes the objectives listed in a. above.

3. Clustering of Development - Clustering development near or among existing structures and in as limited a portion of the site as possible **given topography constraints, is required** ~~considered preferable~~ when developing in the Forest Zone. The applicant may be required to demonstrate that development has been clustered sufficiently to limit impacts on the undeveloped portion of the parcel or tract.
4. Good Proximity to Public Roads - Siting structures close to existing roads is **required.** ~~generally considered preferable and may be required of the applicant if it best accomplishes the overall intent of the siting requirements.~~
5. Development Located on Least Productive Portion of Land - Siting development on that portion of the parcel least well suited for growing trees is **required** ~~considered preferable.~~– The applicant may be required to demonstrate that the location of development will impact the least productive portion of the parcel or tract.
6. Road Maintenance Required - If road access to the relocated dwelling is by a road owned and maintained by the County, a private party, the Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or maintenance agreement allowing permanent access to a dwelling site.– The road use permit or maintenance agreement may require the applicant to agree to accept full or partial responsibility for road maintenance.
7. **A functioning on-site water supply shall be implemented prior to issuance of any zoning approval/building permit within the F-1 zone.– The on-site water supply shall be connected to all applicable Fire Safety Standards (Chapter 10).**
- 7.8. Authorization for Domestic Water Supply - The applicant shall provide evidence to the approving authority that the domestic water supply relied on for the re-located dwelling is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water or surface water. For purposes of this section, evidence of a domestic water supply means:
 - a. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or
 - b. A water use permit issued by the Water Resources Department for the use described in the application; or



- c. Verification from the Water Resources Department that a water use permit is not required for the use described in the application.– If the proposed water supply is from a well and is exempt from permitting requirements, the applicant shall submit the well constructor’s report to the county upon completion of the well.

9. Forest Stocking Requirements - Approval of a replacement dwelling in a new location shall be subject to the following requirements:

- a. Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules;
- b. The **Planning** Director shall notify the county assessor of the above condition at the time any decision to permit a dwelling is approved;
- c. The property owner of a parcel more than 30 acres in size, shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules.– The assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that the minimum stocking requirements have not been met;
 - (1) Upon notification by the assessor, the Department of Forestry will determine whether the tract meets minimum stocking requirements.– If the tract does not meet those requirements the department will notify the owner and the assessor that the land is not being managed as forest land.– The assessor will then remove the forest land designation and impose (ORS [321.359](#)) the additional tax.
 - (2) The landowner for the dwelling shall sign and record in the deed records for the county a Forest Farm Management Easement document binding the landowner and the landowner’s successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS [30.936](#) or [30.937](#).



Section 3.120 - Forest (F-2) Zone

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Section 3.121 - Purpose

The purpose of the Forest (F-2) Zone is to protect land, designated as Forestry on the Comprehensive Plan Map that is suitable and desirable for commercial forestry activities. The scope of the zone also encompasses the management of areas for the continued use of lands for renewable resource production, retention of water resources, open space, recreation, wildlife habitats and related forest uses. Residential development which might be affected by or in itself affects accepted forest management practices will be limited or prohibited so as to maximize the productivity of forest resource management in the zone. Residents of this zone must recognize that the intent of the zone is to protect resource management activities and that in the event of a conflict between residential use and normal forestry or agricultural practices, this code will be interpreted in favor of the resource management practice.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the Forest (F-2) Zone shall comply with the following regulations:

Section 3.122 - Uses Permitted Without Review

The following uses are permitted on lands designated Forest (F-2) Zone without review:

RESOURCE USES

- A. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of forest tree species, application of chemicals and disposal of slash.
- B. Physical alterations to the land auxiliary to forest practices including, but not limited to, those made for the purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities. All uses proposed shall comply with the definition of auxiliary as defined in Chapter 1.



- C. Farm use as defined in Oregon Revised Statutes (ORS) [215.203\(2\)](#). Production of Marijuana is subject to Type I Review application and compliance with Chapter 11.
- D. Water intake facilities, canals and distribution lines for farm irrigation and ponds.
- E. Exploration for mineral and aggregate resources as defined in ORS [517](#).
- F. Exploration for and production of geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.
- G. Temporary emergency response camps and staging areas for personnel and equipment necessary for one or more responders to respond to wildland fire, flood, or other emergency event
- H. **Temporary portable facility for the primary processing of forest products.**

NATURAL RESOURCE USES

- A. Uses to conserve soil, air, water quality and ~~open space and~~ to provide for forest, wildlife and fisheries resources that do not include development as defined by Section 1.090 in a FEMA designated Flood Zone. If the project is located wholly or partially within a FEMA designated Flood Zone and includes structural development it shall be subject to Section [3.124 H](#) below. ~~(Amended 4/12)~~

UTILITIES & TRANSPORTATION

- B. Local Distribution Lines/Utility Facility Service Lines (e.g., electric telephone, natural gas) under 200' in height and accessory utility equipment (e.g. electric distribution transformers, poles, meter cabinets, terminal boxes, pedestals), or equipment that provides service hookups, including water service hookups.
- C. Widening of roads within existing rights-of-way in conformance with the transportation element of the Wasco Comprehensive Plan including public roads and highway projects as described in ORS [215.283](#) (1). ~~(k) through (n).~~

COMMERCIAL USES

- D. Private hunting and fishing operations without any lodging accommodations or any other physical development.
- E. Minor Home occupation that:



1. Is carried on within a lawfully established dwelling only by members of the family who reside in the dwelling;
2. Does not serve clients or customers on-site;
3. Does not produce odor, dust, glare, flashing lights or noise;
4. Does not occupy more than 25 percent of the floor area of the dwelling; and
5. Does not include the on-premises display or sale of stock in trade.
6. Does not include the production, processing, wholesaling or retailing of marijuana.

Any Home Occupation that exceeds these standards is Major and subject to Section [3.125 BB](#) below.

~~F. An outdoor mass gathering as defined in ORS [433.735](#) (assembly of more than 3,000 people reasonably expected to continue for more than 24 consecutive hours but less than 120 hours within any three month period and which is held primarily in open spaces and not in any permanent structure) OR other gathering of fewer than 3,000 persons that is not anticipated to continue for more than 120 hours in any three month period. NOTE: A gathering described above is not subject to a land use decision or land use permitting. A Permit is required for outdoor mass gathering. Permit Application, notice, and fee, requirements are outlined in ORS [433.750-.755](#), to protect public health and safety.~~

Section 3.123 - Uses Permitted Subject to Type I Review

The following uses are permitted on a legal parcel on lands designated Forest (F-2) Zone subject to Section [3.217 - Property Development Standards](#), Chapter 10 – Fire Safety Standards, as well as any other listed, referenced or applicable standards.

This review involves an evaluation by Planning and Development staff but only requires formal zoning approval if the use is required to meet building codes approval. If the use does not require formal zoning approval but that is requested by the applicant for future documentation they will be charged the appropriate Type I review fee. ~~(Amended 4/12)~~

RESOURCE USES



- A. Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation, as set forth in ORS [527.722](#). All structures proposed shall comply with the definition of temporary as defined in [Section \(B\)](#) of this zone.
- B. Towers and communication facilities for forest fire protection. Pursuant to Chapter 4 – Supplemental Provisions - Section 4.070, these uses do not require a variance if they exceed 35 feet in height.
- C. Fire stations for forest fire protection.
- D. An agricultural building, as defined in ORS 455.315, customarily provided in conjunction with farm use or forest use. A person may not convert an agricultural building authorized by this section to another use and is required to record a deed restriction identifying the building as for agricultural use only.**
- E. Uninhabitable structures accessory to fish and wildlife enhancement that does not include development as defined by Section 1.090 in a FEMA designated Flood Zone. If the project is located wholly or partially within a FEMA designated Flood Zone and includes structural development it shall be subject to Section [3.124 G](#) below.
- F. Dwelling for Caretaker in a Public Park or Fish Hatchery. A single family dwelling may be authorized within the Forest Zones for a caretaker's residence when the residence will be located on land dedicated and developed as a public park, and the residence is to be occupied by a caretaker and caretaker's family only.
- G. The production of marijuana, subject to compliance with Chapter 11.

RESIDENTIAL USES

- ~~D.~~**H.** Alteration, restoration or replacement of a lawfully established dwelling and/or accessory residential or non-residential building or structure (non-discretionary) on any part of the legal parcel subject to Sections [3.127 A 2 a - Addition, Modification or Relocation Setbacks](#) & [3.129 A - Replacement Dwelling Standards](#) (Dwellings only). Any replacement dwelling and/or accessory building and structure need not be replaced in kind but must be replaced in the same location. Replacement dwellings and/or buildings and structures in a different location are subject to Section [3.124 A](#) below.

ENERGY/UTILITY FACILITIES

- I.** Non-commercial/stand-alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale



commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.

- J. Collocation of antennas and wireless telecommunication facilities, including associated equipment (equipment shelters, etc.) on a previously approved wireless telecommunications facility subject to Chapter 14.**

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Section 3.124 - Uses Permitted Subject to Standards/Type II Review

The following uses may be permitted on a legal parcel on lands designated Forest (F-2) Zone subject to the Section [3.127 - Property Development Standards](#), Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.

RESOURCE USES

- A. Temporary forest labor camps. All structures/facilities proposed shall comply with the definition of temporary as defined in Chapter 1.

RESIDENTIAL USES ~~(revised 4/12)~~

- B. Alteration, restoration or replacement of a lawfully established dwelling and/or accessory residential or non-residential building or structure (discretionary) on any part of the legal parcel subject to Sections [3.127 A 2 a - Addition, Modification or Relocation Setbacks](#) & [3.129 A - Replacement Dwelling Standards](#) (Dwellings only) & [3.129 D - Siting Requirements for Compatibility](#).
- C. Lot of Record Dwelling subject to Section [3.219 B - Lot of Record Test](#) & [3.129 E - Siting Requirements for Compatibility](#).
- D. Large Tract Dwelling subject to Section [3.219 C - Large Tract Test](#) & [3.129 E - Siting Requirements for Compatibility](#).
- E. **Accessory Forest Dwelling subject to Section 3.219 D & 3.129 E Requirements for Compatibility.**

A building or structure accessory to a legally established residential use subject [3.129 D - Siting Requirements for Compatibility](#). This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.

NATURAL RESOURCE USES ~~(Amended 4/12)~~



F. Uninhabitable structures accessory to fish and wildlife enhancement that includes development as defined by Section 1.090 in a FEMA designated floodplain subject to Section 3.740 - Flood Hazard Overlay (~~EPD~~**OZ** 1).

G. Uses to conserve soil, air, water quality ~~and open space~~ and to provide for forest, wildlife and fisheries resources that includes development as defined by Section 1.090 in a FEMA designated floodplain subject to Section 3.740 - Flood Hazard Overlay (**OZ**~~EPD~~ 1).

ENERGY/**UTILITY** FACILITIES

H. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (~~Added 4/12~~)

I. Communication facilities and towers supporting wireless telecommunication facilities, subject to Chapter 14.

MISCELLANEOUS USES

J. Partitions, ~~Property Line Adjustments and Subdivisions,~~ **and Replats** subject to Chapter 21 - Land Divisions.

K. Property Line Adjustments are subject to Chapter 21 and Section 3.128 (G).

Section 3.125 - Uses Permitted Subject to Conditional Use Review/~~Type II or~~ Type III

The following uses may be permitted on a legal parcel on lands designated Forest (F-2) Zone subject to Section [3.126 – Conditional Use Approval Standards](#), Section [3.127 - Property Development Standards](#), Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced, or applicable standards. (~~Amended 4/12~~)

RESOURCE USES

A. Permanent facility for the primary processing of forest products **that is:**

1. **Located in a building or buildings that do not exceed 10,000 square feet in total floor area, or in an outdoor area that does not exceed one acre excluding**



laydown and storage yards, or a proportionate combination of indoor and outdoor areas; and

2. **Adequately separated from surrounding properties to reasonably mitigate noise, odor and other impacts generated by the facility that adversely affect forest management and other existing uses, as determined by the governing body;**~~and~~

- B. Permanent logging equipment repair and storage.
- C. Log scaling and weigh stations.
- D. Forest management research and experimentation facilities as defined in ORS [526.215](#) or when accessory to forest operations.
- E. Fire stations for rural fire protection and permanent fire protection staging areas including permanent grading and structures necessary to stage fire equipment for emergency response by one or more than one emergency responder.
- F. Mining and processing of oil, gas or other subsurface resources as defined in ORS Chapter [520](#) and mining and processing of aggregate and mineral resources as defined in ORS Chapter [517](#).

~~G. Exploration for and production of geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.~~

G. Emergency campgrounds subject to OAR 660-006-0025 (e)(B), (e)(B)(i), and (e)(B)(ii).

RESIDENTIAL USES

- H. Temporary Hardship Dwelling. A mobile home in conjunction with an existing legally implemented dwelling as a temporary use, subject to Chapter 8 - Temporary Use Permit – Section 8.070, for the term of a hardship suffered by the existing resident or a relative as defined in [215.283](#).

ENERGY/UTILITY/SOLID WASTE DISPOSAL FACILITIES

- I. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.



- J. Commercial Power Generating Facility (Utility Facility for the Purpose of Generating Power) subject to Chapter 19 - Standards for Energy Facilities Section 19.030. A power generation facility shall not preclude more than ten acres from use as a commercial forest operation unless an exception is taken pursuant to OAR [660-004](#) and must be reviewed and determined to comply with Chapter 19 standards and criteria for energy facilities and commercial energy facilities.
- K. New electric transmission lines (Electrical Transmission Facilities) with right of way widths of up to 100 feet as specified in ORS [772.210](#), Local distribution Lines/Utility Facility Service Lines over 200' in height and Natural Gas or Petroleum Product Pipelines subject to Chapter 19 – Standards for Energy Facilities - Section 19.030. New distribution lines (e.g. electrical, gas, oil, geothermal) with rights-of-way fifty (50) feet or less in width.
- L. Disposal site for solid waste, for which the Department of Environmental Quality has granted a permit under ORS [459.245](#), together with equipment, facilities or buildings necessary for its operation.
- M. Television, microwave and radio communication facilities and transmission towers.
- N. Water intake facilities, related treatment facilities, pumping stations and distribution lines.
- O. Reservoirs and water impoundments.

TRANSPORTATION

- P. Public road and highway projects as described in ORS [215.283](#) (2)(p) through (r).
- Q. Temporary asphalt and concrete batch plants as accessory uses to specific highway projects.
- R. Expansion of existing airports.
- S. Aids to navigation and aviation.
- T. Parking of up to seven dump trucks and seven trailers.**
- U. Permanent logging equipment repair and storage.**

PARKS/PUBLIC/QUASI-PUBLIC FACILITIES



V. Parks and campgrounds - A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer, yurt, or recreational vehicle. Campgrounds authorized under this section are to be located at a site or contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. The campground shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. A private campground shall be subject to the Section [3.219 F – Additional Standards](#) below.

W. Private seasonal accommodations for fee hunting or fishing operations occupied on a temporary basis may be approved upon findings that the request complies with the following requirements;

1. Accommodations are limited to no more than fifteen (15) guest rooms as that term is defined in the Oregon Structural Specialty Code.
2. Only minor incidental and accessory retail sales are permitted.
3. Accommodations shall only be occupied seasonally and temporarily for the purpose of hunting and fishing during seasons authorized by the Oregon Department of Fish and Wildlife.
4. Fishing accommodations must be located within 1/4 mile of fish-bearing waters.
5. Other conditions imposed by the Approving Authority deemed necessary.
6. The accommodations and operations shall not include the production, processing, wholesaling or retailing of marijuana; a commercial activity carried on in conjunction with a marijuana crop is prohibited. (See Section 34, Chapter 614, Oregon Laws 2015.)

X. Youth Camps subject to the limitations and requirements of [OAR 660-006-0031](#).

Y. Public parks subject to OAR [660-034-0035](#) or [660-034-0040](#), whichever is applicable.

Z. Cemeteries.

AA. Firearms training facility **as provided in ORS 197.770(2).**

COMMERCIAL USES



~~Z~~**BB.** Major Home occupations

~~AA~~**CC.** Subject to Chapter 20 - Site Plan Review - Section 20.090. Construction of a structure and production, processing, wholesaling and retailing of marijuana that would not otherwise be allowed in the zone is not permitted.

~~BB~~**DD.** Any gathering subject to review by the Wasco County Planning Commission under the provisions of ORS [433.763](#). This includes any gathering of more than 3,000 persons which continues or can reasonably be expected to continue for more than 120 hours within any three-month period and any part of which is held in open spaces. Approval of a land use permit for this type of gathering is required. Special criteria listed in ORS [433.763](#) must be addressed.

Section 3.126 - Conditional Use Approval Standards

The following review criteria shall apply to a conditional use applied for in Section [3.125](#) of this Section:

A. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

~~A~~**B.** The proposed use will not significantly increase the fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

~~B~~**C.** The landowner for the use shall sign and record in the deed records for the County a ~~forest~~ **Forest** Farm Management Easement document binding the landowner and landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS [30.936](#) or [30.937](#).

Section 3.1265 - Prohibited Uses

Marijuana processing, wholesaling, retailing and all other uses not listed which are not determined to be similar uses, as provided in Section 4.010 of this Ordinance.

Section 3.127 - Property Development Standards

A. Setbacks

1. New Buildings and Structures: No structure other than a fence, sign, road or retaining wall less than four (4) feet in height shall be located closer than forty (40) feet from the right of way of a public road and all other property lines. Dwellings and



structures accessory to dwellings shall also meet all siting standards and setbacks listed for dwellings or structures in the F-2 zone.

2. Additions, modifications or relocation of existing buildings and structures shall comply with the setback standards in a. above. ~~(Added 4/12)~~

a. Dwellings: The proposed addition modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements unless the addition will extend a structure further away from and perpendicular to the property line or resource. Any proposal that would place a relocated dwelling or extend an existing dwelling into or further toward the property line or resource, or expand an existing dwelling parallel into a setback or buffer shall also be subject to Chapters 6 & 7 - Variances and any other applicable review criteria. The provisions of Chapter 13 - Nonconforming Uses, Buildings and Lots are not applicable to replacement dwellings.

b. Buildings and Structures other than Dwellings: The proposed addition, modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements. If the building or structure currently conforms to all setback standards and the proposal would result in non-conformity a Chapter 6 or 7 variance will be required. If the building or structure currently does not conform to all setback standards and the proposal would increase the non-conformity it shall be subject to the applicable provisions of Chapter 13 - Nonconforming Uses, Buildings and Lots.

3. Waterways

a. Resource Buffers: All bottoms of foundations of permanent structures, or similar permanent fixtures shall be setback from the high water line or mark, along all streams, lakes, rivers, or wetlands. ~~(Added 4/12)~~

- i. A minimum distance of one hundred (100) feet when measured horizontally at a right angle for all water bodies designated as fish bearing by any federal, state or local inventory.
- ii. A minimum distance of fifty (50) feet when measured horizontally at a right angle for all water bodies designated as non-fish bearing by any federal, state or local inventory.
- iii. A minimum distance of twenty-five (25) feet when measured horizontally at a right angle for all water bodies (seasonal or permanent) not identified on any federal, state or local inventory.



- iv. If the proposal does not meet these standards it shall be subject to [subsection 2. above - Additions or Modifications to Existing Structures.](#)
- v. The following uses are not required to meet the waterway setbacks; however, they must be sited, designed and constructed to minimize intrusion into the riparian area to the greatest extent possible:
 - (a) Fences;
 - (b) Streets, roads, and paths;
 - (c) Drainage facilities, utilities, and irrigation pumps;
 - (d) Water-related and water-dependent uses such as docks and bridges;
 - (e) Forest practices regulated by the Oregon Forest Practices Act;
 - (f) Agricultural activities and farming practices, not including the construction of buildings, structures or impervious surfaces; and
 - (g) Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.

4. **All development will be setback 25 feet from roads or access easements.**

- B. Height: Maximum height for all structures shall be thirty-five (35) feet. Height is measured from average grade.
- C. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (~~EPD~~ **OZ** 1).
- D. Signs: Signs shall not extend over a public right-of-way or project beyond the property line.
 - 1. Signs shall not be illuminated or capable of movement.
 - 2. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located.



3. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right of way of public road.
- E. Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review when and if necessary.
- F. Lighting: All outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
- G. New Driveways: All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

Section 3.128 - Parcel Size Standards

The minimum lot or parcel size shall be 80 acres. The following exceptions may apply:

- A. Exchanges and transfers between forest land owners for the purpose of consolidating existing private or public land is a Type I action and exempt from Section 21.060. Units of land less than 80 acres may be exchanged to consolidate ownership as long as no new parcels are created from such exchange. Section 21.050(B) & (C), Section 21.070 & Section 21.080 are required to be met to consolidate transferred units of land into receiving parcel boundaries as necessary to avoid creating new parcels. Parcels created as a result of exchanges or transfers shall not be recognized as new parcels for the purpose of establishing additional homesites.
- B. Divisions to create parcels for specified non resource use permissible in the F-2 Zone - Lot or parcel size may be reduced below 80 acres only for the uses listed in Section [3.125](#) ~~A, B, D, E, F, I, K, L, M, N, R, S, V, W, & X~~ **A, B, C, E, F, J, L, M, N, O, S, V, Y, Z, AA** and OAR [660-006](#)-0025 (3) (m) &(n) and (4) (a)-(o) providing these uses meet all other applicable standards and criteria in this section.
- C. Divisions of land containing single dwelling - The minimum parcel size may be waived to allow the division of a parcel containing a dwelling that existed prior to June 1,1995 provided that:
 1. The parcel containing the dwelling shall not be larger than 5 acres, except as necessary to recognize physical factors such as roads or streams, in which case the parcel shall be no larger than 10 acres; and
 2. The remaining parcel, not containing the dwelling, shall either:



- a. Meet the minimum parcel size standard of the zone; or
 - b. Be consolidated with another parcel, and together the parcels meet the minimum parcel size standard of the zone.
3. The remaining parcel, not containing the dwelling, shall not be entitled to a dwelling unless authorized by law or goal.
 4. An irrevocable deed restriction shall be recorded with the deed for the remaining parcel not containing the dwelling. The deed restriction shall be noted in Planning Department records, and shall preclude all rights to construct a dwelling on the remaining parcel unless authorized by law or goal. The deed restriction may be released by the Director if the property is no longer subject to protection under statewide planning goals related to agricultural land or forest land.
 5. A forest farm management easement shall be recorded for each resulting parcel.
- D. Divisions of land containing at least two dwellings - The minimum parcel size may be waived to allow the division of a lot or parcel zoned for forest use if:
1. At least two dwellings lawfully existed on the lot or parcel prior to November 4, 1993;
 2. Each dwelling complies with the criteria for a replacement dwelling in this zone;
 3. Except for the parent parcel, each parcel created under these provisions shall be between two and five acres in size;
 4. At least one dwelling shall be located on each parcel created, including the parent parcel;
 5. An irrevocable deed restriction shall be recorded with the deeds for the parcels created (including the parent parcel) that prohibits the property owner and the property owner's successors in interest from further dividing the parcel. The deed restriction shall be noted in Planning Department records, and shall preclude all rights to further divide the affected parcels unless subsequently authorized by law or goal. The deed restriction may be released by the Director if the property is no longer subject to protection under statewide planning goals related to forest land.
 6. A lot or parcel may not be divided under the provisions of this subsection if;



- a. An existing dwelling on the lot or parcel was approved under a land use regulation that required eventual removal of the dwelling; or
 - b. An existing dwelling on the lot or parcel was approved under a land use regulation that prohibited subsequent division of the lot or parcel; or
 - c. An existing dwelling on the lot or parcel was approved as a farm or non-farm dwelling under the EFU provisions allowed in mixed farm and forest zones.
- E. Divisions of forest land to facilitate a forest practice, as defined in ORS [527.620](#), may result in parcels less than the minimum parcel size provided that the approval is based on findings which demonstrate that there are characteristics present in the proposed parcel that justify an amount of land smaller than the minimum parcel size in order to conduct the forest practice. Parcels created under this provision:
1. Shall not be eligible for siting of a new dwelling;
 2. Shall not serve as the justification for the siting of a future dwelling on other lots or parcels;
 3. Shall not, as a result of the land division, be used to justify re-designation or rezoning of resource lands;
 4. Shall not result in a parcel of less than 35 acres, except:
 - a. Where the purpose of the land division is to facilitate an exchange of lands involving a governmental agency; or
 - b. Where the purpose of the land division is to allow transactions in which at least one participant is a person with a cumulative ownership of at least 2,000 acres of forest land; and
 5. If associated with the creation of a parcel where a dwelling is involved, shall not result in a parcel less than the minimum lot or parcel size of the zone.
 6. An irrevocable deed restriction shall be recorded with the deed for the newly created parcel(s). The deed restriction shall be noted in Planning Department records, and shall preclude all rights to construct a dwelling on the new parcel(s) unless authorized by law or goal. The deed restriction may be released by the Director if the property is no longer subject to protection under statewide planning goals related to agricultural land or forest land.
 7. A forest farm management easement shall be recorded for each parcel.



F. Division of land for public park uses provided that:

1. The land division is for the purpose of allowing a provider of public parks or open space, or a not-for profit land conservation organization, to purchase at least one of the resulting parcels; and
2. If one of the resulting parcels contains a dwelling, that parcel shall be large enough to support continued residential use of the parcel; and
3. The parcel created for park or open space uses shall not contain a dwelling, and:
 - a. Is not eligible for siting a dwelling, except as may be authorized under ORS [195.120](#);
 - b. May not be considered in approving or denying an application for siting any other dwelling;
 - c. May not be considered in approving a re-designation or rezoning of forest lands except for a re-designation or rezoning to allow a public park, open space or other natural resource use; and
 - d. May not be smaller than 25 acres unless the purpose of the land division is:
 - i. To facilitate the creation of a wildlife or pedestrian corridor or the implementation of a wildlife habitat protection plan; or
 - ii. To allow a transaction in which at least one party is a public park or open space provider, or a not-for-profit land conservation organization that has cumulative ownership of a least 2,000 acres of open space or park property.

G. On land zone forest use, a property line adjustment may not be used to:

- 1. Decrease the size of a lawfully established unit of land that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;**
- 2. Decrease the size of a lawfully established unit of land that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the**



- minimum lot or parcel size, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
3. Allow an area of land used to qualify a lawfully established unit of land for a dwelling based on an acreage standard to be used to qualify another lawfully established unit of land for a dwelling if the land use approval would be based on an acreage standards; or
 4. Adjust a property line that resulted from a subdivision or partition authorized by a waiver so that any lawfully established unit of land affected by the property line adjustment is larger than:
 - a. Two acres if the lawfully established unit of land is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland or within a ground water restricted area; or
 - ~~a.~~ b. Five acres if the lawfully established unit of land is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland or within a ground water restricted area.

Section 3.129 - Additional Standards

A. Replacement Dwelling standards

1. A replacement dwelling must have:
 - a. Intact exterior walls and roof structures;
 - b. Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Interior wiring for interior lights;
 - d. Heating system; and
 - e. Must be removed, demolished or converted to a non-residential use within three months of the completion of a replacement dwelling if it is replaced.
2. A replacement dwelling shall be subject to the following siting standards:



- a. Replacement of a legally established dwelling in kind in the same location will be allowed and the applicant will be informed about and encouraged to address:
 - i. General Development Standards,
 - ii. Siting Requirements for Compatibility.
- b. Replacement of a legally established dwelling with a larger dwelling in the same location will be allowed and the applicant will be required to meet all applicable:
 - i. General Development Standards, and

Applicants replacing a dwelling in the same location with a larger dwelling will be informed about and encouraged to address

- ii. Siting Requirements for Compatibility.

B. Lot of Record Test: One single family dwelling on a lot of record, meeting the following qualifications:

- 1. The lot or parcel on which the dwelling is to be sited was lawfully created and was acquired and owned continuously by the present owner:
 - a. Prior to January 1, 1985; or
 - b. By devise or interstate succession from a person who acquired and had owned continuously the lot or parcel prior to January 1, 1985; and

As used in this subsection, “owner” includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle niece, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or combination of these family members.

- 2. The tract or parcel on which the dwelling is to be sited is composed of soils not capable of producing four thousand (4,000) cubic feet per year of forest tree species as defined in subsection B of this section; and
- 3. The tract or parcel on which the dwelling is to be sited is located within fifteen hundred (1,500) feet of a public road as defined by Chapter 1 that provides or will provide access to the subject tract. The road shall be maintained and either paved or surfaced with rock and shall not be:
 - a. A United States Bureau of Land Management road; or



- b. A United States Forest Service Road unless the road is paved to a minimum width of 18 feet, there is at least one defined lane in each direction and a maintenance agreement exists between the United States Forest Service and landowners adjacent to the road, a local government or a state agency. Note: any access authorization must be demonstrated to provide a permanent access route to the home site; and
 4. The tract on which the dwelling will be sited does not include a dwelling; and
 5. The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993 and no dwelling exists on another lot or parcel that was part of that tract; and
 6. If the tract on which the dwelling is to be sited consists of more than one lot or parcel, all lots and parcels within the tract shall be consolidated into a single lot or parcel; and
 7. When the lot or parcel on which the dwelling will be sited lies within an area designated as big game winter range, the siting of the dwelling shall be consistent with the limitation on density upon which the Section 3.290 (Sensitive Wildlife Habitat Overlay) describes to protect habitat; and
 8. A Forest Farm Management Easement is filed with the deed records of the property.
- C. Large Tract Test - If a dwelling is not allowed under the Lot of Record test, a dwelling may be allowed on land zoned for forest use if It complies with all applicable provisions of law and meets the following:
1. The tract on which the dwelling will be sited does not include a dwelling; and
 2. The tract consists of at least 240 contiguous acres or 320 non-contiguous acres in one ownership in the same county or contiguous counties;
 3. **Irrevocable** CC&Rs or a deed restriction defined in subsection B of this section, has been executed and recorded that encumbers all other lots or parcels that comprise the tract used to meet the acreage test; and
 4. A Forest Farm Management Easement is filed with the deed records of the property.
 5. **A tract shall not be considered to consist of less than 240 acres because it is crossed by a public road or waterway.**



D. Accessory Forest Dwelling – An accessory dwelling in conjunction with forest use may be allowed on land zoned for forest use if it complies with all applicable provisions of law and meets the following:

1. The new single-family dwelling unit will be on a lot or parcel no smaller than the minimum parcel size of 80 acres.
2. The new single-family dwelling unit will be on a lot or parcel that contains exactly one existing single-family dwelling unit that was lawfully:
 - a. In existence before November 4, 1993; or
 - b. Approved under the large tract dwelling test.
 - c. The shortest distance between the new single-family dwelling unit and the existing single-family dwelling unit is no greater than 200 feet;
 - d. The lot or parcel is within a rural fire protection district organized under ORS chapter 478;
 - e. The new single-family dwelling unit complies with the Oregon residential specialty code relating to wildfire hazard mitigation;
 - f. As a condition of approval of the new single-family dwelling unit, in addition to the requirements of ORS 215.293, the property owner agrees to acknowledge and record in the deed records for the county in which the lot or parcel is located, one or more instruments containing irrevocable deed restrictions that:
 - i. Prohibit the owner and the owner's successors from partitioning the property to separate the new single-family dwelling unit from the lot or parcel containing the existing single-family dwelling unit; and
 - ii. Require that the owner and the owner's successors manage the lot or parcel as a working forest under a written forest management plan, as defined in ORS 526.455 that is attached to the instrument.
 - iii. The existing single-family dwelling unit is occupied by the owner or a relative;
 - iv. The new single-family dwelling unit will be occupied by the owner or a relative; and



- ii. The owner or a relative occupies the new single-family dwelling unit to allow the relative to assist in the harvesting, processing or replanting of forest products or in the management, operation, planning, acquisition or supervision of forest lots or parcels of the owner.

- 3. If a new single-family dwelling unit is constructed under this subsection, a county may not allow the new or existing dwelling unit to be used for vacation occupancy as defined in ORS 90.100. As a condition of approval, the property owner agrees to acknowledge and record in the deed records for the county in which the lot or parcel is located, one or more instruments containing the following language as an irrevocable deed restriction: Dwellings on this lot or parcel cannot be used for vacation occupancy as defined in ORS 90.100.

D.E. Siting Requirements for Compatibility of New Dwellings and Accessory Buildings and Structures or Replacement Dwellings and Accessory Buildings and Structures in a New Location: These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. Dwellings and structures shall be sited on the parcel so that:

- 1. Site Selection for Least Impact - ~~Siting shall result in the least possible impact on nearby or adjoining forest or agricultural lands.~~
 - a. **Siting shall result in the least possible impact on nearby or adjoining forest or agricultural lands.**
 - b. Siting shall ensure that **adverse impacts on forest operations and accepted farming practices on the tract will be minimized;** ~~forest operations and accepted farming practices will not~~ ~~be curtailed or impeded.~~
 - c. Siting shall minimize the amount of forest or farm land removed from production for access roads, service corridors, the dwelling and accessory structures.
 - d. Siting shall minimize the risks associated with wildfire **by, including but not limited,** to imposing fire prevention standards applicable to the Forest zone. ~~(Added 4/12)~~
- 2. Dwelling and Accessory Structure Set Backs - To satisfy a. **and b.** above, dwellings and their accessory structures shall be sited a minimum of 100 feet from property lines. This set back is intended to limit the potential for conflict (including increased fire risk) between residential use and existing or potential resource use on surrounding parcels. Exceptions to this requirement may be granted outside the



- standard variance procedure in Chapter 6, if the applicant can demonstrate that the siting the dwelling within 100 feet but not less than 40 feet from the public right of way or property line better accomplishes the objectives listed in 1. above.
3. Clustering of Development - Clustering development near or among existing structures and in as limited a portion of the site as **possible, given topography constraints, practical is required**~~considered preferable~~ when developing in the Forest Zone. The applicant may be required to demonstrate that development has been clustered sufficiently to limit impacts on the undeveloped portion of the parcel or tract.
 4. Good Proximity to Public Roads - Siting close to existing roads is **required**~~generally considered preferable and may be required of the applicant if it best accomplishes the overall intent of the siting requirements.~~
 5. Development Located on Least Productive Portion of Land - Siting development on that portion of the parcel least well suited for growing trees is **required**~~considered preferable~~. The applicant may be required to demonstrate that the location of development will impact the least productive portion of the parcel or tract.
 6. Road Maintenance Required - If road access to the dwelling is by a road owned and maintained by the County, a private party, the Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or maintenance agreement allowing permanent access to a dwelling site. The road use permit or maintenance agreement may require the applicant to agree to accept full or partial responsibility for road maintenance.
 7. **A functioning on-site water supply shall be implemented prior to issuance of any zoning approval/building permit within the F-2 zone. The on-site water supply shall be connected to all applicable Fire Safety Standards (Chapter 10).**
 - ~~7.8.~~ A functioning on-site water supply shall be implemented prior to issuance of any zoning approval/building permit within the F-2 zone. The on-site water supply shall be connected to all applicable Fire Safety Standards (Chapter 10).
 - ~~8.9.~~ Authorization for Domestic Water Supply - The applicant shall provide evidence to the approving authority that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water or surface water. For purposes of this section, evidence of a domestic water supply means:



- a. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or
- b. A water use permit issued by the Water Resources Department for the use described in the application; or
- c. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements, the applicant shall submit the well constructor's report to the county upon completion of the well.

9.10. Forest Stocking Requirements - Approval of a dwelling shall be subject to the following requirements:

- a. Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules;
- b. The director or the director's designee shall notify the county assessor of the above condition at the time any decision to permit a dwelling is approved;
- c. The property owner of a parcel more than 30 acres in size, shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules. The assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that the minimum stocking requirements have not been met;
 - i. Upon notification by the assessor, the Department of Forestry will determine whether the tract meets minimum stocking requirements. If the tract does not meet those requirements the department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation and impose (ORS [321.359](#)) the additional tax.
 - ii. The landowner for the dwelling shall sign and record in the deed records for the county a Forest Farm Management Easement document binding the landowner and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or



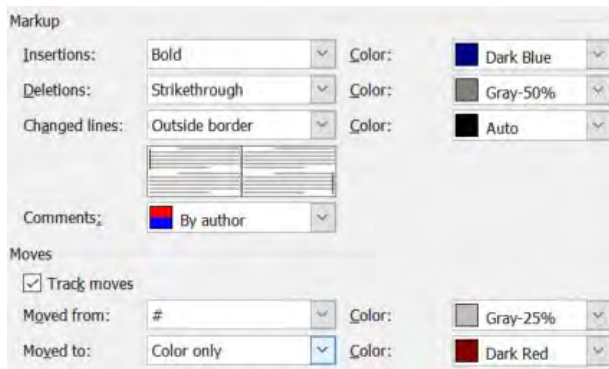
forest practices for which no action or claim is allowed under ORS [30.936](#) or [30.937](#).

F. Private Parks and Campgrounds Standards:

1. Except on **an unit of land** ~~a lot or parcel~~ contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS [197.732](#) and OAR [660-004](#).
2. A private campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites.
3. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period; and
4. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except **electrical service only** for yurts meeting the following requirements:
 - a. No more than one-third (1/3) or a maximum of ten (10) campsites, whichever is less, may include a yurt; and
 - b. The yurt shall be located on the ground or on a wood floor with no permanent foundation; and
 - c. The Land Conservation and Development Commission may provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in Wasco County if the Commission determines that the increase will comply with the standards described in ORS [215.296\(1\)](#).
 - d. As used here, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.
5. Campfires will be subject to Oregon Department of Forestry regulated use closures during fire season. Camp grounds are not automatically exempted and need to comply with all applicable use restrictions.



Wasco County Planning Land Use and Development Ordinance Update Draft Cover Sheet



The drafts are created using track changes in Microsoft Word.

The key to the left is a reference for how revisions are marked up in the draft.

The bold, blue text shows new text.
Text with a line through it, in light grey,
is proposed to be deleted.



rules adopted under ORS ~~4688.095~~, and must be reviewed subject to Section ~~3.219 K~~
below: ~~OAR 660-033-130 (11), ORS 215.246, ORS 215.247, ORS 215.249, and ORS~~
~~215.251.~~

Text underlined by a wavy line is
optional.



COMMERCIAL USES RELATED TO FARM USE

- B. A winery subject to ~~3.219 F~~ below: ~~ORS 215.452, ORS 215.453, ORS 215.454, ORS~~
~~215.455 and ORS 215.237.~~
- C. A cider business subject to ORS 215.451.
- D. A facility for the processing of farm crops or the production of biofuel as defined in ORS
315.141 subject to the following: farm products as described in ORS 215.255.

The # shows where text has been
moved from and the red text
shows the new proposed location
for that moved text



#

- K. A replacement dwelling to be used in conjunction with farm use if the existing dwelling
has been listed in a county inventory as an historic property and is listed on the National
Register of Historic Places. The application shall include a *Farm Management Plan*
documenting how the replacement dwelling will be used in conjunction with a farm use.



- (Page 1, Section 3.211) Updating language for clarity.
- (Page 2, Section 3.212) The language related to reconstruction and modification of public roads was edited to be consistent with state law.
- (Page 3, Section 3.212) The language for Use L was modified to match state law provision.
- (Page 3, Section 3.212) Outdoor mass gathering language is removed, as it is not a land use decision, and will be deferred to an adopted OMG ordinance.
- (Page 4, Section 3.213) Agricultural building language is modified to be consistent with state law requirements, as indicated by the Model Code Audit. The # represents the move of historic home replacement to an STS review process, as required by state law. Use E is added, as consistent with federal and state law, and to reference new Chapter 14. Use F is added to be consistent with uses defined by OAR 660-033.
- (Page 5, Section 3.214) Additional criteria for wineries found directly in state law.
- (Page 5, Section 3.124) Addition of cideries as allowed by Senate Bill 677 (2017). Cideries would be processed similar to wineries. This is an optional use. The language farm processing facility is modified to reflect changes to state law. This is also an optional use.
- (Page 6, Section 3.124) Criteria requiring a nonfarm dwelling review for a lot of record dwelling is removed as it is inconsistent with state law. K language moved from Page 4, Section 3.213, as consistent with state law.
- (Page 7, Section 3.124) Based on Model Code Audit, O added to be in compliance with state and federal law.
- (Page 8, Section 3.124) Additional language to Q. was flagged during the Model Code audit as required by state law. Edits were made to R. and S., reflecting updates to Chapter 21 and to reference new property line adjustment criteria in resource zones required following the passage of [House Bill 2831](#) in 2015.
- (Page 8, Section 3.124) The addition for T. allows for the creation of parcels, for utility facilities necessary for public service, that are below minimum parcel size was a new allowance following the passage of Senate Bill 408 (2019). This is an optional update.
- (Page 8, Section 3.1245) The aggregate and non-farm dwelling uses were moved from Section 3.125 (Conditional Uses) to Subject to Standards and subject to [ORS 215.296](#). . Agritourism, based on public feedback during Wasco County 2040, is proposed as a new use subject to requirements and criteria. E. is also moved from Section 3.125.
- (Page 9, Section 3.1245) Restaurants in conjunction with wineries are an optional use, based on the passage of [Senate Bill 841](#) (2013). Uses E and F are added to be consistent with state law required uses, and D is moved from another area to be consistent with state law.
- (Page 11, Section 3.125) Guest ranches are an optional permitted use by state law that differ in some criteria and allowances from farm ranch recreation. This is an optional update.
- (Page 12, Section 3.125) The new S is a required permitted use. The old S was moved to Section 3.124. Former use U was moved to Section 3.123, consistent with state law.
- (Page 15, Section 3.125) New state law required uses were added as GG and HH. The new proposed II is an optional use allowed by the passage of [Senate Bill 287](#) (2019). This is an optional update. The new proposed JJ use was discussed with the public during Wasco County 2040, as an optional update. The new proposed KK use is an optional update allowed by the passage of [Senate Bill 1533](#) (2018).
- (Page 16-17, Section 3.126) Based on public feedback, setbacks with farm dwellings are being revised to reduce barriers to siting farm dwellings that are at lower risk of conflict with adjacent farm operations.
- (Page 19, Section 3.126) Setback standards from roads or access easements are added to be consistent with Chapter 22.
- (Page 20, Section 3.126) Additional language clarifying the temporary sign rules for election signs is proposed.
- (Page 20, Section 3.127) Based on state law requirements, the requirements for farm management plans have been streamlined, and the additional criteria are proposed to be removed.
- (Page 21, Section 3.128) Language removed is out of date.
- (Page 24-35, Section 3.128) The additional language is new property line adjustment criteria in resource zones required following the passage of [House Bill 2831](#) in 2015.
- (Page 25, Section 3.2185) Language proposed to be removed is out of date and inconsistent with state law.



Chapter 3 – A-1 Revisions

- (Page 31-36, Section 3.129) The additional criteria are required by state law and were identified during the Model Code audit. Deleted language is out of date.
- (Page 37-44, Section 3.129) Winery, aggregate, composting, farm stand, and other criteria are removed from this section, as the use now refers directly to criteria in state law.
- (Page 45, Section 3.129) Public parks/campground use now refers directly to state law. One criterion remains, as it is an additional requirement imposed by Wasco County.
- (Page 49-50, Section 3.129) Optional requirements are added for agritourism uses based on public input.

All other edits are corrections or updates to references or state law requirements.



Section 3.210 – Exclusive Farm Use (A-1) Zone

Section 3.211 – Purpose	1
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Section 3.211 – Purpose

The purpose of the Exclusive Farm Use (A-1) Zone is to preserve and maintain *agricultural lands* for farm use consistent with historical, existing, and future needs. ~~– This includes including economic needs that pertain~~ **related** to the production of agricultural products. And to permit the establishment of only those uses that are compatible with agricultural activities consistent with the applicable Statutory and Administrative Rule provisions of ORS Chapter [215](#) and OAR Chapter [660-033](#).

Uses, buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the Exclusive Farm Use (A-1) Zone shall comply with the following regulations. If these regulations are preempted by mandatory ORS's or OAR's, those **regulations** shall be applied directly pursuant to ORS [197.646](#).

Section 3.212 – Uses Permitted Without Review

The following uses are permitted on lands designated Exclusive Farm Use (A-1) Zone without review:

RESOURCE USES

- A. Farm use as defined by Section 1.090, Definitions and ORS [215.203](#), that is non-discretionary.
- B. Propagation and harvesting of a forest product.
- C. Operations for the exploration for minerals as defined by ORS [517.750](#). Any activities or construction relating to such operations shall not be a basis for an exception under ORS [197.732](#)(1)(a) or (b).



- D. Operations for the exploration for and production of geothermal resources as defined by ORS [522.005](#), and oil and gas as defined by ORS [520.005](#) including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead. (Processing of said resources is a conditional use.).

NATURAL RESOURCE USES

- E. Creation, restoration or enhancement of wildlife habitat and wetlands that do not include *development* as defined by Section 1.090 in a FEMA designated Flood Zone. If the project is located wholly or partially within a FEMA designated Flood Zone and includes structural development it shall be subject to Section [3.214 L](#) below.

TRANSPORTATION FACILITIES

- F. Climbing and passing lanes within a highway right of way existing as of July 1, 1987.
- G. Reconstruction or modification of public roads and highways, including the placement of utility facilities overhead and in the subsurface of public roads and highways along the public right-of-way, but ~~not including additional travel lanes, where no removal or displacement of buildings would occur and~~ not resulting in any new land parcels.
- H. Temporary public road and highway detours that will be abandoned and restored to original condition when no longer needed.
- I. Minor betterment of existing public roads and highway related facilities such as maintenance yards, weigh stations and rest areas within right of way existing as of July 1, 1987, and contiguous public owned property utilized to support the operation and maintenance of public roads and highways.

UTILITY/DISPOSAL FACILITIES

- J. Utility facility service lines under 200' in height: Utility facility service lines are utility lines and accessory facilities or structures that end at the point where the utility service is received by the customer and that are located on one or more of the following:
 - 1. A public right of way;
 - 2. Land immediately adjacent to a public right of way, provided the written consent of all adjacent property owners has been obtained; or
 - 3. The property to be served by the utility.



- K. Transport of biosolids to tract of land for application. Pursuant to ORS [215.247](#) if biosolids are transported by vehicle to a tract on which the biosolids will be applied to the land under a license, permit or approval issued by the Department of Environmental Quality under ORS [454.695](#), [459.205](#), [468B.050](#), [468B.053](#) or [468B.055](#) or in compliance with rules adopted under ORS [468B.095](#), the transport and the land application are allowed outright.

The application of biosolids which do not meet these criteria is subject to [3.214 A](#) below.

- L. Irrigation **reservoirs**, canals, delivery lines and those structures and accessory operational facilities, **not including parks or other recreational structures and facilities**, associated with a district as defined in ORS [540.505](#).

COMMERCIAL USES

~~M. An outdoor gathering as defined in ORS [433.735](#) or other gathering of fewer than 3,000 persons that is not anticipated to continue for more than 120 hours in any three month period.~~

~~N.~~ **M.** Minor Home occupation that:

1. Is carried on within a lawfully established dwelling only by members of the family who reside in the dwelling;
2. Does not serve clients or customers on-site;
3. Does not produce odor, dust, glare, flashing lights or noise;
4. Does not occupy more than 25 percent of the floor area of the dwelling; and
5. Does not include the on-premises display or sale of stock in trade.

Any Home Occupation that exceeds these standards is Major and subject to Section [3.215 Y](#) below.

Section 3.213 – Uses Permitted Subject to Type I Review

The following uses are permitted on a legal parcel on lands designated Exclusive Farm Use (A-1) Zone subject to Section [3.216 - Property Development Standards](#), Chapter 10 - Fire Safety Standards and any other listed, referenced or applicable standards:

This review involves an evaluation by Planning and Development staff but only requires formal zoning approval if the use is required to meet building codes approval. If the use does not



require formal zoning approval but that is requested by the applicant for future documentation they will be charged the appropriate Type I review fee. ~~(Added 4/12)~~

- A. ~~Agricultural~~ **Building Structure**: Buildings and structures other than dwellings customarily provided in conjunction with farm use subject to meeting the definition in Section 1.090, Definitions. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground. **A person may not convert an agricultural building authorized by this section to another use and is required to record a deed restriction identifying the building as for agricultural use only.**
- B. Accessory Structure: Buildings and structures accessory to a legally established ~~dwelling~~ **use** not provided in conjunction with farm use subject to meeting the definition in Section 1.090, Definitions. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground.
- #
- C. Alteration, restoration, relocation, or replacement of a lawfully established dwelling and/or accessory residential or non-residential building or structure (non-discretionary) on any part of the legal parcel, subject to Section [3.216 A 1 d - Addition, Modification or Relocation Setbacks](#) and [3.219 C - Replacement Dwellings](#) (Dwellings only). ~~(Amended 4/12)~~

ENERGY/UTILITY FACILITIES

- D. Non-commercial/stand-alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. ~~(Amended 4/12)~~
- E. **Collocation of antennas and wireless telecommunication facilities, including associated equipment (equipment shelters, etc.) on a previously approved wireless telecommunications facility subject to Chapter 14.**

MISCELLANEOUS

- ~~C.~~ **F. Fire service facilities providing rural fire protection services.**

Section 3.214 – Uses Permitted Subject to Standards/Type II Review

The following uses may be permitted on a legal parcel on lands designated Exclusive Farm Use (A-1) Zone subject to the Section [3.216 - Property Development Standards](#), Section [3.218 - Agricultural Protection](#), Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if



the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards:

RESOURCE USES

- A. Farm use as defined by Section 1.090, Definitions and ORS that is discretionary.
- B. Land application of reclaimed water, agricultural process or industrial process water or biosolids ~~for agricultural horticultural or silvicultural production, or for irrigation in connection with a use allowed in an exclusive farm use zone,~~ subject to the issuance of a license, permit or other approval by the Department of Environmental Quality under [454.695](#), [459.205](#), [468B.050](#), [468B.053](#) or [468B.055](#) or in compliance with rules adopted under ORS [468B.095](#), and must be reviewed subject to ~~Section 3.219 K below.~~ **OAR [660-033-130](#) (11), ORS [215.246](#), ORS [215.247](#), ORS [215.249](#), and ORS [215.251](#).**

COMMERCIAL USES RELATED TO FARM USE

- C. A winery subject to ~~3.219 F below:~~ **ORS [215.452](#), ORS [215.453](#), ORS [215.454](#), ORS [215.455](#) and ORS [215.237](#).**
- D. **A cider business subject to ORS 215.451.**
 - ~~1.~~
- ~~E.~~ **A facility for the processing of farm crops or the production of biofuel as defined in ORS 315.141 subject to the following: farm crops, subject to ORS 215.255 and the following:**
 - ~~1. The farm on which the processing facility is located must provide at least one-quarter of the farm crops processed at the facility.~~
 - ~~2. The building established for the processing facility shall not exceed 10,000 square feet of floor area exclusive of the floor area designated for the preparation, storage or other farm use or devote more than 10,000 square feet to the processing activities within another building supporting farm use.~~
 - ~~3. A processing facility shall comply with all applicable siting standards but the standards shall not be applied in a manner that prohibits the siting of the processing facility. No division of a lot or parcel shall be approved to separate a processing facility from the farm operation on which it is located.~~
 - 1. The facility:**
 - a. Uses less than 10,000 square feet for its processing area and complies with all applicable siting standards. Siting standards shall not be applied in a**



manner that prohibits the siting of a facility for the processing of farm products; or

- b. **Exception:** A facility which uses less than 2,500 square feet for its processing area is exempt from any applicable siting standards. However, applicable siting standards and criteria pertaining to floodplains, geological hazards, airport safety, riparian areas/waterways/wetlands, and fire siting standards shall apply.

2. Divisions of lots or parcels that separate a facility for the processing of farm products from the farm operation are prohibited.

- F.** Farm stands subject to ~~Section 3.219 L below~~ **OAR 660-033-0130 (23).**
~~2.~~

RESIDENTIAL USES

- ~~D.~~**G.** Farm Dwelling: One single family dwelling customarily provided in conjunction with farm use, subject to Section [3.219 E](#) below.

- ~~E.~~**H.** Accessory Farm Dwelling(s): An accessory farm dwelling is a single family dwelling occupied by a person or persons principally engaged in the farm use of the land and whose seasonal or year-round assistance in the management of the farm use such as planting, harvesting, marketing or caring for livestock, is or will be required by the farm operator. Accessory farm dwelling includes all types of residential structures allowed by applicable state building code. Accessory farm dwellings are also subject to Section [3.219 B](#) below.

- ~~F.~~**I.** Relative Farm Dwelling: A single family dwelling on property used for farm use, to be occupied by a relative of the farm operator or farm operator's spouse and located on the same lot or parcel as the farm operator's dwelling, subject to the following standards:

- ~~3.~~**1.** The relative is a child, parent, stepparent, grandchild, grandparent, step-grandparent, sibling, stepsibling, niece, nephew or first cousin of the farm operator or the farm operator's spouse;

- ~~4.~~**2.** The farm operator does, or will require the assistance of the relative in the management of the farm use;

- ~~5.~~**3.** The farm operator shall continue to play the predominant role in the management and farm use of the farm. A farm operator is a person who operates a



farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing; and

6.4. The farm operator shall submit a Farm Management Plan documenting how the relative dwelling is necessary for maintaining the farm use.

~~G.J.~~ Lot of Record Dwelling: One single family dwelling on a lot or tract of record less than 80 acres, ~~which does not otherwise qualify for a dwelling Subject to Section 3.215 I below and also subject to Section 3.219 D below.~~

~~H.K.~~ Alteration, restoration, relocation, or replacement of a lawfully established dwelling (discretionary) and/or accessory residential or non-residential building or structure on any part of the legal parcel subject to Section [3.216 A1d - Addition, Modification or Relocation Setbacks](#) and [3.219C - Replacement Dwellings](#) (Dwellings only).

~~I.L.~~ A replacement dwelling to be used in conjunction with farm use if the existing dwelling has been listed in a county inventory as an historic property and is listed on the National Register of Historic Places. The application shall include a *Farm Management Plan* documenting how the replacement dwelling will be used in conjunction with a farm use.

NATURAL RESOURCE USES

~~J.M.~~ Creation, restoration or enhancement of wetlands that includes development as defined by Section 1.090 in a FEMA designated floodplain subject to Section 3.7140 - Flood Hazard Overlay (OZ 1).

UTILITY/ENERGY FACILITIES

Pursuant to Chapter 4 – Supplemental Provisions - Section 4.070, these uses do not require a variance if they exceed 35 feet in height.

~~K.N.~~ Utility facilities "necessary" for public service, including wetland waste treatment systems and Electrical Transmission Facilities under 200 feet in height, but not including commercial utility facilities for the purpose of generating electrical power for public use by sale, or Electrical Transmission Facilities over 200 feet in height, subject to Section [3.219 G](#) below.

O. Non-commercial/standalone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.



P. Communication facilities and towers supporting wireless telecommunication facilities, subject to Chapter 14.

PARKS/PUBLIC/QUASI-PUBLIC FACILITIES

- Q.** Model Aircraft take-off and landing sites including such buildings or facilities as may be reasonably necessary and the following:
- 4.3.** Buildings and facilities shall not be more than 500 square feet in floor area or placed on a permanent foundation unless the building or facility pre-existed the use.
 - 5.4.** The site shall not include an aggregate surface or hard surface area unless the surface pre-existed the use.
 - 6.5.** An owner of property used for this purpose may charge a person operating the use on the property rent for the property. An operator may charge users of the property a fee that does not exceed the operators cost to maintain the property, buildings and facilities.
 - 7.6.** “Model aircraft” means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is used or intended to be used for flight and controlled by radio, lines or design by a person on the ground.
- M.R.** Churches and cemeteries in conjunction with churches consistent with ORS [215.441](#), except that no such use may be authorized within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS [197.732](#) and OAR [660-004](#), and further that no such use may be authorized on high value farmland. Existing facilities wholly within a farm zone may be maintained, enhanced or expanded on the same tract, **subject to other requirements of law, but enclosed existing structures within a farm use zone within three miles of an urban growth boundary may not be expanded beyond the requirements of OAR [660-033-130 \(2\)](#).**

MISCELLANEOUS USES

- S.** Partitions, ~~Property Line Adjustments and Subdivisions, and Replats~~ subject to Chapter ~~21 – Land Divisions~~ **Chapter 21.**
- T. Property Line Adjustments subject to Chapter 21 and Section [3.217 \(I\)](#).**
- U. Land Division for the siting of utility facilities necessary for public service (ORS [215.283 \(1\)\(c\)](#) subject to standards in ORS [215.263 \(3\)](#) and:**



- a. A deed restriction stating the smaller parcel may not later be rezoned for retail, commercial, industrial or other non-resource uses, except as provided under ORS 197.732 is required as a condition of approval.

~~N.V.~~ On-site filming and related accessory uses may be conducted provided the use does not exceed 45 days, subject to Section 3.219 O below. On-site filming in excess of 45 days is a conditional use.

Section 3.2145 – Uses Permitted Subject to Standards/Type II with ORS 215.296 review

The following uses may be permitted on a legal parcel on lands designated Exclusive Farm Use (A-1) Zone subject to the Section 3.216 - Property Development Standards, Section 3.218 - Agricultural Protection, Chapter 10 - Fire Safety Standards, ORS 215.296, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards:

RESOURCE USES

- A. ~~Aggregate: Operations conducted for the mining, crushing or stockpiling of mineral, aggregate and other subsurface resources subject to -~~ORS 215.298 ~~and Section 3.219 I below,~~ Section ~~3.800~~760 - Mineral & Aggregate Overlay.

COMMERCIAL USES RELATED TO FARM USE

- B. A restaurant in conjunction with a winery as described in ORS 215.453 that is open to the public for more than 25 days in a calendar year or the provision of private events in conjunction with a winery as described in ORS 215.453 that occur on more than 25 days in a calendar year.
- C. ~~Reconstruction or modification of public roads and highways involving the removal or displacement of structures but not resulting in the creation of new land parcels.~~

TRANSPORTATION

- D. **Improvement of public roads and highway related facilities such as maintenance yards, weigh stations, and rest areas, where additional property or right of way is required, but not resulting in the creation of new land parcels.**
- E. **Electrical Transmission Facilities and Utility Facility Lines greater than 200' in height.**

Section 3.215 – Uses Permitted Subject to Conditional Use Review/~~Type II or~~ Type III



The following uses may be permitted on a legal parcel designated Exclusive Farm Use (A-1) Zone subject to Section [3.216 - Property Development Standards](#), Section [3.218 - Agricultural Protection](#), [ORS 215.296](#), Chapter 5 - Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking **or is a commercial event (home occupation or agritourism)**, as well as any other listed, referenced, or applicable standards:

RESOURCE USES

- A. Propagation, cultivation, maintenance, and harvesting of aquatic or insect species that are not under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species shall not include any species under quarantine by the State Department of Agriculture or the United States Department of Agriculture. Notice of all applications under this shall be sent to the State Department of Agriculture at least 20 calendar days prior to any administrative decision or initial public hearing on the application.
- B. Primary processing of forest products, subject to the following:
 - 1. Such facility does not seriously interfere with accepted farming practices and is compatible with farm uses as defined.
 - 2. Such facility may be approved for a one-year period which is renewable.
 - 3. The facility is intended to be only portable or temporary in nature.
 - 4. The primary processing of a forest product, as used in this section, means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market. Forest products as used in this section means timber grown upon a tract where the primary processing facility is located.
- # C. Processing, as defined by ORS [517.750](#), of aggregate into asphalt or Portland cement, except that asphalt production shall not be permitted within two miles of a producing orchard or vineyard, which is planted as of the date that the application for asphalt production is filed, and subject to WCLUDO Section ~~3.800-760~~ [3.212 D](#) - Mineral and Aggregate Overlay.
- D. Processing of other mineral resources and other subsurface resources.
- E. Mining and processing of geothermal resources as defined in ORS [522.005](#) and oil and gas as defined by ORS [520.005](#) not otherwise permitted in Section [3.212 D](#) above.



COMMERCIAL USES RELATED TO FARM USE

- F. Commercial activities in conjunction with farm use as defined in ORS [215.203](#), including the processing of farm crops into biofuel not otherwise allowed in the definition of farm use or by Section [3.214 D](#) above, subject to Section [3.219 J](#) below.
- G. Farm ranch recreation including but not limited to hunting preserves, fishing, fly fishing and tying clinics, trap and skeet range, archery range, ranch skills, horsemanship, equine eventing, habitat improvement, wildlife viewing, and outdoor schools in conjunction with a commercial farming operation subject to Section [3.219 F](#) below.

In season fee hunting shall not be included in Farm Ranch Recreation unless it includes lodging or is part of a larger farm ranch recreation operation.

- H. A guest ranch as described by ORS 215.461 and subject to ORS 215.461 and ORS 215.296.

RESIDENTIAL USES

- I. Non-Farm Dwelling: One single family dwelling not provided in conjunction with farm use, subject to [ORS 215.296](#) and Section [3.219 A](#) , below.
- J. A temporary medical hardship dwelling for the term of hardship suffered by the existing resident or relative subject to Chapter 8 Temporary Use Permit - Section 8.070.
- K. Residential home which means a residential treatment or training or adult foster home in an existing dwelling licensed by or under the authority of the department, as defined in ORS [443.400](#), under ORS [443.400](#) to [443.825](#), a residential facility registered under ORS [443.480](#) to [443.500](#) or an adult foster home licensed under ORS [443.705](#) to [443.825](#) that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related (or as further defined in ORS [197.660](#)).

ENERGY/UTILITY/SOLID WASTE DISPOSAL FACILITIES

- L. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030.~~(Added 4/12)~~
- M. Commercial Power Generating Facility (Utility Facility for the Purpose of Generating Power) subject to Section 19.030.



A wind power generation facility shall also be subject to Section [3.219 K](#) below.

Except for wind facilities, transmission lines or pipelines, unless otherwise allowed by state regulations, the energy facility shall not preclude more than 12 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to OAR Chapter [660-004](#), or 20 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to OAR Chapter [660-004](#) and ORS [197.732](#). ~~(Added 4/12)~~

N. ~~Electrical Transmission Facilities and Utility Facility Lines greater than 200' in height, and Natural Gas or Petroleum Product Pipelines subject to Section [3.219 G](#) below and Chapter 19 - Standards for Energy Facilities - Section 19.030. (Amended 4/12)~~

O. A site for disposal of solid waste approved by a city or county governing body and for which a permit has been granted by the Department of Environmental Quality under ORS [459.245](#), including the equipment, facilities, and building necessary for its operation, except that such uses are prohibited on high value farmland.

P. Composting facilities (excluding non-green feedstocks) for which a permit has been granted by DEQ under ORS [459.245](#) and OAR [340-096-0200](#) subject to **OAR [660-033-130 \(29\)](#)** ~~and Section 3.219 J below.~~ **OAR [340-096-0060](#).**

TRANSPORTATION

Q. Personal use airports for airplanes and helicopter pads, including associated hangars, maintenance and service facilities. A personal-use airport, means an airstrip restricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations. No aircraft may be based on a personal-use airport other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Oregon Department of Aviation in specific instances. A personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted subject to any applicable rules of the Oregon Department of Aviation.

Q. Construction of additional passing and travel lanes requiring the acquisition of right of way, but not resulting in the creation of new land parcels.#

~~a. Improvement of public roads and highway related facilities such as maintenance yards, weigh stations, and rest areas, where additional property or right of way is required, but not resulting in the creation of new land parcels.~~

R. Roads, highways and other transportation facilities and improvements not otherwise allowed by this ordinance subject to:



1. Adoption of an exception to the goal related to agricultural lands and to any other applicable goal with which the facility or improvement does not comply; or
2. ORS [215.296](#) for those uses identified by rule of the Land Conservation and Development Commission as provided in section 3, chapter 529, Oregon Laws 1993.

S. Transportation improvements on rural lands allowed by OAR [660-012-0065](#).

PARKS/PUBLIC/QUASI-PUBLIC FACILITIES

~~b. Fire service facilities providing rural fire protection services.~~

T. Community centers owned by a government agency or a nonprofit organization and operated primarily by and for residents of the local rural community.

A community center authorized under this section may provide services to veterans, including but not limited to emergency and transitional shelter, preparation and service of meals, vocational and educational counseling and referral to local, state or federal agencies providing medical, mental health, disability income replacement and substance abuse services, only in a facility that is in existence on January 1, 2006. The services may not include direct delivery of medical, mental health, disability income replacement or substance abuse services.

U. Parks and playgrounds A public park includes only the uses specified under OAR [660-034-0035](#) or [660-034-0040](#) whichever is applicable and may only be established subject to ORS [195.120](#).

V. Expansion of existing county fairgrounds and activities directly relating to county fairgrounds governed by county fair boards established pursuant to ORS [565.210](#).

W. Any gathering subject to review by a county planning commission under the provisions of ORS [433.760](#). These gatherings and any part of which is held in open spaces are those of more than 3,000 persons which continue or can reasonably be expected to continue for more than 120 hours within any three-month period.

X. Public or private schools for kindergarten through grade 12, including all building essential to the operation of a school, primarily for residents of the rural area in which the school is located, subject to the following:

1. New schools may not be established on high-value farmland. Existing schools on high-value farmland may be maintained, enhanced, or expanded on the same tract wholly within a farm zone.



2. No new school may be established within three miles of an urban growth boundary of a city unless an exception is approved pursuant to OAR Chapter [660-004](#).
3. Existing schools not on high-value farmland that are primarily for residents of the rural area in which the school is located may be maintained, enhanced, or expanded.
4. Existing schools that are not primarily for residents of the rural area in which the school is located may be expanded on the tax lot on which the use was established or on a contiguous tax lot owned by the applicant on January 1, 2009.

COMMERCIAL USES

Y. Major Home occupation subject to Chapter 20 - Site Plan Review - Section 20.090 and ORS [215.448](#). Construction of a structure that would not otherwise be allowed in the zone is not permitted.

Z. Home Occupation with Room and Board or (Bed and Breakfast) arrangements in an existing residence, but may not be sited adjacent to or on high value lands within two (2) miles of the National Scenic Area Boundary subject to the following.

1. Room and board arrangements shall:
 - a. Not exceed accommodations for five unrelated persons beyond the inhabitants of the house; and
 - b. Include month to month rental with food contract.
2. Bed and breakfast arrangements shall:
 - a. Not exceed five rooms;
 - b. Limit occupation by guests to no more than 30 consecutive days; and
 - c. Only allow breakfast to be served to guests and no other meals.

AA. Home Occupation to Host Commercial Events subject to Chapter 20 – Site Plan Review - Section 20.100: The commercial events are associated with a farm use, lawfully approved winery, bed and breakfast or farm ranch recreation and includes weddings, receptions, parties, bicycle races confined to the subject parcel(s) and other small-scale gatherings hosted for a fee that are incidental and subordinate to the primary use of the parcel. Construction of a structure that would not otherwise be allowed in the zone is not permitted.



If the commercial event is in conjunction with a farm use, the applicant shall submit a Farm Management Plan which includes documentation that the property is capable of meeting the Farm Dwelling income test in Section [3.219 E.2.b.](#) below.

BB. Dog Kennels, except that such uses are prohibited on high value farmland.

CC. Private parks, playgrounds, and campgrounds, as defined in Section 1.090, Definitions, except that such uses are prohibited on high value farmland, subject to [OAR 660-033-0130 \(2\), \(5\), and \(19\)](#) and Section [3.219 H](#) below.

DD. Golf courses: A 9 or 18 hole regulation golf course or a combination 9 and 18 hole regulation golf course except that such uses are prohibited on high value farmland, as defined in ORS [195.300](#), subject to ~~Section 3.219M below.~~ [OAR 660-033-0130 \(2\), \(5\), and \(20\).](#)

EE. Operations for the extraction and bottling of water.

FF. On-site filming if the activity exceeds 45 days on any site within a one-year period or involves the erection of sets that would remain in place for longer than 45 days. These activities may include administrative or security functions and may include the use of campers, trailers, or similar temporary facilities. This use is also subject to Section [3.219 I](#) below.

GG. **A landscape contracting business, as defined in ORS [671.520](#), or a business providing landscape architecture services, as described in ORS [671.318](#), if the business is pursued in conjunction with the growing and marketing of nursery stock on the land that constitutes farm use.**

HH. **Log truck parking as provided in ORS [215.311](#).**

II. **A farm brewery as described in ORS [215.449](#).**

JJ. **Agritourism uses subject to ORS [215.283 \(4\), \(5\), and \(6\)](#) and subject to 3.219 L.**

KK. **Equine and equine-affiliated therapeutic and counseling activities, provided:**

- 1. The activities are conducted in existing buildings that were lawfully constructed on the property before January 1, 2019 or in new buildings that are accessory, incidental and subordinate to the farm use on the tract; and**
- 2. All individuals conducting therapeutic or counseling activities are acting within the proper scope of any licenses required by the state.**



Section 3.216 – Property Development Standards

Property development standards are designed to preserve and protect the character and integrity of agricultural lands, and minimize potential conflicts between agricultural operations and adjoining property owners. A variance subject to WCLUDO Chapter 6 ~~or Chapter 7~~ may be utilized to alleviate an exceptional or extraordinary circumstance that would otherwise preclude the parcel from being utilized. A variance to these standards is not to be used to achieve a preferential siting that could otherwise be achieved by adherence to these prescribed standards.

A. Setbacks

1. Property Line

- a. All dwellings ~~(farm and non-farm)~~ and accessory structures not in conjunction with farm use, except utility facilities necessary for public service, shall comply with the following property line setback requirements:
 - i. If adjacent land is being used for perennial or annual crops, the setback shall be a minimum of 200 feet from the property line.
 - ii. If adjacent land is being used for grazing, is zoned Exclusive Farm Use and has never been cultivated or is zoned F-1 or F-2, the setback shall be a minimum of 100 feet from the property line.
 - iii. If the adjacent land is not in agricultural production and not designated Exclusive Farm Use, F-1 or F-2, the setback shall be a minimum 25 Feet from the property line.
 - iv. If any of the setbacks listed above conflict with the Sensitive Wildlife Habitat Overlay the following shall apply and no variance shall be required:
 - (a) The structure shall be set back a minimum of 25 feet from the road right of way or easement;
 - (b) The structure shall be located within 300 feet of the road right of way or easement pursuant Section 3.920(F)(2), Siting Standards; and
 - (c) As part of the application the applicant shall document how they are siting the structure(s) to minimize impacts to adjacent agricultural uses to the greatest extent practicable.



- b. ~~Farm structures shall be set back a minimum of 25 feet from the property line.~~ **All dwellings in conjunction with farm use shall comply with the following property line setback requirements:**
- i. **If adjacent land is being used for perennial or annual crops, grazing, zoned Exclusive Farm Use and has never been cultivated, or is zoned F-1 or F-2, the setback shall be a minimum of 100 feet from the property line.**
 - ii. **If the adjacent land is not in agricultural production and is not zoned for exclusive farm use or forest use, the setback shall be a minimum 25 Feet from the property line.**
 - iii. **If any of the setbacks listed above conflict with the Sensitive Wildlife Habitat Overlay the following shall apply and no variance shall be required:**
 - (a) **The structure shall be set back a minimum of 25 feet from the road right of way or easement;**
 - (b) **The structure shall be located within 300 feet of the road right of way or easement pursuant Section 3.920(F)(2), Siting Standards; and**
 - (c) **As part of the application the applicant shall document how they are siting the structure(s) to minimize impacts to adjacent agricultural uses to the greatest extent practicable.**
- c. **Agricultural buildings or farm structures shall be set back a minimum of 25 feet from the property line.**
- d. **Utility facilities necessary for public service shall be set back a minimum of 25 feet from the property line.**
- ~~e.~~ **Additions, modifications or relocation of existing structures shall comply with all EFU setback standards. Any proposal that cannot meet these standards is subject to the following:**
- i. **Dwellings: The proposed addition modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements unless the addition will extend a structure further away from and perpendicular to the property line or resource. Any proposal that would place a relocated dwelling or extend an existing dwelling into or further toward the property line or resource, or expand an existing dwelling parallel into a setback or buffer shall also be subject to Chapters 6 & 7 - Variances and any other applicable review criteria. The provisions of**



Chapter 13 - Nonconforming Uses, Buildings and Lots are not applicable to replacement dwellings. (Added 4/12)

- ii. Farm & Non-Farm buildings and structures: The proposed addition, modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements. If the building or structure currently conforms to all setback standards and the proposal would result in non-conformity a Chapter 6 or 7 variance will be required. If the building or structure currently does not conform to all setback standards and the proposal would increase the non-conformity it shall be subject to the applicable provisions of Chapter 13 - Nonconforming Uses, Buildings and Lots.

- d.f. Property line setbacks do not apply to fences, signs, roads, or retaining walls less than four feet in height.

Front yard (road) property line setbacks do not apply to parking areas for farm related uses. However, parking areas for farm related uses must meet side and rear yard property line setbacks.

2. Waterways

- a. Resource Buffers: All bottoms of foundations of permanent structures, or similar permanent fixtures shall be setback from the high water line or mark, along all streams, lakes, rivers, or wetlands.
 - i. A minimum distance of 100 feet when measured horizontally at a right angle for all water bodies designated as fish bearing by any federal, state or local inventory.
 - ii. A minimum distance of 50 feet when measured horizontally at a right angle for all water bodies designated as non-fish bearing by any federal, state or local inventory.
 - iii. A minimum distance of 25 feet when measured horizontally at a right angle for all water bodies (seasonal or permanent) not identified on any federal, state or local inventory.
 - iv. If the proposal does not meet these standards it shall be subject to Section [3.216 A1c - Additions or Modifications to Existing Structures](#), above.



- v. The following uses are not required to meet the waterway setbacks, however they must be sited, designed and constructed to minimize intrusion into the riparian area to the greatest extent possible:
 - (a) Fences;
 - (b) Streets, roads, and paths;
 - (c) Drainage facilities, utilities, and irrigation pumps;
 - (d) Water-related and water-dependent uses such as docks and bridges;
 - (e) Forest practices regulated by the Oregon Forest Practices Act;
 - (f) Agricultural activities and farming practices, not including the construction of buildings, structures or impervious surfaces; and
 - (g) Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.
- b. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740-710 - Flood Hazard Overlay (EPD OZ 1).
- 3. Irrigation Ditches: All dwellings and structures shall be located outside of the easement of any irrigation or water district. In the absence of an easement, all dwellings and structures shall be located a minimum of 50 feet from the centerline of irrigation ditches and pipelines which continue past the subject parcel to provide water to other property owners. Substandard setbacks must receive prior approval from the affected irrigation district. These setbacks do not apply to fences and signs.
- 4. Wasco County Fairground
 - a. Front Yard: No structure other than a fence or sign shall be located closer than ten (10) feet from the rights of way of a public road.
 - b. Side Yard: No structure other than a fence or sign shall be located closer than seven feet for buildings not exceeding two and one half (2 & 1/2) stories in height; for buildings exceeding two and one half stories in height, such side yard shall be increased three (3) feet in width for every story or portion thereof that such buildings' height exceeds two and one half stories.



- c. Rear Yard: No structure other than a fence shall be located closer than ten (10) feet from the rear yard property line.
- d. RV Spaces: RV spaces are subject to the setback requirements of Chapter 17 - Recreational Vehicle Parks.
- e. Existing & Replacement Structures: All lawfully established structures which do not conform to current setback standards shall be allowed to be expanded, or replaced and expanded into the required setback as long as the expansion does not encroach upon the required setback more than the existing structure.

5. All development will be setback 25 feet from roads or access easements.

- B. Height: Except for those uses allowed by Section 4.070 - General Exception to Building Height Requirements, no building or structure shall exceed a height of 35 feet. Height is measured from average grade.
- C. Vision Clearance: Vision clearance on corner properties shall be a minimum of 30 feet.
- D. Signs
 - 1. Permanent signs shall not project beyond the property line.
 - 2. Signs shall not be illuminated or capable of movement.
 - 3. Permanent signs shall describe only uses permitted and conducted on the property on which the sign is located.
 - 4. Size and Height of Permanent Signs:
 - a. Freestanding signs shall be limited to twelve square feet in area and 8 feet in height measured from natural grade.
 - b. Signs on buildings are permitted in a ratio of one square foot of sign area to each linear foot of building frontage but in no event shall exceed 32 square feet and shall not project above the building.
 - 5. Number of permanent signs:
 - a. Freestanding signs shall be limited to one at the entrance of the property. Up to one additional sign may be placed in each direction of vehicular traffic running



parallel to the property if they are more than 750 feet from the entrance of the property.

- b. Signs on buildings shall be limited to one per building and only allowed on buildings conducting the use being advertised.
- 6. Temporary signs such as signs advertising the sale or rental of the premise are permitted provided the sign is erected no closer than ten feet from the public road right-of-way. **Election signs are permitted but shall not be set in place more than 45 days prior to an election and shall be removed within 45 days after an election.**
- E. Lighting: Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
- F. Parking: Off street parking shall be provided in accordance with Chapter 20.
- G. New Driveways: All new driveways and increases or changes of use for existing driveways which access a public road shall obtain a Road Approach Permit from the appropriate jurisdiction, either the Wasco County Public Works Department or the Oregon Dept. of Transportation.

Section 3.217 – Property Size Standards

Subdivisions and Series Partitions pursuant to ORS [92.010](#) - [92.190](#), and [92.305-92.495](#): Subdivisions are prohibited in the Exclusive Farm Use Zone. Series Partitions for non-farm uses are prohibited in the Exclusive Farm Use Zone.

- A. Farm Divisions:
 - 1. 40 Acre: There shall be a 40 acre minimum land division for farm parcels in the A-1(40) zone.
 - 2. 80 Acre: There shall be a 80 acre minimum land division for farm parcels in the A-1(160) zone to allow for land divisions around higher value per acre crops. All proposed farm parcels at least 80 acres but less than 160 acres shall meet the following standards:

~~b. A Farm Management Plan shall be submitted with the application. The Farm Management Plan shall also include an evaluation of the following:~~
~~c.~~



~~d. (1). The property size shall be large enough to keep commercial farms and ranches in the area successful and not contribute to their decline. This evaluation shall include the potential negative impacts such as increasing traffic on farm to market roads or adding practices or uses that would conflict with existing accepted farming practices on adjacent farms.~~

~~e.~~

~~f. (2). Determine the nature of this type of commercial agricultural enterprise in the county, or within the surrounding area.~~

~~g.~~ a. The proposed farm parcel or parcels have been planted in a higher value per acre crop adequate to meet the income requirement in c. below;

c. Income Test

The proposed farm parcel or parcels are each capable of producing \$250,000 in gross annual income (2009 dollars adjusted for inflation at an annual rate of 2.375%) from the sale of farm products.

Capability of producing the gross annual income described above shall be shown in one of two ways.

- i. Documentation of actual gross income received during the last two years or three of the last five years.
- ii. Documentation that the current amount of acreage planted on the proposed farm parcel or parcels are each capable of producing the gross income described above. This documentation shall be prepared by a professional with the credentials to make such a determination such as a representative of the Oregon Department of Agriculture or Oregon State Extension Office. The documentation shall include the following:
 - (a) Identify the type(s) and size(s) of viable farms that comprise this commercial agricultural enterprise in the county, or within the surrounding area which meet or exceed the gross income described above.
 - (b) Identify soils, topography, land forms, slopes, solar access, irrigation, rainfall, sunlight of viable farms that comprise this type of commercial enterprise and compare those to the proposed property.
 - (c) Is there an identified industry with infrastructure for this type of commercial enterprise within the county or surrounding area? If so, how



will this operation contribute to that enterprise? If not, will it be viable on its own?

Approval of a request to divide agricultural land to the 80-acre minimum does not necessarily guarantee a farm dwelling. Any subsequent request for a farm dwelling will have to meet applicable standards set forth in Sections [3.214 F](#) and [3.219 E](#).

3. 160 Acre: There shall be a 160 acre minimum land division for all parcels in the Exclusive Farm Use Zone that are not within the A-1(40) zone and cannot meet the 80 acre minimum test in b above.

B. Non-Farm Divisions (Part of Parcel)

1. Non-Farm Dwelling & Non-Farm Use Divisions

- a. A one-time division of land to create:
 - i. Up to two new parcels no less than 2 acres in size and no greater than 20 acres in size, each to contain a dwelling not provided in conjunction with farm use, only if the dwelling has been authorized in accordance with Sections [3.215 I](#) and [3.219 E](#); or
 - ii. A parcel to contain a nonfarm use, except dwellings, listed in Section [3.215 - Conditional Uses](#) above, unless otherwise precluded by statute. The parcel shall be the minimum size needed to accommodate the use in a manner consistent with other provisions of law;
- b. The parcel(s) are divided from a lot or parcel that was lawfully created in its current configuration prior to July 1, 2001. This date applies to properties even if they were created after July 1, 2001 pursuant to this section;
- c. The parcel(s) are divided from a lot or parcel that exceeds 160 acres and which will continue to meet or exceed 160 acres after the division;
- d. The parcel(s) are generally unsuitable for the production of farm crops and livestock or merchantable tree species considering the terrain, adverse soil or land conditions, drainage or flooding, vegetation, location and size of the tract. A parcel may not be considered unsuitable based solely on size or location if the parcel can reasonably be put to farm or forest use in conjunction with other land; and
- e. The parcels for the nonfarm dwellings are not located in the A-1(40) zone.



- f. The non-farm parcels shall be disqualified from special assessment pursuant to Section [3.219 A7](#) below.
 - g. The non-farm parcels do not have established water rights for irrigation.
2. Park and Open Space Divisions: A land division for the purpose of allowing a provider of public parks or open space, or a not-for-profit land conservation organization, to purchase at least one of the resulting parcels subject to the following:
- a. A parcel created by the land division that already contains a dwelling is large enough to support continued residential use of the parcel; and
 - b. A parcel created pursuant to this subsection that does not contain a dwelling:
 - i. Is not eligible for siting a dwelling, except as may be authorized under ORS [195.120](#);
 - ii. May not be considered in approving or denying an application for siting any other dwelling;
 - iii. May not be considered in approving a redesignation or rezoning of forestlands except for a redesignation or rezoning to allow a public park, open space or other natural resource use; and
 - iv. May not be smaller than 25 acres unless the purpose of the land division is:
 - (a) To facilitate the creation of a wildlife or pedestrian corridor or the implementation of a wildlife habitat protection plan; or
 - (b) To allow a transaction in which at least one party is a public park or open space provider, or a not-for-profit land conservation organization that has cumulative ownership of at least 2,000 acres of open space or park property.

C. On land zone farm use, a property line adjustment may not be used to:

- 1. Decrease the size of a lawfully established unit of land that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large**



as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;

2. Decrease the size of a lawfully established unit of land that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
3. Allow an area of land used to qualify a lawfully established unit of land for a dwelling based on an acreage standard to be used to qualify another lawfully established unit of land for a dwelling if the land use approval would be based on an acreage standards; or
4. Adjust a property line that resulted from a subdivision or partition authorized by a waiver so that any lawfully established unit of land affected by the property line adjustment is larger than:
 - a. Two acres if the lawfully established unit of land is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland or within a ground water restricted area; or
 - ~~a.~~ b. Five acres if the lawfully established unit of land is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland or within a ground water restricted area.

Section 3.218 – Agricultural Protection

The uses listed in Section [3.214 - Uses Allowed Subject to Standards](#) and Section [3.215 - Conditional Uses](#) must meet the following standards:

- A. Forest Farm Management Easement: The landowner is required to sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or case of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS [30.936](#) or [30.937](#).
- B. Protection for Generally Accepted Farming and Forestry Practices - Complaint and Mediation Process: The landowner will receive a copy of this document.

Section 3.2185 – Challenging Soil Class Rating



- A. Lot of Record: For the purposes of approving a Lot of Record application under Section [3.214 I](#) above, the soil class, soil rating or other soil designation of a specific lot or parcel may be changed if the property owner:

~~e. Submits a statement of agreement from the Natural Resources Conservation Service of the United States Department of Agriculture that the soil class, soil rating or other soil designation should be adjusted based on new information; or~~

1. Submits the following:

- a. Report from a soils scientist whose credentials are acceptable to the State Department of Agriculture that the soil class, soil rating or other soil designation should be changed; and
- b. Statement from the State Department of Agriculture that the Director of Agriculture or the director's designee has reviewed the report ~~described in~~
~~subparagraph 1 above of this section and~~ finds the analysis in the report to be soundly and scientifically based.

- B. All Other: The soil class or soil rating or other soil designation of a specific lot or parcel on lands other than Lot of Record as specified above, or High Value soils as specified by NRCS, may be changed if the property owner:

- 1. Submits a report to the Wasco County Planning Department from an accredited soils scientist, certified by ARCPACS that the soil class, soil rating or other soil designation should be changed and the rationale for the soil class change. The report will include the following technical data:
 - a. Copy of the most current National Cooperative Soil Survey map(s) for the specified area;
 - b. Methods used by the Soil Scientist;
 - c. Level of order of survey used in field survey, scale, type of maps, number of sample locations and observation points all confirming or disagreeing with the NRCS mapping units;
 - d. Methods used for observations (backhoe, auger, shovel, etc.) and methods used for documentation;
 - e. Notation of any limitations encountered;
 - f. Results, findings and decisions;



- g. Overview of geology, parent material, and related factors;
 - h. Description of landforms, topography, confirming relationship of landforms to soil mapping units;
 - i. Description of on-site and adjacent hydrology, including surface and subsurface features;
 - j. Description of revised soil mapping units;
- 2. Acquires Wasco County Planning Department administrative approval of soils class change, in conjunction with land use application request.

Section 3.219 – Additional Standards

A. Non-Farm Dwelling:

- 1. The parcel is not within the A-1(40) Zone.
- 2. There is no other dwelling on the parcel;
- 3. The site shall have appropriate physical characteristics such as adequate drainage, proper sanitation and water facilities to accommodate a residence or other non-farm use;
- 4. Criteria for Farmland within the EFU Zone:

The dwelling is situated upon a lot or parcel, or a portion of a lot or parcel that is generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract. A lot or parcel shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunction with other land.

A lot or parcel is not "generally unsuitable" simply because it is too small to be farmed profitably by itself. If a lot or parcel can be sold, leased, rented or otherwise managed as a part of a commercial farm or ranch, it is not "generally unsuitable." A lot or parcel is presumed to be suitable if it is composed predominantly of Class I – VI soils. Just because a lot or parcel is unsuitable for one farm use does not mean it is not suitable for another farm use.



The term "generally unsuitable" is vague. The following criteria define and specify in clear, objective, measurable means what is generally unsuitable land for agriculture in Wasco County:

- a. On parcels less than 80 acres that were created prior to January 1, 1993, and parcels created pursuant to the Non-Farm Division (Part of Parcel) provisions when the entire parcel is found to be generally unsuitable. That is, over 50% of the parcel is a Class VII or poorer soil as determined by the NRCS Soil Survey for Wasco County, and (one) 1 of the criterion listed in c. below.
- b. On parcels at least 80 acres but less than 160 acres that were created prior to January 1, 1993, a portion of the parcel that is identified for the dwelling site is a Class VII soil or poorer as determined by the NRCS Soil Survey for Wasco County, and (one) 1 of the criterion listed in c. below.

c. Generally Unsuitable Criteria:

- i. predominantly greater than 40 % slope, or
- ii. produces less than 25 bushels per acre wheat or cereal grains crop, or less than 1 ton per acre of alfalfa or other type of hay as per Farm Service Agency (FSA) registered field crop information. Averages shall be based on acres in production, or
- iii. never been cropped according to the ASCS (FSA) aerial photos and records, and requires more than 5 acres per AUM based on the soil productivity as shown in the most up to date soils survey or on a field determination conducted by an authorized professional using Natural Resource Conservation RCS standards.

5. Criteria for Forested land within the EFU zone

- a. If the parcel is unsuitable for agricultural use and is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the parcel. If a lot or parcel is under forest assessment, the area is not "generally unsuitable" simply because it is too small to be managed for forest production profitably by itself. If a lot or parcel under forest assessment can be sold, leased, rented or otherwise managed as a part of a forestry operation, it is not "generally unsuitable".



- b. If a lot or parcel is under forest assessment, it is presumed unsuitable if it is composed predominantly of soils capable of producing less than 20 cubic feet of wood fiber per acre per year and may qualify for a dwelling if it can be found that:
 - i. The dwelling is compatible; and
 - ii. The dwelling does not seriously interfere with forest or farm uses on surrounding land and it must not force a significant change in forest practices or significantly increase the cost of those practices on the surrounding land; and
- 6. Cumulative Impact: The dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, consideration shall be given to the cumulative impact of nonfarm dwellings on other lots or parcels in the area similarly situated by applying the following standards:
 - a. Identify a study area for the cumulative impacts analysis. The study area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the study area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or non-resource uses shall not be included in the study area;
 - b. Identify within the study area the broad types of farm uses (irrigated or non-irrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, nonfarm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of nonfarm/lot-of-record dwellings that could be approved under current regulations, including identification of predominant soil classifications, the parcels created prior to January 1, 1993 and the parcels larger than the minimum lot size that may be divided to create new parcels for nonfarm dwellings. The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible nonfarm dwellings;
 - c. Determine whether approval of the proposed nonfarm/lot-of-record dwellings together with existing nonfarm dwellings will materially alter the stability of the



land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential nonfarm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area;

~~f.~~**d.** In addition to a – c, if the application involves the creation of a new parcel for a nonfarm dwelling, consideration shall be given to whether creation of the parcel will lead to creation of other nonfarm parcels, to the detriment of agriculture in the area by applying a – c above.

7. Disqualification of Special Assessment:

The owner of the parcel shall provide evidence that:

- ~~b.~~**a.** The County Assessor has been notified that the proposed non-farm parcel or parcel to contain the non-farm dwelling is no longer being used as farmland; and
- ~~e.~~**b.** A Request has been made in writing to the County Assessor to disqualify the parcel from special assessment; and
- ~~d.~~**c.** Prior to receiving zoning approval on a building permit application or a final plat map, the non-farm parcel has been disqualified from special assessment pursuant to ORS [215.236](#) and any additional tax imposed upon disqualification from special assessment have been paid; and
- ~~e.~~**d.** Record on the Property Deed the following: This parcel (legal description) has been disqualified from special assessment and may not re-qualify for special assessment unless, when combined with another contiguous lot or parcel, it constitutes a qualifying parcel by meeting the minimum lot size for commercial agriculture enterprises within the area.

B. Accessory Farm Dwelling:

1. The accessory farm dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land and whose seasonal or year-round assistance in the management of the farm use, such as planting, harvesting, marketing or caring for livestock, is or will be required by the farm operator. The applicant shall submit a Farm Management Plan to provide evidence of this;
2. The accessory farm dwelling will be located:



- a. On the same lot or parcel as the dwelling of the primary farm dwelling; or
 - b. On the same tract as the primary farm dwelling when the lot or parcel on which the accessory farm dwelling will be sited is consolidated into a single parcel with all other contiguous lots and parcels in the tract; or
 - c. On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is limited to only a manufactured dwelling and a deed restriction is filed with the county clerk. The deed restriction shall require the manufactured dwelling to be removed when the lot or parcel is conveyed to another party. The manufactured dwelling may remain if it is reapproved under these rules; or
 - d. On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is limited to only attached multi-unit residential structures allowed by the applicable state building code or similar types of farm labor housing as existing farm labor housing on the ranch operation registered with the Dept. of Consumer & Business Services, Oregon Occupational Safety and Health Division under ORS [658.750](#). Accessory farm dwellings approved Section H. shall be removed, demolished or converted to a nonresidential use when farm worker housing is no longer required; or
 - e. On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is located on a lot or parcel at least the size of the applicable minimum lot size under Section G(1) below, Farm Divisions and the lot or parcel complies with the gross farm income requirements in subsection d below.
3. There is no other dwelling on the lands designated for exclusive farm use owned by the farm operator that is vacant or currently occupied by persons not working on the subject farm or ranch and that could reasonably be used as an accessory farm dwelling;
 4. In addition to the requirements in subsection a - c. of this section, the primary farm dwelling to which the proposed dwelling would be accessory satisfies the following:
 - a. The principal farm dwelling is located on a farm or ranch operation that is currently employed for farm use, as defined in Section 1.090 and ORS [215.203](#), and produced in the last two years or three of the last five years, one (1) of the following:



- i. On land not identified as high-value farmland at least *\$55,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in gross annual income from the sale of farm products.
 - ii. On land identified as high-value farmland, and produced at least (*\$110,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in gross annual income and,
- b. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.
5. The county shall not approve any proposed division of a lot or parcel for an accessory farm dwelling approved pursuant to this section.

If it is determined that an accessory farm dwelling satisfies the requirements Section [3.214 G](#) above, One Single Family Dwelling Customarily Provided in Conjunction with Farm Use, a parcel may be created consistent with the minimum parcel size requirements in Section 3.217 A - Farm Divisions; and

6. An accessory farm dwelling approved pursuant to this section cannot later be used to satisfy the requirements for a dwelling not provided in conjunction with farm use pursuant to Section [3.215 I](#), One Single Family Dwelling Not Provided in Conjunction with a Farm Use.
7. **Farming of a marijuana crop shall not be used to demonstrate compliance with the approval criteria for an accessory farm dwelling.**
- ~~8.~~ **No accessory farm dwelling unit may be occupied by a relative of the owner or operator of the farmworker housing. "Relative" means a spouse of the owner or operator or an ancestor, lineal descendant or whole or half sibling of the owner or operator or the spouse of the owner or operator.**
~~**It is the intention of the Wasco Board of County Commissioners to reevaluate the validity of this inflationary adjustment percentage by 2014.*~~

C. Alteration, restoration, relocation or replacement of a lawfully established dwelling:

1. Has, **or formerly had**, intact interior walls and roof structure;
2. Has, **or formerly had**, indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system;
3. Has, **or formerly had**, interior wiring or interior lights;



4. Has, **or formerly had**, a heating system;
5. In the case of replacement:
 - a. The new dwelling is subject to all applicable siting requirements;
 - b. The existing dwelling is removed, demolished or converted to a permitted non-residential use within 90 days of completion of the replacement dwelling;
 - c. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned for exclusive farm use, the applicant, as a condition of approval, shall execute and record in the deed records for the county where the property is located a deed restriction prohibiting the siting of a dwelling on that portion of the lot or parcel; and
6. In the case of deferred replacement:~~(Added 4/12)~~
 - a. The existing dwelling is removed or demolished within 90 days after the deferred replacement permit is issued. If the established dwelling is not removed or demolished within three months after the deferred replacement permit is issued, the permit becomes void;
 - b. Construction of the replacement dwelling may occur at any time but may not be transferred, by sale or otherwise, except by the applicant to the spouse or a child of the applicant; and
 - c. The replacement dwelling must comply with all applicable siting requirements, building codes, plumbing codes, sanitation codes and other requirements relating to health and safety or to siting at the time of construction.
- ~~7.~~
7. If the dwelling was removed, destroyed or demolished:
 - a. **The dwelling's tax lot does not have a lien for delinquent ad valorem taxes; and**
 - b. **Any removal, destruction or demolition occurred on or after January 1, 1973;**
- 8. If the dwelling is currently in such a state of disrepair that the dwelling is unsafe for occupancy or constitutes an attractive nuisance, the dwelling's tax lot does not have a lien for delinquent ad valorem taxes; or**
- 9. A dwelling not described in subsection 7. or 8 above was assessed as a dwelling for purposes of ad valorem taxation:**



- a. **For the previous five property tax years; or**
- b. **From the time when the dwelling was erected upon or affixed to the land and became subject to assessment as described in ORS 307.010.**

D. Lot of Record Dwelling:

1. The lot or parcel on which the dwelling is to be sited was lawfully created prior to January 1, 1985 and was acquired and owned continuously by the present owner:
 - a. Since before January 1, 1985; or
 - b. By device or by intestate succession from a person who acquired and had owned continuously the lot or parcel since before January 1, 1985.
2. The tract upon which the dwelling is to be sited does not include another dwelling;
3. The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, and no dwelling exists on another lot or parcel that was part of that tract;
4. The tract on which the dwelling is to be sited is not high value farmland as defined in Section 1.090, Definitions.
5. If the tract on which the dwelling is to be sited consists of more than one lot or parcel, all lots and parcels within the tract shall be consolidated into a single lot or parcel;
6. The director or the director's designee shall notify the county assessor of any decision to permit a lot of record dwelling;
7. As used in this zone, "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle niece, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or a combination of these family members; and
8. Land use approval for a lot of record dwelling may be transferred one time to any other person, prior to issuance of building permit.
- 8.9. **The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged comprehensive plan and land use regulations and other provisions of law.**



E. Farm Dwelling:

1. Large Lot: a dwelling may be considered customarily provided in conjunction with farm use subject to the following:
 - a. The land on which the dwelling to be sited is not identified as high-value farmland;
 - b. The parcel on which the dwelling will be located is at least 160 acres **and not designated rangeland or at least 320 acres and designated rangeland**;
 - c. The subject tract is currently employed for farm use, as defined in Section 1.090 and ORS [215.203](#) as evidenced by a Farm Management Plan.
 - d. The dwelling will be occupied by an owner or a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale. If the owner is not principally engaged in the day to day farm operation, no Accessory Farm Dwelling for farm help may be authorized pursuant to Section [D 7](#) above; and
 - e. There is no other dwelling on the subject tract, **except for seasonal farmworker housing approved prior to 2001**.
2. Income Test (for Parcels Less than 160 acres) subject to the following and [Subsection c](#) below:
 - a. Meets either (1) or (2) below:
 - i. On land not identified as high-value farmland, a dwelling may be considered customarily provided in conjunction with farm use if the subject tract is currently employed for farm use, as defined in Section 1.090 and ORS [215.203](#), as evidenced by a Farm Management Plan, that produced at least at least *\$55,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in gross annual income from the sale of farm products in the last two or three of the last five years; or
 - ii. On land identified as high-value farmland, a dwelling may be considered customarily provided in conjunction with farm use if the subject tract is currently employed for the farm use, as defined in Section 1.090 and ORS [215.203](#), as evidenced by a Farm Management Plan, that produced at least *\$110,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in



gross annual income from the sale of farm products in the last two or three of the last five years; and

- a. In determining the gross income required by this subsection:
 - i. The cost of purchased livestock shall be deducted from the total gross income attributed to the farm or ranch operation;
 - ii. Only gross income from land owned, not leased or rented, shall be counted; and
 - iii. Gross farm income earned from a lot or parcel which has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used
- b. There is no other dwelling, **excepting seasonal farmworker housing approved prior to 2001**, on lands designated for exclusive farm use pursuant to ORS Chapter [215](#) or for mixed farm/forest use pursuant to OAR [660-006-057](#) owned by the farm or ranch operator or on the farm or ranch operation; and
- c. The dwelling will be occupied by a person or persons who produced the commodities which grossed the income.
- d. Prior to issuance of zoning approval on a building permit application, a Notice of Decision shall be recorded in the deed records with the Wasco County Clerk for each lot or parcel subject to the application for the primary farm dwelling and shall preclude:
 - i. All future rights to construct a dwelling except for accessory farm dwellings, relative farm assistance dwellings, temporary hardship dwellings or replacement dwellings allowed by ORS Chapter [215](#); and
 - ii. The use of any gross farm income earned on the lots or parcels to qualify another lot or parcel for a primary farm dwelling.
- e. The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by the Chair of the Board of County Commissioners;
- f. Enforcement of the covenants, conditions and restrictions may be undertaken by the Dept. of Land Conservation & Development or Wasco County;
- g. The Planning Director shall maintain a copy of the Notice of Decisions filed in the County deed records pursuant to this section and a map or other record



depicting the lots and parcels subject to the covenants, conditions and restrictions filed in the County deed records pursuant to this section. The map or other record shall be readily available to the public in the Planning Office.

- h. The subject tract is at least as large as the median size of those commercial farm or ranch tracts capable of producing required minimum income within a study area that includes all tracts wholly or partially within one mile from the perimeter of the subject tract;**
- i. The subject tract is capable of producing at least the median level of annual gross sales of county indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in i. above.**
- j. The subject tract is currently employed for a farm use, as defined in ORS 215.203, at a level capable of producing the annual gross sales required by this subsection.**
- k. The subject lot or parcel on which the dwelling is proposed is not less than 20 acres.**
- l. If no farm use has been established at the time of application, land use approval shall be subject to a condition that no building permit may be issued prior to the establishment of the farm use required by k. above.**

~~1. Study area and analysis shall be consistent with the rules in OAR 660-033-0135 (2)(b). Winery:~~

~~1. The winery is a facility that produces wine with a maximum annual production of:~~

~~— a. Less than 50,000 gallons and it:~~

~~Owns an on-site vineyard of at least 15 acres;~~

~~Owns a contiguous vineyard of at least 15 acres;~~

~~Has a long-term contract for the purchase of all of the grapes from at least 15 acres of a vineyard contiguous to the winery; or~~

~~Obtains grapes from any combination of subparagraph (1), (2) or (3) of this paragraph; or~~

~~— b. At least 50,000 gallons and no more than 100,000 gallons and that:~~



~~(1) Owns an on-site vineyard of at least 40 acres;~~

~~Owns a contiguous vineyard of at least 40 acres;~~

~~Has a long-term contract for the purchase of all of the grapes from at least 40 acres of a vineyard contiguous to the winery; or~~

~~Obtains grapes from any combination of subparagraph (1), (2) or (3) of this paragraph.~~

~~The winery described in subsection 1 a or b above shall allow only the sale of:~~

~~a. Wines produced in conjunction with the winery; and~~

~~b. Items directly related to wine, the sales of which are incidental to retail sale of _____ wine on-site. Such items include individually portioned prepackaged foods _____ prepared from an approved source by a commercial processor and _____ nonperishable beverages or any items additionally allowed by a limited service _____ restaurant defined in ORS 624.010.~~

~~Prior to the issuance of zoning approval to establish a winery under this section, the applicant shall show that vineyards, described in subsection 1 a or b of this section, have been planted or that the contract has been executed, as applicable.~~

~~Siting Standards to limit conflicts with accepted farming or forest practices on adjacent lands include:~~

~~a. Establishment of a setback, not to exceed 100 feet, from all property lines for _____ the winery and all public gathering places; and~~

~~_____ b. Provision of direct road access, internal circulation and parking.~~

~~(c) If a Home Occupation to host Commercial Events such as weddings, receptions or parties is desired, that use must be applied for under Section 3.215 BB. Failure to apply under Section 3.215 BB for such a use will result in the hosting of any such events to be considered a land use violation.~~

F. Farm Ranch Recreation:



1. The tract or parcel is currently employed in a commercial agricultural operation as defined in Section 1.090 and ORS [215.203](#) as evidenced by a Farm Management Plan.

If the Farm Ranch Recreation utilizes agricultural operations on a tract to meet the commercial agricultural operation standards they will be required to own and operate the tract. If portions of the tract used to justify the commercial agricultural operation are sold the Farm Ranch Recreation approval will automatically become void and the owner will cease to operate within 60 days of selling the property.

2. The Farm Management Plan shall also include the Farm Ranch Recreation proposal including the number of acres devoted to the recreational use, proposed or existing buildings involved in the use, hours and days of operation, and anticipated usage (number of visitors). Additionally, it must be demonstrated how the Farm Recreation activities are compatible with the commercial farming operation.
3. The Farm Ranch Recreation proposal shall not be the primary use of the tract, but shall be subordinate to the commercial agricultural operation in scope, scale and impact, however, income generated from the farm ranch recreation use does not have to be subordinate to income generated by the commercial agricultural operation. Scope, scale and impact shall take into consideration the number of acres/area devoted to the farm ranch recreation use, anticipated usage of the use, days and hours of operation.
4. New Farm Ranch Recreation structures shall be located on land that is "generally unsuitable" as defined in Section [3.219 A 4](#), Non-Farm Dwelling, where practicable. If the proposal is to not locate Farm Ranch Recreation structures on land that is "generally unsuitable", the application shall explain why and how the proposal best protects agricultural lands.
5. Recreational uses such as fly fishing and hunting off of the parcel or tract shall be allowed. However, the primary portion of the Farm Ranch Recreation use, excluding lodging, shall occur on the parcel or tract.
6. Overnight lodging units in new or existing structures may be permitted in conjunction with the Farm Ranch Recreation operation. Lodging unit means an individual guest room in a lodge, bunkhouse, cottage, cabin, tent or licensed recreational vehicles used only for transient lodging and not for a permanent residence. No more than 10 lodging units are allowed. No kitchen facilities are permitted in individual lodging units. All overnight facilities shall comply with Oregon Dept. of Environmental Quality and/or Wasco County Health Dept. requirements for sanitary sewage disposal.



7. In addition to overnight lodging units a separate kitchen area, rest rooms, storage or other shared indoor space shall be allowed.
8. Food services shall be incidental to the operation of the guest ranch and shall be provided only for the guests of the farm ranch recreation, individuals accompanying the guests and individuals attending a special event at the farm ranch recreation site. The cost of meals, if any, provided to guests of the farm ranch recreation, individuals accompanying the guests and individuals attending a special event at the farm ranch recreation may be included in the fee to visit or stay at the farm ranch recreation site. A farm ranch recreation may not sell individual meals to an individual who is not a guest of the farm ranch recreation, an individual accompanying a guest or an individual attending a special event at the farm ranch recreation site. Kitchen facilities associated with the farm ranch recreation shall comply with Oregon Dept. of Environmental Quality and/or ~~Wasco County Health Dept.~~ **North Central Public Health District** requirements.
9. The Approving Authority shall place reasonable no-shooting buffers (setbacks from property lines) for hunting preserves, with the ability to have a minimum one foot buffer.
10. There shall be a two mile radius for public notification in the application of public or private target or shooting courses. There shall be a one-half mile radius for public notification in the application of a hunting preserve.

G. Utility Facility:

1. A utility facility is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service. To demonstrate that a utility facility is necessary, an applicant must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:
 - a. Technical and engineering feasibility;
 - b. The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
 - c. Lack of available urban and non-resource lands;
 - d. Availability of existing rights of way;



- e. Public health and safety; and
 - f. Other requirements of state and federal agencies.
2. Costs associated with any of the factors listed in a. may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar.
 3. The owner of a utility facility approved under this section shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this subsection shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.
 4. The governing body of the County or its designee shall impose clear and objective conditions on an application for utility facility siting to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on surrounding farm lands.
 5. In addition to a. through d. of this section, the establishment or extension of a sewer system as defined by [OAR 660-011-0060\(1\)\(f\)](#) in an exclusive farm use zone shall be subject to the provisions of [OAR 660-011-0060](#).
 6. The provisions of 1 – 4 do not apply to interstate natural gas pipelines and associated facilities authorized by a subject to regulation by the Federal Energy Regulatory Commission.

~~8. Aggregate~~

- ~~c. A land use permit is not required for mining less than 1,000 cubic yards of material or excavation preparatory to mining of a surface area of less than one acre.~~
- ~~d. A land use permit for mining of aggregate shall be issued only for a site included on an inventory in an acknowledged comprehensive plan.~~
- ~~e. "Mining" includes all or any part of the process of mining by the removal of overburden and the extraction of natural mineral deposits thereby exposed by any method including open pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse and the construction of adjacent or off site borrow pits except those constructed for use as access roads.~~



~~f. "Mining" does not include excavations of sand, gravel, clay, rock or other similar materials conducted by a landowner or tenant on the landowner or tenant's property for the primary purpose of reconstruction or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, on-site road construction or other on-site construction or non-surface impacts of underground mines.~~

~~9. Composting facilities:~~

~~h. Composting operations and facilities allowed on land not defined as high-value farmland shall be limited to the composting operations and facilities allowed by OAR 660-033-0130(29)(a) or that require a permit from the Department of Environmental Quality under OAR 340-093-0050. Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. Onsite sales shall be limited to bulk loads of at least one unit (7.5 cubic yards) in size that are transported in one vehicle.~~

~~10. Composting operations and facilities allowed on high-value farmland are limited to those that are exempt from a permit from the Department of Environmental Quality (DEQ) under OAR 340-093-0050, only require approval of an Agricultural Compost Management Plan by the Oregon Department of Agriculture, or require a permit from the DEQ under OAR 340-093-0050 where the compost is applied primarily on the subject farm or used to manage and dispose of by-products generated on the subject farm. Excess compost may be sold to neighboring farm operations in the local area and shall be limited to bulk loads of at least one unit (7.5 cubic yards) in size. Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. Land application of reclaimed water, agricultural process or industrial process water or biosolids.~~

~~b. A determination by the Department of Environmental Quality, in conjunction with the department's review of a license, permit or approval, that the application rates and site management practices for the land application of reclaimed water, agricultural or industrial process water or biosolids ensure continued agricultural, horticultural or silvicultural production and do not reduce the productivity of the tract.~~

~~c. The use of a tract of land on which the land application of reclaimed water, agricultural or industrial process water or biosolids has occurred under this section may not be changed to allow a different use unless:~~

~~— a. The tract is included within an acknowledged urban growth boundary;~~

~~— b. The tract is rezoned to a zone other than an exclusive farm use zone;~~



iii. ~~The different use of the tract is a farm use as defined in ORS 215.203; or~~

iv. ~~The different use of the tract is a use allowed under:~~

~~(1) ORS 215.213 (1)(c), (e) to (g), (k), (m) to (q), (s) to (u), (x), (z) or (aa);~~

~~(2) ORS 215.213 (2)(a) to (c), (i), (m) or (p) to (r);~~

~~(3) ORS 215.283 (1)(c), (e), (f), (k) to (o), (q) to (s), (u), (w) or (x); or~~

~~(4) ORS 215.283 (2)(a), (j), (L) or (p) to (s).~~

d. ~~An evaluation of the alternatives to application and the reason for not using these alternatives.~~

e. ~~The uses allowed under this section include:~~

~~a. The treatment of reclaimed water, agricultural or industrial process water or biosolids that occurs as a result of the land application;~~

~~b. The establishment and use of facilities, including buildings, equipment, aerated and non-aerated water impoundments, pumps and other irrigation equipment, that are accessory to and reasonably necessary for the land application to occur on the subject tract;~~

c. ~~The establishment and use of facilities, including buildings and equipment, that are not on the tract on which the land application occurs for the transport of reclaimed water, agricultural or industrial process water or biosolids to the tract on which the land application occurs if the facilities are located within:~~

~~(1) A public right of way; or~~

~~c. Other land if the landowner provides written consent and the owner of the facility complies with ORS 215.275 (4); and~~

d. ~~The transport by vehicle of reclaimed water or agricultural or industrial process water to a tract on which the water will be applied to land.~~

f. ~~Uses not allowed under this section include:~~

~~a. The establishment and use of facilities, including buildings or equipment, for the treatment of reclaimed water, agricultural or industrial process water or biosolids other than those treatment facilities related to the treatment that~~



~~_____ occurs as a result of the land application; or~~

~~b. The establishment and use of utility facility service lines allowed under Section
_____ 3.212 J above.~~

~~g. A division of land for the land application of reclaimed water, agricultural or industrial process water or biosolids shall not be allowed.~~

~~11. Farm Stands:~~

~~f. The structures are designed and used for sale of farm crops or livestock grown on the farm operation, or grown on the farm operation and other farm operations in the local agricultural area, including the sale of retail incidental items, and fee-based activity to promote the sale of farm crops or livestock sold at the farm stand, if the annual sales of the incidental items and fees from promotional activity do not make up more than 25 percent of the total annual sales of the farm stand;~~

~~g. The farm stand does not include structures designed for occupancy as a residence or for activity other than the sale of farm crops and livestock and does not include structures for banquets, public gatherings or public entertainment;~~

~~h. "Farm crops or livestock" includes both fresh and processed farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in the local agricultural area. As used in this subsection, "processed crops and livestock" includes jams, syrups, apple cider, animal products and other similar farm crops and livestock that have been processed and converted into another product but not prepared food items; and~~

~~12. "Local agricultural area" includes Oregon or an adjacent county in Washington Golf Courses~~

~~c. A regulation 18 hole golf course is generally characterized by a site of about 120 to 150 acres of land, has a playable distance of 5,000 to 7,200 yards, and a par of 64 to 73 strokes;~~

~~d. A regulation 9 hole golf course is generally characterized by a site of about 65 to 90 acres of land, has a playable distance of 2,500 to 3,600 yards, and a par of 32 to 36 strokes;~~

~~e. Non-regulation golf courses are not allowed uses within these areas. "Non-regulation golf course" means a golf course or golf course-like development that does not meet the definition of golf course in Section 1.090, including but not limited to executive golf courses, Par 3 golf courses, pitch and putt golf courses, miniature golf courses and driving ranges;~~



~~f. Accessory uses provided as part of a golf course shall be consistent with the following standards:~~

- ~~a. An accessory use to a golf course is a facility or improvement that is incidental to the operation of the golf course and is either necessary for the operation and maintenance of the golf course or that provides goods or services customarily provided to golfers at a golf course. An accessory use or activity does not serve the needs of the non-golfing public. Accessory uses to a golf course may include: Parking; maintenance buildings; cart storage and repair; practice range or driving range; clubhouse; restrooms; lockers and showers; food and beverage service; pro shop; a practice or beginners course as part of an 18 hole or larger golf course; or golf tournament. Accessory uses to a golf course do not include: Sporting facilities unrelated to golfing such as tennis courts, swimming pools, and weight rooms; wholesale or retail operations oriented to the non-golfing public; or housing.~~
- ~~b. Accessory uses shall be limited in size and orientation on the site to serve the needs of persons and their guests who patronize the golf course to golf. An accessory use that provides commercial services (e.g., pro shop, etc.) shall be located in the clubhouse rather than in separate buildings.~~
- ~~d. Accessory uses may include one or more food and beverage service facilities in addition to food and beverage service facilities located in a clubhouse. Food and beverage service facilities must be part of and incidental to the operation of the golf course and must be limited in size and orientation on the site to serve only the needs of persons who patronize the golf course and their guests. Accessory food and beverage service facilities shall not be designed for or include structures for banquets, public gatherings or public entertainment.~~

H. Private Parks, Playgrounds and Campgrounds

~~The campground is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. Except on a lot or parcel contiguous to a lake or reservoir, private campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR 660-004.~~

1. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites.

~~Campgrounds shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook ups shall not~~



~~be provided to individual camp sites except that electrical service may be provided to yurts allowed for by subsection f below.~~

~~No more than one third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. As used in this paragraph, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appliance.~~

I. On Site Filming

1. No filming shall occur without written permission of the landowner.
2. Filming may be restricted during the hours between 10 p.m. and 8 a.m. if nearby residents would be disturbed by noise, lights or any other filming activity.
3. Filming shall not create traffic hazards.
4. Prior to filming, written authorization shall be obtained from the applicable fire department for the use of any fire-related activities, such as welding or cutting equipment, pyrotechnical devices or related activities.
5. All federal, state and county aircraft regulations shall apply. It is the responsibility of the applicant to be aware of all regulations.
6. All structures shall be self-supporting. Digging or construction of permanent foundations will not be allowed.
7. Weekly garbage pickup shall be provided and any garbage or debris gathered daily.
8. All garbage, debris, sets, or other equipment or props must be removed and properly disposed of within 24 hours of completion of filming.
9. All food concessions shall obtain a permit from the Wasco County Health Department.
10. It is the responsibility of the applicant to provide proper sanitation, potable water, off-road parking, and security.
11. No mammals, fish, reptiles, or other animals shall be released into the environment during or after filming.
12. All animals shall be tethered, leashed or caged when not immediately required for filming.



J. Commercial Activities in Conjunction with Farm Use

The processing, packaging, treatment and wholesale distribution and storage of a product primarily derived from farm activities on the premises. Also, retail sales of agricultural products, supplies and services directly related to the production and harvesting of agricultural products. Such uses include the following:

1. Storage, distribution and sale of feed, fertilizer, seed, chemicals, and other products used for commercial agriculture.
2. Farm product receiving plants, including processing, packaging, and reshipment facilities. ~~(revised 2/89)~~
3. Livestock feed or sales yards.
4. Storage, repair, or sale of fencing, irrigation, pipe, pumps, and other commercial farm related equipment and implements.
5. Farm equipment storage and repair facilities.
6. Bulk storage and distribution facilities for fuels, pesticides, and fertilizers.
7. Veterinarian clinic.
8. Horticultural specialties such as nurseries or greenhouses for retail sales of plants and products.
9. Slaughtering of animals, including attendant retail and wholesale sales, which may be conducted outside an enclosed building.
10. Wineries for production from fruits, a portion of which are grown on the property, including retail sales.
11. And other such uses which may be construed as similar to the above listed uses.

The Approving Authority shall consider among other relevant criteria the Land Conservation and Development Commission decision No. 79 003.

- K. Wind Power Generation Facility: For purposes of this section a wind power generation facility includes, but is not limited to, the following system components: all wind turbine towers and concrete pads, permanent meteorological towers and wind measurement devices, electrical cable collection systems connecting wind turbine towers with the relevant power substation, new or expanded private roads (whether temporary or



permanent) constructed to serve the wind power generation facility, office and operation and maintenance buildings, temporary lay-down areas and all other necessary appurtenances.

1. For high-value farmland soils described in ORS [195.300](#)(10), it must be found that all of the following are satisfied:
 - a. Reasonable alternatives have been considered to show that siting the wind power generation facility or component thereof on high-value farmland soils is necessary for the facility or component to function properly or if a road system or turbine string must be placed on such soils to achieve a reasonably direct route considering the following factors:
 - i. Technical and engineering feasibility;
 - ii. Availability of existing rights of way; and
 - iii. The long term environmental, economic, social and energy consequences of siting the facility or component on alternative sites, as determined under paragraph b. of this subsection.
 - b. The long-term environmental, economic, social and energy consequences resulting from the wind power generation facility or any components thereof at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located on other agricultural lands that do not include high-value farmland soils.
 - c. Costs associated with any of the factors listed in paragraph a. of this subsection may be considered, but costs alone may not be the only consideration in determining that siting any component of a wind power generation facility on high-value farmland soils is necessary.
 - d. The owner of a wind power generation facility approved under Section 1. above shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this subsection shall prevent the owner of the facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.
 - e. The criteria in Section 2., below are satisfied.



2. For arable lands, meaning lands that are cultivated or suitable for cultivation, including high-value farmland soils described in ORS [195.300](#)(10), it must be found that:
 - a. The proposed wind power facility will not create unnecessary negative impacts on agricultural operations conducted on the subject property. Negative impacts could include, but are not limited to, the unnecessary construction of roads, dividing a field or multiple fields in such a way that creates small or isolated pieces of property that are more difficult to farm, and placing wind farm components such as meteorological towers on lands in a manner that could disrupt common and accepted farming practices; and
 - b. The presence of a proposed wind power facility will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property. This provision may be satisfied by the submittal and county approval of a soil and erosion control plan prepared by an adequately qualified individual, showing how unnecessary soil erosion will be avoided or remedied and how topsoil will be stripped, stockpiled and clearly marked. The approved plan shall be attached to the decision as a condition of approval; and
 - c. Construction or maintenance activities will not result in unnecessary soil compaction that reduces the productivity of soil for crop production. This provision may be satisfied by the submittal and county approval of a plan prepared by an adequately qualified individual, showing how unnecessary soil compaction will be avoided or remedied in a timely manner through deep soil decompaction or other appropriate practices. The approved plan shall be attached to the decision as a condition of approval; and
 - d. Construction or maintenance activities will not result in the unabated introduction or spread of noxious weeds and other undesirable weeds species. This provision may be satisfied by the submittal and county approval of a weed control plan prepared by an adequately qualified individual that includes a long-term maintenance agreement. The approved plan shall be attached to the decision as a condition of approval.
3. For non-arable lands, meaning lands that are not suitable for cultivation, it must be found that the requirements of Subsection 2. d. above are satisfied.
4. In the event that a wind power generation facility is proposed on a combination of arable and non-arable lands as described in Sections 2. and 3. above, the approval criteria of Section 2. shall apply to the entire project.



L. All new agritourism events or activities shall have a pre-application conference with agency partners to determine:

1. Water availability/rights sufficient for the additional uses/activities.
2. Adequate fire protection, including:
 - i. Emergency access and turnaround commensurate with Chapter 10 and Chapter 22 standards.
 - ii. Location within a RFPD or a contract with a RFPD to provide services.
 - iii. A fire mitigation plan, consistent with 10.230, and to include:
 - (a) Onsite water source of up to 8,000 gallons
 - ~~(a)~~(b) Evacuation routes
 - ~~(b)~~(c) A designated emergency gathering area
 - ~~(c)~~(d) Training protocols for staff
 - ~~(d)~~(e) Consultation with RFPD
 - ~~(e)~~(f) Clear signage for fire lanes, onsite water source, electrical service shut off locations
 - ~~(f)~~(g) Designated smoking areas
3. Adequate road access
 - i. A traffic control plan to include certified staff for events
4. Adequate sanitary waste facilities
5. Adequate safety and security
6. Adequate neighbor notification for events and activities with
 - i. Plan to provide annual notice with specific calendar and details to neighbors within 750 feet of property
7. A complete application shall include:



- a. A fire mitigation plan, consistent with 10.230 and L above.
- b. A traffic control plan
- c. A solid waste and sanitary plan
- d. Hours of operation
- e. Road improvement or maintenance plan
- f. Parking diagrams with any required improvements
- g. Neighbor notification plan



Chapter 3 – Overlay Zone 15 – Military Airspace Overlay Zone

The US Military has military training routes (MTR) above Wasco County. These MTRs were permitted through a joint venture between the Federal Aviation Administration and the Department of Defense and have existed since the 1940s above Wasco County and throughout Oregon as a part of the US military operations and training in the state and region. One of the goals of this update is to raise public awareness about these military training routes and the importance for early coordination with the military for new, large scale development that may impact their training routes.

Large commercial energy projects have triggered a statewide effort (ORESA) to balance the development of energy facilities with reducing impact to these training routes. One example of this effort is House Bill 2329 (2019), which modified commercial energy facility permitting to require new coordination with and notification to state agencies, local government, and the US Department of Defense. This is a mandatory requirement and also part of the Chapter 19 update.

Overlay Zone 15 (Military Airspace Overlay) is intended to make that coordination and notification transparent to developers and property owners, and ensure for pre-application coordination between the applicant and the US Military. It's important to note that all complex projects in Wasco County, like commercial energy facilities, require a pre-application conference. Pre-application conferences consist of a meeting and a report that includes comment from impacted agencies or organizations on the proposed development. The goal of the pre-application conference is to provide information to an applicant to improve the likelihood of approval by raising, in advance, concerns about potential impacts to resources, infrastructure, or an area and making suggestions about how to reduce or mitigate those impacts. Overlay Zone 15 will ensure planners and applicants include the local military representatives in that pre-application conference.

The proposed military airspace overlay zone language offers the types of mitigation strategies that may be recommended for projects that encroach in the military airspace. It outlines what types of projects may trigger the need for early coordination. The primary types of development are energy facilities like wind turbines or solar panels, due to their height and reflectivity. It is important to note that all zones in Wasco County have a height restriction of 35' regardless of this proposed overlay zone. Energy and communication facilities, which often exceed 100 feet in height, have additional standards to address height. All structures over 200 feet currently require a conditional use permit due to aviation impacts.

In other words, the overlay zone is designed to be an additional tool for clarity for citizens but not add additional restrictions. Nothing in this overlay prohibits development; the intent is to mitigate any adverse impacts through coordination and also make applicants aware early on that Wasco County maintains height restrictions that may trigger additional criteria during a review.

The language in this Chapter was compiled based on an encroachment analysis, best practices in other communities, and an extensive report produced by multiple stakeholders for the statewide mapping project ORESA. Staff anticipates minimal impact to more traditional development occurring in this overlay zone, like farm uses or residential development, as they will not trigger the applicability standards. For structures over 100 feet, staff also anticipates the overall impact will be greater transparency and awareness about the need for coordination with aviation partners.

The goal of this project is to support military compatibility through coordination with local, regional, and state agencies and raise awareness about the military through the military airspace overlay. The intent is to ensure, through early notification and coordination, that applicants are aware ahead of time of the process.

Section 3.870 – Military Airspace Overlay Zone (OZ-15)

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Section 3.871 – Purpose

The purpose of this overlay zone is to ensure early coordination with the Department of Defense when development projects represent potential encroachment to military airspace designated for military training and transport activities.

Section 3.872 – Applicability

- A. This overlay zone is applicable within the military airspace areas identified in the military airspace overlay zone map (OZ 15) and that includes encroachment of:
 - 1. Structures over 100 feet in height if within 200 feet above ground level (AGL) airspace, and over 400 feet in height if within the 500 feet AGL airspace;
 - 2. Development or uses that create or cause interference within the radar line of sight;
 - 3. Energy facility development or uses that produce light emissions, glare, or distracting lights which could interfere with pilot vision or be mistaken for airfield lighting.

Section 3.873 – Notification

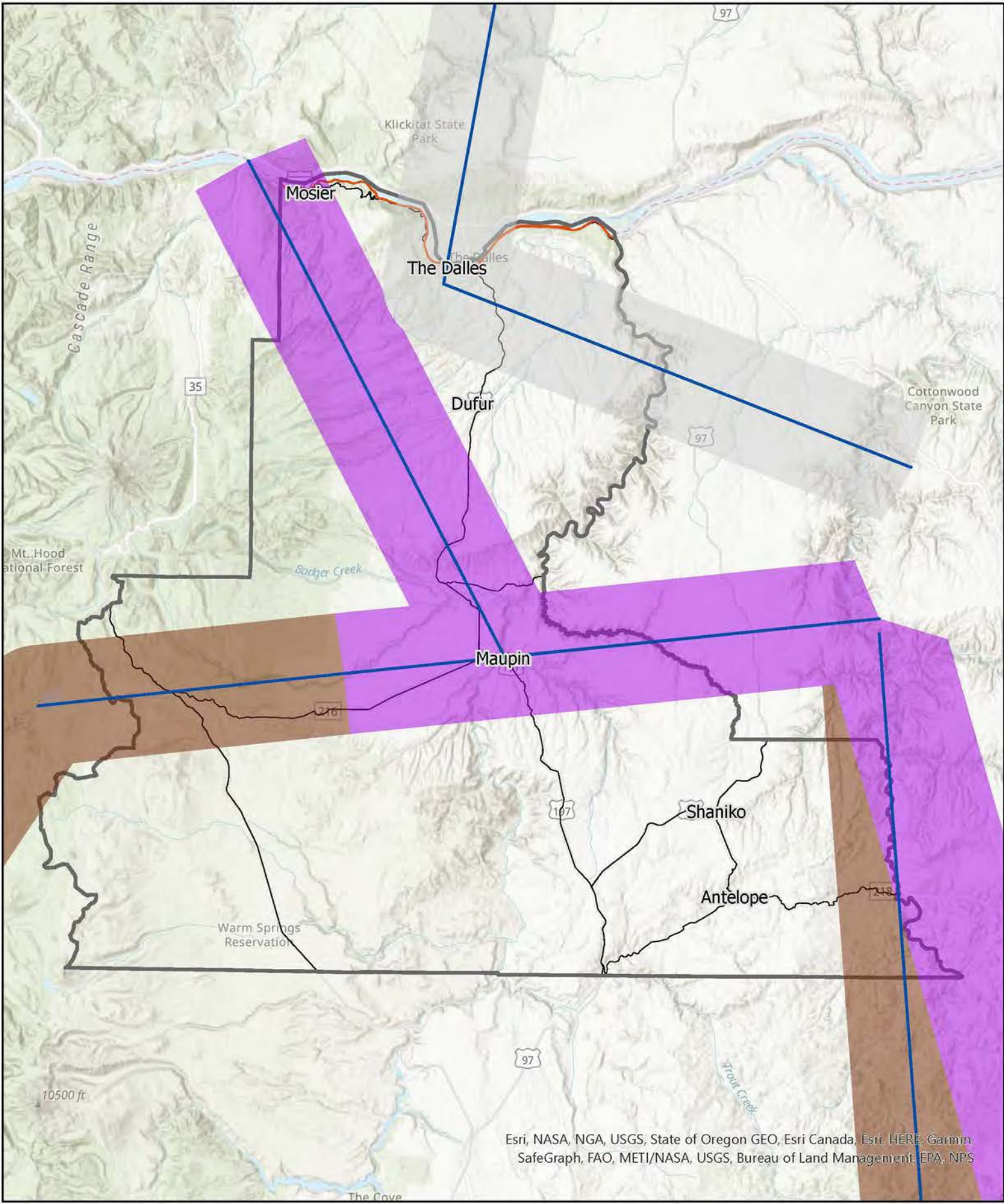
- A. Any applicable development or use shall be required to submit a pre-application conference request at least one month ahead of submitting a complete application. The pre-application conference shall include:
 - 1. Early notification to the Department of Defense about the proposed development or use;
 - 2. Allow for a 15 day review by the NW Regional Coordination Team or local military representative of the proposed development or use;
 - 3. Potential mitigation measures for a complete application recommended by the applicant, Department of Defense, or Planning Director.

Section 3.874 – Mitigation Measures

- A. Proposed development or uses that have identified impacts shall be permitted conditionally with the mitigation measures agreed upon by the Department of Defense, Planning Department, and applicant or developer. This may include:
1. Relocation or adjustment of location;
 2. Reduction in structure height;
 3. Venting, screening, or other mitigation of steam, dust, smoke or other visual interference;
 4. Agreement to use frequencies or other communications equipment that do not present interference;
 5. Reduction of, elimination of, or night vision compatible outdoor lighting;
 6. Anti-reflective coating for solar panels;
 7. Altering tilt and azimuth angles;
 8. Other measures as appropriate.

Section 3.875 – Relationship to Base Zones

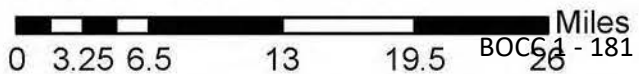
- A. Land located in the Military Airspace Overlay Zone (OZ-15), is subject to the requirements and standards of this Chapter in addition to those specified in the underlying zone. If a conflict in regulation or standards occurs, the more restrictive regulation or standard shall apply.



Restricted Airspace

MILITARY AIRSPACE CORRIDORS

- US Navy Military Training Route
- 200' Above Ground Level
- 500' Above Ground Level
- 5000' Mean Sea Level (2000'+ AGL)



CHAPTER 6 - VARIANCES

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Section 6.010 - Purpose

A variance may be granted whenever the strict application of a requirement of this ordinance would impose unusual practical difficulty on the applicant. Practical difficulty may result from the size, shape, or dimensions of a site or the location of existing structures thereon, geographic, topographic, or other physical conditions on the site or in the immediate vicinity, or from population density, street location, or traffic conditions in the immediate vicinity. The authority to grant variances does not extend to use regulations.

Section 6.020 - Criteria for Decision

A variance to the requirements of this Ordinance may be granted with respect to lot dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and other dimensional requirements, except property size, only if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist: (Revised 1-92)

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity which result from lot size or shape, topography, or other circumstances over which the property owner since the enactment of this Ordinance has had no control.
- B. The variance is necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zoning district in the area.
- C. The variance would conform with the purposes of this Ordinance and would not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan.
- D. The variance requested is the minimum variance which would alleviate the difficulty.
- E. The variance is not the result of a self-created hardship.

Section 6.030 - Dividing Feature Provision (Added 1-92)

The use of the proposed parcel is precluded as a practical matter by virtue of one or more of the following controlling factors:

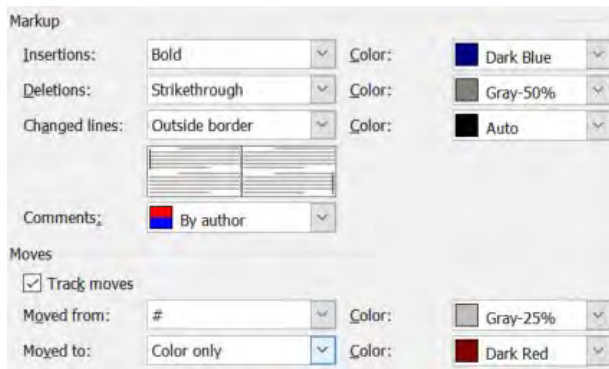
- A. Physical separation of the parcel from the rest of the overall ownership by a significant water course; by a topographic or similar natural feature; or, by a railroad, or similar controlling man made feature, the location over which the owner had no control. For the purpose of this section a controlling factor is a condition which effectively prevents the use of a portion of the land as a practical matter. Controlling factors do not include public highways, streets and alleys, seasonal drainage channels or minor creek beds, or topographic features with slopes of under sixty percent (60%). In addition to the requirements of Section [6.020](#), the following criterion shall be met:
- B. The proposed parcel shall have a sufficient area and otherwise be capable of being served by a domestic water supply and sewage disposal system approved by the appropriate sanitary authority. Written notification of such approval shall be filed with the Director as part of the application.
- C. The parcel requiring the variance is consistent with the Conditional Use approval standards in the applicable zone; and
- D. Complies with the circumstances listed in Section [6.020](#).
- E. The Director shall determine whether or not the controlling factor described above warrants approval of the application.
- F. The parent parcel shall otherwise have sufficient acreage, as required by the zone, to be divided.

Section 6.040 - Administrative Variance from Dimensional Standards, excluding Minimum Lot Size

- A. An administrative variance from regulations covering any building setback, building height, or building size requirement may be authorized pursuant to the Administrative Action process of Section 2.060(A) up to a maximum of fifty percent (50%) of the requirement, by the Director or designee upon findings that:**
 - 1. Approval of the variance will not negatively impact adjacent properties;**
 - 2. The variance does not result in a setback of less than five (5) feet; and**
 - 3. Complies with circumstances listed in Section 6.020.**
- B. An administrative variance from regulations covering any size limit for an accessory building may be authorized pursuant to the Administrative Action process of Section 2.060(A), by the Director upon compliance with [A.1.](#) and [3.](#) above.**
- ~~A.~~C. An Administrative Variance is void if it conflicts with any restrictive covenant applicable to the property at the time such variance is granted.**



Wasco County Planning Land Use and Development Ordinance Update Draft Cover Sheet



The drafts are created using track changes in Microsoft Word.

The key to the left is a reference for how revisions are marked up in the draft.

The bold, blue text shows new text.
Text with a line through it, in light grey,
is proposed to be deleted.



rules adopted under ORS ~~4688.095~~, and must be reviewed subject to Section ~~3.219 K~~
below: ~~OAR 660-033-130 (11), ORS 215.246, ORS 215.247, ORS 215.249, and ORS~~
~~215.251.~~

Text underlined by a wavy line is
optional.



COMMERCIAL USES RELATED TO FARM USE

- B. A winery subject to ~~3.219 F~~ below: ~~ORS 215.452, ORS 215.453, ORS 215.454, ORS~~
~~215.455 and ORS 215.237.~~
- C. A cider business subject to ORS 215.451.
- D. A facility for the processing of farm crops or the production of biofuel as defined in ORS
315.141 subject to the following: farm products as described in ORS 215.255.

The # shows where text has been
moved from and the red text
shows the new proposed location
for that moved text



#

- K. A replacement dwelling to be used in conjunction with farm use if the existing dwelling
has been listed in a county inventory as an historic property and is listed on the National
Register of Historic Places. The application shall include a *Farm Management Plan*
documenting how the replacement dwelling will be used in conjunction with a farm use.

Section 3.410 - Rural Commercial (R-C) Zone

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Section 3.411 - Purpose

The Rural Commercial (R-C) Zone is intended to provide for a wide variety of commercial housing and related activities. This designation is designed for application in exception areas outside Urban Growth Boundaries of incorporated cities and community boundaries of acknowledged unincorporated communities. Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the Rural Commercial (R-C) Zone shall make application for a site plan review, and comply with the following regulations.

Section 3.412 - Uses Permitted Without Review

The following uses and activities are permitted on lands designated Rural Commercial (R-C) Zone without review.

- A. Utility Facilities (Minor). (Added 4/12)

Section 3.413 - Uses Permitted Subject to Type I Review

The following uses are permitted on a legal parcel on lands designated Rural Commercial (R-C) Zone subject to Section [3.416 - Property Development Standards](#), Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards.

This review involves an evaluation by Planning Department staff but only requires formal zoning approval if the use is required to be reviewed by Building Codes. If the use does not require formal zoning approval but is requested by the applicant for future documentation, the applicant will be charged the appropriate Type I review fee.

- A. Any new commercial service, or retail use, listed in section ~~D-3.414~~ [3.414](#) of this zone that will be located entirely within an existing, lawfully erected commercial building or structure, demonstrating compliance with off-street parking, off-street loading and bicycle parking requirements in Chapter 20 - Site Plan Review. Marijuana retail uses shall comply with Chapter 11. [Psilocybin service centers shall comply with Chapter 7.](#)
- B. Buildings and structures accessory to a lawfully established use. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground. If the building(s) is accessory to a

commercial use the combined footprint of all commercial buildings and all accessory buildings shall not exceed 3,500 sq. ft. (Added 4/12)

- C. Additions to, and replacement of, a lawfully established building or structure. (Added 4/12)
- D. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Chapter 19 - Standards for Energy Facilities - Section 19.030. (Added 4/12)

Section 3.414 - Uses Permitted Subject to Standards/Type II Review

The following small scale low impact uses may be permitted on a legal parcel on lands designated Rural Commercial (R-C) Zone subject to Section [3.416 - Property Development Standards](#), Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards. (Amended 4/12)

- A. Non-commercial/stand-alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)
- B. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions. (Added 4/12)

Any combination of the following in a building or buildings not exceeding a cumulative floor area of 3,500 sq. ft.: (Added 4/12)

- C. Retail or service business. Marijuana retail shall comply with Chapter 11.
- D. Eating or drinking establishment.
- E. Offices.
- F. Veterinary clinic and kennel entirely within an enclosed building.
- G. Studio.
- H. Public garage, including usual automobile repairs and servicing enclosed within the building that, when within fifty (50) feet of an "A-1" or "R" zone, there shall be no openings in the building walls facing the boundaries of an "A-1" or "R" zone other than stationary windows, except where such building walls abut streets or alleys.

- I. Residential use in the same building as an allowed use.

±J. Psilocybin Service Centers, subject to Chapter 7.

Section 3.415 - Uses Permitted Subject to Conditional Use Review/Type II or Type III

The following small scale low impact uses may be permitted on a legal parcel on lands designated Rural Commercial (R-C) Zone subject to Section [3.416 - Property Development Standards](#), Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.

- A. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)
- B. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 – Standards for Energy Facilities - Section 19.030. (Added 4/12)
- C. Related or Supporting Facilities to a Commercial Power Generating Facility subject to Chapter 19 - Standards for Energy Facilities - Section 19.030. (Added 4/12)
- D. Utility facilities (Major) except landfill. (Amended 4/12)
- E. Recreational Vehicle Park subject to Chapter 17 – Recreational Vehicle Parks and that is demonstrated not to require service by a new community sewer or extension of an existing sewer system from within an urban growth boundary or from within an unincorporated community. (Amended 4/12)
- F. Church.
- G. Public or semi-public buildings.
- H. Public or private school.
- I. Parks, athletic fields, playgrounds or community centers owned by a governmental or non-profit agency or community organization.
- J. Medical center.

Any combination of the following in a building or buildings not exceeding a cumulative floor area of 3,500 sq. ft.: (Added 4/12)

- K. Automobile service stations.

- L. Place of public assembly, stadium, auditorium, recreation building or natatorium.
- M. Commercial amusement establishments when enclosed in a building (stadium, theatre, bowling alley, theatre).
- N. Child care center.

Section 3.416 - Property Development Standards

- A. Property Size: The minimum property size for development shall be determined based on the amount of area required for proper sanitation, off-street parking, maintenance of setbacks and compatibility with adjacent uses.
- B. Setbacks:
 - 1. Front Yard - No structure other than a fence or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of ten (10) feet in depth shall establish the front yard depth of the entire frontage.
 - 2. Side Yard - Where the side of a lot or parcel in a "C" zone abuts the side of an "A-1" or an "R" zone, there shall be a side yard of not less than seven (7) feet. In all cases, on a corner lot or parcel, there shall be a side yard setback of ten (10) feet from exterior side property lines for corner building sites. In other cases, a side yard for commercial buildings shall not be required.
 - 3. Rear Yard - No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property line.
- C. Vision Clearance: Vision clearance on corner properties shall be a minimum of thirty (30) feet.
- D. Height: Maximum height for all structures shall be thirty-five (35) feet. Height is measured from average grade.
- E. Stream Setbacks: All structures or similar permanent fixtures shall be set back from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.
- F. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where

the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).

- G. Signs: Except as is necessary for traffic safety, the following sign regulations shall apply to all uses:
1. Signs shall be limited to business identification and or goods and services manufactured and or sold on the premises.
 2. No sign shall project above the building.
 3. Signs are permitted in a ratio of one square foot of sign area to each linear foot of store frontage and shall be placed flat against the walls of the buildings with the exception of athletic field scoreboards which shall be the minimum size necessary for the intended purpose.
 4. Signs shall not be placed upon walls or surfaces abutting an "A-1" or an "R" zone.
 5. Separate directional signs not to exceed an area of sixteen (16) square feet are permitted on property of an Automobile Service Station or public parking area, but must not project beyond the property line of such establishment.
 6. Flashing, digital, electronic, and LED (light emitting diode) signs shall be prohibited except as is necessary for athletic scoreboards.
 7. Signs capable of movement shall be prohibited.
 8. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of public road.
- H. Parking: Off-street parking shall be provided in accordance with Chapter 20 - Site Plan Review.
- I. Lighting: Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. The exterior of shielding and hooding materials shall be composed of non-reflective opaque materials.
- J. New Driveways: All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

Section 3.610 - Tygh Valley Commercial (TV-C) Zone

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Section 3.611 - Purpose

The purpose of the Tygh Valley Commercial (TV-C) Zone is to provide areas for localized shopping facilities. It is intended to preserve and enhance a wide range of retail sales and service establishments serving both the long and short term needs of Tygh Valley and its surrounding area.

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the Tygh Valley Commercial (TV-C) Zone shall comply with the following regulations.

Section 3.612 - Uses Permitted Without Review

The following uses are permitted on lands designated Tygh Valley Commercial (TV-C) Zone without review.

- A. Utility Facilities (Minor).

Section 3.613 - Uses Permitted Subject to Type I Review

The following small scale low impact uses are permitted on a legal parcel on lands designated Tygh Valley Commercial (TV-C) Zone subject to Section [3.616 - Property Development Standards](#), Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards.

- A. Any new commercial service, or retail use, listed in Section 3.614 of this zone, that will be located entirely within an existing, lawfully erected building or structure demonstrating compliance with off-street parking, off-street loading and bicycle parking requirements in Chapter 20 - Site Plan Review. Marijuana retail uses shall comply with Chapter 11. **Psilocybin service centers shall comply with Chapter 7.**
- B. Buildings and structures accessory to a lawfully established use. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30" from the ground. If the building(s) is accessory to a commercial use the combined footprint of all commercial buildings and all accessory buildings shall not exceed 4,000 sq. ft. (Added 4/12)

- C. Additions to, and replacement of, a lawfully established building or structure. (Added 4/12)
- D. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)

Section 3.614 - Uses Permitted Subject to Standards/Type II Review

The following small scale low impact uses Tygh Valley Commercial (TV-C) Zone subject to Section [3.616 - Property Development Standards](#), Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review, as well as any other listed, referenced or applicable standards.

- A. Non-commercial/stand-alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)
- B. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions. (Added 4/12)

Any combination of the following uses in a building or buildings not exceeding a cumulative floor area of 4,000 sq. ft.: (Added 4/12)

- C. Retail or service business. Marijuana retail businesses shall comply with Chapter 11.
- D. Eating or drinking establishment.
- E. Offices.
- F. Veterinary clinic and kennel entirely within an enclosed building.
- G. Studio.
- H. Public garage, including usual automobile repairs and servicing enclosed within the building that, when within fifty (50) feet of an "A" or "R" zone, there shall be no openings in the building walls facing the boundaries of an "A" or "R" zone other than stationary windows, except where such building walls abut streets or alleys.
- I. Residential use in the same building as an allowed use.

— **Psilocybin Service Centers, subject to Chapter 7.**

Section 3.615 - Uses Permitted Subject to Conditional Use Review/Type II or Type III

The following small scale low impact uses may be permitted on a legal parcel on lands designated Tygh Valley Commercial (TV-C) Zone subject to Section [3.616 - Property Development Standards](#), Chapter 5 - Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.

- A. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)
- B. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 – Standards for Energy Facilities - Section 19.030. (Added 4/12)
- C. Related or Supporting Facilities to a Commercial Power Generating Facility subject to Chapter 19 - Standards for Energy Facilities - Section 19.030. (Added 4/12)
- D. Utility facilities (Major) except landfill.
- E. Church.
- F. Public or semi-public buildings.
- G. Public or private school.
- H. Medical center. Medical marijuana dispensaries shall comply with Chapter 11.

Any combination of the following uses in a building or buildings not exceeding a cumulative floor area of 4,000 sq. ft.: (Added 4/12)

- I. Motel with a maximum of 35 units, only if served by a community sewer system as defined in OAR [660-22-101\(2\)](#).
- J. Automobile service stations.
- K. Recreational Vehicle Park with an office and accessory structures not exceeding 4,000 square feet of floor space.
- L. Place of public assemble, stadium, auditorium, recreation building or natatorium.

- M. Commercial amusement establishments when enclosed in a building (stadium, theatre, bowling alley, theatre). A commercial activity carried on in conjunction with a marijuana crop is prohibited. (See Section 34, Chapter 614, Oregon Laws 2015.)
- N. Child care center.
- O. Parks, athletic fields, playgrounds or community centers owned by a governmental agency or non-profit community organization.

Section 3.616 - Property Development Standards

- A. Property Size: The minimum property size for commercial development shall be determined based on the amount of area required for proper sanitation, off street parking, loading, maintenance of setbacks and compatibility with adjacent uses. If no use is proposed the minimum lot size shall be 2 acres.
- B. Setbacks
 - 1. Front Yard: No structure other than a fence or sign shall be located closer than twenty five (25) feet from the right of way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of ten (10) feet in depth shall establish the front yard depth of the entire frontage.
 - 2. Side Yard: Where the side of a lot or parcel in a "C" zone abuts the side of an "R" zone, there shall be a side yard of not less than seven (7) feet.

In all cases, on a corner lot or parcel, there shall be a side yard setback of ten (10) feet from exterior side property lines for corner building sites. In other cases, a side yard for commercial buildings shall not be required.

- 3. Rear Yard: No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property lines.
- 4. Water Setbacks: All structures or similar permanent fixtures shall be set back from the high water line or mark along all water bodies a minimum distance of fifty (50) feet when measured horizontally at a right angle.
- 5. Agricultural setbacks: Any new structure requiring a building permit on a lot or parcel adjacent to EFU-zoned land which is currently used for or is suitable for agriculture use shall be set back a minimum of 100 feet from the common property line.

- C. Vision Clearance: Vision clearance on corner properties shall be a minimum of thirty (30) feet.
- D. Height: Maximum height for all structures shall be thirty five (35) feet with the exception of lights for athletic fields which shall be the minimum height necessary for the intended purpose.
- E. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).
- F. Signs: Except as is necessary for traffic safety, the following sign regulations shall apply to all uses:
 - 1. Signs shall pertain only to goods and services sold on the premises.
 - 2. No sign shall project above the building.
 - 3. Signs are permitted in a ratio of one square foot of sign area to each linear foot of store frontage with the exception of athletic field scoreboards which shall be the minimum size necessary for the intended purpose.
 - 4. Signs shall not be placed upon walls or surfaces abutting an "A" or an "R" zone.
 - 5. Separate directional signs not to exceed an area of sixteen (16) square feet are permitted on property of an Automobile Service Station or public parking area, but must not project beyond the property line of such establishment.
 - 6. Flashing, digital, electronic, and LED (light emitting diode) signs shall be prohibited except as is necessary for athletic scoreboards.
 - 7. Signs capable of movement shall be prohibited.
 - 8. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right of way of public road.
- G. Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.

- H. Design standards: Ground floor windows. The following criteria for ground floor windows are encouraged for all new commercial buildings.
1. The window should equal at least 50 percent of the length and 25 percent of the height of the ground level wall area. Ground level wall area includes all exterior walls up to 9 feet above the finished grade. The window criteria apply to the ground level of exterior building walls that abut sidewalks or roads.
 2. Windows should allow views into either working areas, lobbies, pedestrian entrances, or displays.
- I. Lighting: Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. The exterior of shielding and hooding materials shall be composed of non-reflective opaque materials. Athletic field lighting shall follow normal good practices.
- J. Outdoor Storage: Outdoor storage must be enclosed by a sight obscuring fence, wall or landscaping; all of which shall be maintained.
- K. Access
1. No access will be allowed off of US Highway 197.
 2. Spacing: Parcels/lots fronting Highway 197 shall have their access off ORE Highway 216 or Wamic Market Road at least 500 feet from the junction of Highway 197.
 3. All accesses fronting ORE Highway 216 shall have a minimum spacing of 500 feet.
 4. Any commercial use generating in excess of 200 trips per day shall be required to prepare a traffic impact study demonstrating that traffic generated can be accommodated within Oregon Department of Transportation Standards or necessary improvements, identified by the traffic study, to the affected highway will be made prior to commencement of the commercial operation.

Section 3.670 - Wamic Commercial (WAM- C2) Zone

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Section 3.676 - Property Development Standards	4

Section 3.671 – Purpose

The purpose of the Wamic Commercial (WAM-C2) Zone is to provide areas for localized shopping facilities. It is intended to preserve and enhance areas with a wide range of retail sales and service establishments serving both long and short term needs in compact areas.

Buildings and structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the Wamic Commercial (WAM-C2) Zone shall comply with the following regulations.

Section 3.672 - Uses Permitted Without Review

The following uses and activities are permitted on lands designated Wamic Commercial (WAM-C2) Zone without review.

- A. Utility Facilities (Minor). (Added 4/12)

Section 3.673 - Uses Permitted Subject to Type I Review

The following small scale low impact uses are permitted on a legal parcel on lands designated Wamic Commercial (WAM-C2) Zone subject to Section [3.676 - Property Development Standards](#), Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards:

- A. Any new commercial service, or retail use that will be located within an existing building or structure demonstrating compliance with off-street parking, off-street loading and bicycle parking requirements in Chapter 20 - Site Plan Review. (Amended 4/12)
Marijuana retail uses shall comply with Chapter 11. **Psilocybin service centers shall comply with Chapter 7.**
- B. Buildings and structures accessory to a lawfully established use. This also includes buildings less than 200 square feet in area, buildings less than 10 feet in height, and decks including those less than 30” from the ground. If the building(s) is accessory to a commercial use the combined footprint of all commercial buildings and all accessory buildings shall not exceed 4,000 sq. ft. (Added 4/12)

- C. Additions to, and replacement of, a lawfully established building or structure. (Added 4/12)
- D. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)

Section 3.674 - Uses Permitted Subject to Standards/Type II Review

The following small scale low impact may be permitted on a legal parcel on lands designated Wamic Commercial (WAM-C2) Zone subject to Section [3.676 - Property Development Standards](#), Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review as well as any other listed, referenced or applicable standards.

- A. Non-commercial/stand-alone power generating facilities and Meteorological Towers subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)
- B. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions.

Any combination of the following uses in a building or buildings not exceeding a cumulative floor area of 4,000 sq. ft: (Amended 4/12)

- C. Retail or service business. Marijuana retail businesses shall comply with Chapter 11.
- D. Eating or drinking establishment
- E. Offices
- F. Veterinary clinic and kennel entirely within an enclosed building
- G. Public garage, including usual automobile repairs and servicing enclosed within the building that:
- H. When within fifty (50) feet of an "A" or "R" zone, there shall be no openings in the building walls facing the boundaries of an "A" or "R" zone other than stationary windows, except where such building walls abut streets or alleys.
- I. Residential use in the same building as an allowed use.

J. Psilocybin Service Centers, subject to Chapter 7.

Section 3.675 - Uses Permitted Subject to Conditional Use Review/Type II or Type III

The following small scale low impact may be permitted on a legal parcel on lands designated Wamic Commercial (WAM-C2) Zone subject to Section [3.676 - Property Development Standards](#), Chapter 5 - Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-street loading or bicycle parking, as well as any other listed, referenced or applicable standards.

- A. Non-commercial/stand-alone power generating facilities and Meteorological Towers Subject to Chapter 19 - Standards for Energy Facilities - Section 19.020. Small scale commercial power generating facilities may be allowed under this provision if allowed by Section 19.030. (Added 4/12)
- B. Electrical Transmission Facilities & Natural Gas or Petroleum Product Pipelines subject to Chapter 19 – Standards for Energy Facilities - Section 19.030. (Added 4/12)
- C. Related or Supporting Facilities to a Commercial Power Generating Facility subject to Chapter 19 - Standards for Energy Facilities - Section 19.030. (Added 4/12)
- D. Utility facilities (Major). (Added 4/12)
- E. Church.
- F. Public or semi-public buildings.
- G. Public or private school.
- H. Medical center. Medical marijuana dispensaries shall comply with Chapter 11.

Any combination of the following uses in a building or buildings not exceeding a cumulative floor area of 4,000 sq. ft:

- I. Motel with a maximum of 35 units, only if served by a community sewer system as defined in OAR [660-22-101\(2\)](#).
- J. Automobile service stations.
- K. Recreational Vehicle Park with an office and accessory structures not exceeding 4,000 square feet of floor space.
- L. Place of public assembly (stadium, auditorium, recreation building or natatorium).

- M. Commercial amusement establishments when enclosed in a building (stadium, theatre, bowling alley, theatre). A commercial activity carried on in conjunction with a marijuana crop is prohibited. (See Section 34, Chapter 614, Oregon Laws 2015.)
- N. Child care center.
- O. Parks, playgrounds or community centers owned by a governmental agency or non-profit community organization.

Section 3.676 - Property Development Standards

- A. Property Size: The minimum property size for commercial development shall be determined based on the amount of area required for proper sanitation, off-street parking, loading, landscaped area, maintenance of setbacks and compatibility with adjacent uses.
- B. Sewer and water requirements: Applicant must obtain approval for an on-site sewage disposal system or if applicable, obtain a Department of Environmental Quality (DEQ) Waste Water Pollution control facility (WPCF) permit before approval or as a condition of approval of the land use permit.
- C. The county shall notify the Wamic Water and Sewer District of land use action made under this chapter.
- D. Setbacks
 - 1. Front Yard: No structure other than a fence or sign shall be located closer than twenty five (25) feet from the right of way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of ten (10) feet in depth shall establish the front yard depth of the entire frontage.
 - 2. Side Yard: Where the side of a lot or parcel in a "Wam-C-2" zone abuts the side of an "A" or an "R" zone, there shall be a side yard of not less than seven (7) feet.

In all cases, on a corner lot or parcel, there shall be a side yard setback of ten (10) feet from exterior side property lines for corner building sites. In other cases, a side yard for commercial buildings shall not be required.
 - 3. Rear Yard: No structure other than a fence shall be located closer than twenty (20) feet from the rear yard property lines.
- E. Vision Clearance: Vision clearance on corner properties shall be a minimum of thirty (30) feet.

- F. Height: Maximum height for all structures shall be thirty five (35) feet.
- G. Stream Setbacks: All structures or similar permanent fixtures shall be set back from the high water line or mark along all streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.
- H. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).
- I. Signs: Signs shall pertain only to goods and services sold on the premises. No sign shall project above or beyond the building. Signs are permitted in a ratio of one square foot of sign area to each linear foot of store frontage and shall be placed flat against the walls of the buildings. Signs shall not be placed upon walls or surfaces abutting an "A" or an "R" zone. Separate directional signs not to exceed an area of sixteen (16) square feet are permitted on property of an Automobile Service Station or public parking area, but must not project beyond the property line of such establishment.
- J. Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.
- K. Site Plan Review: Provisions of Chapter 20 shall apply to Sections [3.672](#) and [3.673](#).
- L. Lighting: Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and the Columbia River.

CHAPTER 07 – PSILOCYBIN MANUFACTURING AND SERVICE CENTERS

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Section 7.010- Purpose

This chapter describes the requirements for establishing psilocybin businesses, including all production and commercial uses in Wasco County. The goals of this chapter are to:

- Establish reasonable time, manner and place requirements for new business to manufacture psilocybin and establish a service center.
- Provide clear and objective standards;
- Minimize conflict with other permitted uses in underlying zones;
- Protect resources identified in the Wasco County Comprehensive Plan; and
- Protect the public health, safety, and general welfare of the citizens of Wasco County.

Section 7.020 - Applicability

- A. Psilocybin manufacturing and service centers are only allowed if they are specifically listed as an allowed use in Chapter 3 under the zoning section that directly applies to the legally created subject property(ies).
- B. Psilocybin manufacturing and service centers are prohibited uses in all Wasco County Residential or Rural Residential zones (R-R (2), R-R (5), R-R (10), RC-TV-R, RC-Wam-R2, and RC-Wam-R5), Farm Forest zones (F-F) and Agriculture Recreation zones (A-R).
- C. Psilocybin manufacturing and service centers are prohibited as a home occupation in any zone. No manufacturing or facilitation can be conducted in any residence.
- D. Psilocybin manufacturing in the Exclusive Farm Use zone (A-1) must comply with all provisions of Chapter 7.

Section 7.030 - Procedures

Psilocybin uses are allowed as specified in the applicable zone.

Section 7.040 - Psilocybin Manufacturing

Psilocybin manufacturing shall be subject to the following standards and criteria:

- A. Minimum Yard Depth. No structure used for psilocybin manufacturing shall be located closer than 200 feet from any lot line.
- B. Access. The subject property shall have frontage on, and direct access from, a constructed public, county, or state road, or take access on an exclusive road or easement serving only the subject property. If property takes access via a private road or easement which also serves other properties, evidence must be provided by the applicant, in the form of a petition, that all other property owners who have access rights to the private road or easement agree to allow the specific psilocybin manufacturing described in the application. Such evidence shall include any conditions stipulated in the agreement.
- C. Security Cameras. If security cameras are used, they shall be directed to record only the subject property and public rights-of-way.
- D. Water. The applicant shall submit proof of a legal water source for the proposed psilocybin manufacturing. Proof could include, but is not limited to, a copy of a water right that serves the proposed use or a letter from the irrigation district, municipal water provider or the Watermaster.
- E. Waste Management. Psilocybin waste shall be stored in a secured waste receptacle in the possession of and under the control of the licensee.
- F. Facility. Psilocybin manufacturing must take place entirely indoors/inside a facility. No outdoor production is allowed.
- G. Psilocybin manufacturing cannot be used to establish a farm dwelling or farm stand or other commercial activities.

Section 7.050 – Psilocybin Service Centers

Psilocybin Service Centers shall be subject to the following standards and criteria:

- A. Minimum Separation Distances. Minimum separation distances shall apply as follows:
 - 1. The use shall be located a minimum of:
 - a. 1,000 feet from a public elementary or secondary school for which attendance is compulsory under Oregon Revised Statutes [339.020](#), including any parking lot appurtenant thereto and any property used by the school; or a private or parochial elementary or secondary school, teaching children as described in ORS [339.030](#)(1)(a), including any parking lot appurtenant thereto and any property used by the school;

- b. 1,000 feet from a public park, public playground, government-owned recreational use, public library, licensed treatment center, or multifamily dwelling owned by a public housing authority.
- c. 1,000 feet from a licensed daycare facility or licensed preschool, including any parking lot appurtenant thereto and any property used by the daycare facility or preschool;
- d. 1,000 feet from an established church, including church schools;
- e. 200 feet from any residentially zoned property; however, this provision shall not apply if the subject property has street frontage on a principal interstate, principal expressway, principal arterial, or major arterial.

Section 7.060 - Approval Period

- A. Approval of a permit under Chapter 7 is valid for two (2) years from the date of the final decision. If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision. During this two-year period, the approval shall be implemented, or the approval will become void.
 - 1. Implemented means all major development permits shall be obtained and maintained for the approved use. If no major development permits are required to complete the development contemplated by the approved use, implemented means all other necessary County development permits shall be obtained and maintained. A major development permit is:
 - a. A building permit for a new primary structure that was part of the approved development; or
 - b. A permit issued by the County for parking lot or road improvements required by the approved development.
- B. Approval of a permit under Subsection [7.050](#) is valid for two years from the date of the County's final decision. During this two-year period, the approval shall be implemented, or the approval will become void. Implemented means that the psilocybin service center has begun operation and is open for consumer business. Notwithstanding this two-year implementation period, a complete application for a psilocybin service center license shall be filed with all necessary state agencies within three months of the date of the County's final decision, or the approval will become void.

CHAPTER 13 - NONCONFORMING USES, BUILDINGS AND LOTS

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Section 13.010 - Purpose

It is necessary and consistent with the establishment of this Ordinance that all uses and structures incompatible with permitted uses or structures in each zone be strictly regulated and permitted to exist only under rigid controls. The purpose of such regulation and control is to discontinue a nonconforming use or structure, change a nonconforming use or structure to a conforming status, or allow alterations to a nonconforming use or structure that do not increase the level of adverse impact on the neighborhood, or are required for the use or structure to comply with state or local health or safety requirements.

Section 13.020 - Continuation of Nonconforming Use

Except as is hereinafter provided in this Ordinance, the lawful use of a building or structure or of any land or premises lawfully existing at the time of the effective date of this Ordinance or at the time of a change in the official zoning maps may be continued, although such use does not conform with the provisions of this Ordinance. Alterations to nonconforming structures may only be made consistent with Section [13.060](#).

Section 13.030 - Conveyance of Nonconforming Use

Nothing in this Ordinance shall be construed to limit the sale, transfer, or conveyance of property on which exists a nonconforming building, structure or use, so long as such sale, transfer, or other conveyance does not otherwise violate the provisions of this Ordinance.

Section 13.040 - Construction on and Conveyance of Nonconforming Legal Parcels

Nothing in this Ordinance shall be deemed to prohibit construction or reconstruction of conforming uses or structures on nonconforming legal parcels or limit the sale, transfer or conveyance of said legal parcels, so long as the construction, reconstruction, sale, transfer or conveyance is consistent with all applicable provisions of this ordinance.

Section 13.050 - Verification of Nonconforming Use

Must meet lawfully established and discontinuance or abandonment criteria below.

- A. Lawfully Established: For a nonconforming use to be verified as lawfully established it shall be consistent with all of the following:

1. The nonconforming use has not been expanded in size or area or changed in purpose or use beyond what was lawfully established;
2. The property on which the nonconforming use is located meets the definition of legal parcel in Chapter 1 of this ordinance;
3. The nonconforming use was lawfully established on or before the effective date of the provisions of this ordinance prohibiting the use verified by either [a](#) or [b](#) below. No unlawful use of property existing at the time of the effective date of the provisions of this ordinance shall be deemed a nonconforming use.
 - a. Type I Verification: Lawfully established is verified by non-discretionary evidence including but not limited to zoning approval or County Assessor records verifying the date of establishment. This type of verification is not subject to any review process because it does not involve the exercise of any discretion or judgment. If the applicant wishes documentation of this it shall be done as a Land Use Verification Letter.
 - b. Type II Verification: Lacking non-discretionary evidence, lawfully established is verified by a discretionary process consistent with Section 2.060(A)(9).

It is the burden of the applicant to provide a preponderance of evidence which will allow the Planning Director to conclude the nonconforming use was lawfully established. Such evidence includes but is not limited to:

- Utility Bills and Records (phone, power, sewer, water)
- Aerial Photographs
- Dated Photos
- Notarized Letters or Affidavits affirming the date of establishment

- B. Discontinuance or Abandonment: For a nonconforming use to be verified as lawfully established it must not have been discontinued or abandoned according to the following criteria. Based on the circumstances, the Director shall determine whether discontinuance or abandonment shall be reviewed as a Type I or Type II process as described in [A](#) above.

1. The reference period for determining whether an abandonment or interruption of a nonconforming use or an aspect thereof has occurred shall be twelve (12) consecutive months in any of the ten (10) years preceding the date of the application. Proof of intent to abandon is not required to determine that a nonconforming use has been discontinued or abandoned.

2. An abandonment or interruption of a use may arise from the complete cessation of the actual use for a twelve (12) month period even if improvements to support the use remain in place.
3. An interruption or abandonment for a twelve (12) month period that constitutes less than full cessation of the use or a portion thereof may result in a declaration of a continuing use, but of a lesser intensity or scope than what would have been allowable if the nature and extent of the use as of the date it became nonconforming had continued, even if improvements to support the full use remain in place.
4. A change in the nature of the use may result in a determination that the use has been abandoned or has ceased for a twelve (12) month period if there are no common elements between the activities of the previous use and the current use.

Factors to be considered in determining whether there has been a change in the nature of a use shall include, but are not limited to, consideration of the type of activities being conducted, the operating characteristics of the activities associated with the use (including off- site impacts of those activities), changes in structures associated with the use and changes in the degree to which the activities associated with the use occupy the site.

5. A surface mining use **is not considered** ~~shall not be deemed~~ to be interrupted or abandoned for any period after July 1, 1972, provided:
 - a. The owner or operator was issued and continuously renewed a state or local surface mining permit, or received and maintained a state or local exemption from surface mining regulation; and
 - b. The surface mining use was not inactive for a period of 12 consecutive years or more. For purposes of this subsection, “inactive” means no aggregate materials were excavated, crushed, removed, stockpiled or sold by the owner or operator of the surface mine. **Inactive means no aggregate materials were excavated, crushed, removed, stockpiled or sold by the owner or operator of the surface mine.**
 - ~~b.~~ **c. The use is not considered interrupted, abandoned or inactive for any period while a federal, state, or local emergency order temporarily limits or prohibits the use or the restoration or replacement of the use.**

Section 13.060 - Restoration or Alteration of Nonconforming Use

Restoration or alteration of a nonconforming use or structure shall be reviewed according to Section 2.060(A)(9) and limited to the applicable criteria below and Verification of

Nonconforming Use in Section [13.050](#) above. Any other restorations or alterations shall conform to all of the criteria of this ordinance.

Maintenance, repair, alteration, restoration or replacement of a lawfully implemented or established dwelling in the Exclusive Farm Use or Forest Zone shall be governed by those zones and not be subject to the alteration language in Chapter 13. However, these dwellings will be subject to a Chapter 6 or 7 Variance Review if they cannot meet all of the provisions of the Wasco County Land Use and Development Ordinance, and must comply with all current health and safety ordinances including but not limited to Geologic Hazard Overlay (Section 3.750) Fire Safety Standards (Chapter 10) and Flood Damage Prevention (Chapter 22).

- A. Restoration or Replacement of a Nonconforming Structure Destroyed by Fire, Other Casualty or Disaster: If a nonconforming structure or a structure containing a nonconforming use is destroyed by fire, other casualty or natural disaster, restoration or replacement shall be permitted subject to the following criteria:
 - 1. Time Limitation: An application is received within twelve (12) months from the occurrence of the fire, casualty or natural disaster. The application shall include official documentation establishing the date of the fire, casualty, or natural disaster. If an application is not received within twelve (12) months from the occurrence, the nonconforming use shall be considered discontinued.
 - 2. Size: The restoration of a nonconforming building or structure may not increase the floor area or create a greater nonconformance than existed at the time of damage or destruction. Any changes in height, additions of attics basements, decks or elements that were not part of the original structure beyond what is necessary to comply with current building code or building industry standards shall be considered an alteration.
 - 3. Location: The restoration shall be sited on the same footprint as the original structure. However, if the applicant wishes to change the location to better comply with current setback, buffer or health and safety standards, the restoration will be allowed to be relocated the minimum distance necessary to achieve this goal. Any relocation beyond the minimum distance necessary shall be considered an alteration.
 - 4. Health & Safety: The restoration shall comply with all current health and safety ordinances including but not limited to Geologic Hazard Overlay (Section 3.750) Fire Safety Standards (Chapter 10) and Flood Damage Prevention (Chapter 22).
- B. Alteration of a nonconforming use to comply with State or Local Health or Safety Requirements: No conditions shall be placed upon the continuation or alteration of a nonconforming use when necessary to comply with state or local health or safety

requirements, or to maintain in good repair the existing structures associated with the use.

Proof of compliance with health or safety requirements or the necessity to maintain in good repair existing structures associated with the use shall be submitted with the application.

C. Alteration of a nonconforming use including but not limited to any combination of the following:

- Replacing a structure not damaged or destroyed by fire, other casualty or disaster;
- Expanding a structure beyond its current size;
- Relocating a structure to a different location on the same legal parcel;

1. Alteration will result in no greater adverse impact on the neighborhood or shall result in less of an adverse impact on the neighborhood considering the criteria listed below.

a. Residential Uses Only

- (1) The nonconforming use is in compliance with all conditions or limitations associated with its creation or approval;
- (2) The comparative visual appearance between the existing nonconforming use and the proposed alteration;
- (3) The alteration shall not change the manner or purpose of the use;
- (4) The proposed alteration shall not result in greater nonconformity to property line setbacks or resource buffer requirements unless the alteration will extend a structure further away from and perpendicular to the property line or resource. Any proposal that would extend an existing structure further toward the property line or resource, or expand an existing structure parallel into a setback or buffer shall also be subject to Chapters 6 & 7, Variances and any other applicable review criteria;
- (5) Relocation shall result in conformity with all property line setbacks and resource buffer requirements unless there is no other location on the property that could comply with all setback and buffer requirements and the relocation would remove the structure from an undesirable location according to the Wasco County Land Use and Development Ordinance such

as a water buffer or floodplain. If the relocation cannot conform to all setback and buffer requirements the application shall also be subject to Chapters 6 & 7, Variances and any other applicable review criteria;

- (6) The alteration must be consistent with Health and Safety Regulations including but not limited to Geologic Hazard Overlay (Section 3.750) Fire Safety Standards (Chapter 10) and Flood Damage Prevention (Chapter 22);
- (7) Other factors which impact the character or needs of the neighborhood;

b. Non-Residential Nonconforming Uses Only

- (1) Criteria (1) – (7) in subsection a. above;
- (2) The alteration will result in an overall reduction in adverse impacts to the neighborhood. Each application for alteration will include an analysis of the current adverse impacts to the neighborhood utilizing a – b below, and how the alteration reduces the total of the adverse impacts. An increase in one individual adverse impact may be offset by reductions in others as to effect a total reduction in adverse impacts;
 - (a) An evaluation of the character and history of the use, its relationship to development in the neighborhood and how the alteration would affect this;
 - (b) The comparable degree of noise, light, vibration, dust, odor, fumes, glare or smoke detectable within the neighborhood between the existing nonconforming use and the proposed alteration;
 - (c) The comparative impact to public facilities and services including but not limited to: roads, fire and police protection, sewer and water facilities, telephone and electrical service, or solid waste disposal facilities between the existing nonconforming use and the proposed alteration;
 - (d) The comparative amount and nature of outside storage, loading and parking between the existing nonconforming use and the proposed alteration;
 - (e) The comparative hours of operation between the existing nonconforming use and the proposed alteration;
 - (f) The comparative effect on identified natural resources between the existing nonconforming use and the proposed alteration; and

- (g) The comparative effect on water quality, quantity or drainage in the neighborhood between the existing nonconforming use and the proposed alteration.
- 2. The Planning Director may impose conditions of approval on any alteration of a nonconforming use, structure(s) or other physical improvements permitted under this section when deemed necessary to ensure the mitigation of any adverse impacts. Such conditions could include but are not limited to:
 - a. Special yards and spaces.
 - b. Fences and walls.
 - c. Special parking and/or loading provisions.
 - d. Street dedication and improvements.
 - e. Control of points of vehicular ingress and egress.
 - f. Special provisions for signs.
 - g. Landscaping and maintenance of grounds.
 - h. Control of noise, light, vibration, dust, odor, fumes, glare, smoke, or other similar nuisances.
 - i. Limitation of time for certain activities.
 - j. A time period in which a proposed use shall be developed.
 - k. A limit of total duration of use.

Section 13.070 - Vested Right

Pursuant to ORS [215.427](#), if an application was complete when first submitted or the applicant submits additional information, as described in ORS [215.427\(2\)](#), within 180 days of the date the application was first submitted, approval or denial of the application shall be based upon the standards and criteria that were applicable at the time the application was first submitted.

Section 13.080 - Consolidation of Undeveloped Subdivisions

- A. A unit of land shall be consolidated with adjacent lands in the same ownership if the subdivision within which the unit of land is located is undeveloped pursuant to ORS chapter [92](#), Undeveloped Subdivisions.

- B. No portion of a consolidated plat shall be considered a separate parcel solely because an existing property overlays, and possibly fragments, that consolidated subdivision.
- C. Criterion A shall not be applied to consolidate two or more units of land where each unit of land is developed with a dwelling that qualifies as an existing use. One or more undeveloped units of land shall be consolidated with one or more developed units of land.
- D. Lots shall be consolidated through the process outlined in ORS Chapter [92](#), Undeveloped Subdivisions, or through a Replat process as outlined in Chapter 21.



Chapter 14 – Communication Facilities Revisions

This is a proposed, new Chapter for communication facilities (towers, small cell/5G, etc.). Under the US Communications Act of 1934 and the Telecommunications Act of 1996, the Federal Communications Commission (FCC) develops and administers rules pertaining to communication facilities. Based on federal pre-emption, local jurisdictions have limited control over permitting communication facilities. Communities are also required to have a process, separate from other utility facilities, for communication facilities to permit them, necessitating the creation of this Chapter.

Federal requirements include:

- Specific time frames in which local governments must complete their reviews.
- Prohibits a local jurisdiction from regulating the “placement, construction, and modification of Wireless Communication Facilities on the basis of environmental effects of Radio Frequency (RF) emissions”. Wasco County can not deny an application based on environmental or health concerns.
- Local jurisdictions are prohibited from denial of a co-location application or application that modifies an existing wireless tower or base station, except in cases of “substantial change.”
- A decision to deny permits must be supported by substantial evidence in a written record.

The current draft Chapter is based on model codes or other Oregon county codes that have been successfully implemented. The majority of the language is mandatory. The purpose section can be expanded or reduced.

CHAPTER 14 - STANDARDS FOR COMMUNICATIONS FACILITIES

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Section 14.010 – Purpose

The purpose of the Chapter is to provide a process and standards for the construction, modification and removal of communication towers and meteorological towers (collectively referred to as ‘towers’) while protecting public health and safety and the scenic quality of unincorporated Wasco County.

Other purposes include:

- A. To recognize that towers are required to serve a variety of public needs
- B. To provide communication services to county residents
- C. To protect the scenic, history, and natural qualities of Wasco County through design, siting, landscaping, and camouflaging techniques to reduce impacts of towers
- D. To encourage the co-location of facilities as a primary option rather than new construction and development

Section 14.020 – Applicability

This Chapter applies to all new communication facility development in unincorporated Wasco County, except those listed as exempt in (list Section). Wireless telecommunications facilities existing prior to the effective date of this Chapter that do not conform to the standards of this Article and which have been in continuous use prior to the effective date of this Ordinance are allowed to continue as nonconforming uses. Expansion of an existing facility is subject to the requirements of this Chapter if the proposed changes exceed the dimensional standards of the Spectrum Act (see 47 C.F.R. § 1.40001 and definition of “substantial change” in Chapter 1).

Section 14.030 – Exempt Facilities and Towers

The following towers and wireless telecommunication facilities are not subject to the standards and requirements in this Chapter:

- A. Amateur (ham) radio towers, citizen band transmitters and antennas

- B. Whip or other similar antennas no taller than 6 feet with a maximum diameter of two (2) inches
- C. Residential scale antennas used to receive television broadcast signals.
- D. Low-powered networked telecommunications facilities such as microcell radio transceivers, small cell and Distributed Antenna Systems (DAS) located on existing utility poles and light standards within public right-of-ways.
- E. Wireless communication devices less than or equal to ten square feet in area and approved by the Federal Communications Commission (FCC) for residential areas (regardless of the zone).
- F. Cells-On-Wheels (COW), are permitted as temporary uses in all zones for a period not to exceed 30 days or during a period of emergency as declared by the City, County, or State, or to address a short term capacity or coverage need, such as an event, relocation or repair of an existing facility.
- G. Emergency or routine repairs or maintenance of previously approved facilities, or replacement of transmitters, antennas, or other components of approved facilities which do not create a significant change in visual impact.
- H. Two-way communication transmitters used on a temporary basis by “911” emergency services, including fire, police, and emergency aid or ambulance service.
- I. Essential public communication services such as police, fire and other emergency communication networks.
- J. Electrical utility poles and towers.

Section 14.040 – Submittal Requirements

Applications for communication facilities shall include the submittal requirements identified in 2.040 and the following:

- A. A site plan, drawn to scale, that includes:
 - 1. Existing and proposed improvements;
 - 2. Adjacent roads;
 - 3. Parking, circulation, and access;
 - 4. Areas of vegetation to be added, retained, replaced, or removed;
 - 5. Setbacks of all existing and proposed structures.
- B. A vicinity map showing lots, land uses, zoning, and roadways within 750 feet of the proposed site;

- C. Elevations showing antennas, wireless telecommunication towers, equipment shelters, area enclosure, and other improvements related to the proposed facility;
- D. For all new antennas, color simulations of the site after construction;
- E. A map of existing wireless telecommunication facilities within one mile of the subject property; and
- F. An alternatives analysis demonstrating compliance with (insert reference)
- G. A landscape plan, if ancillary facilities will be located on the ground, to obscure equipment.
- H. Applications for eligible facilities or collocation requests must include documentation from a qualified professional demonstrating:
 - 1. The application has the owner(s)'s permission to collocate, if applicable;
 - 2. Provide the original land use application file number

Section 14.050 – General Standards and Requirements for New Facilities and Towers

- A. Applications shall limit placement within Goal 5 scenic views and sites.
- B. No application shall be accepted or approved for a speculation tower. The application must be signed by a lawful representative of a service provider intending to lease the tower in addition to other required signatures.
- C. The applicant has the burden of proof to demonstrate concealment technology designs have been explored and are unworkable with regard to the primary purpose of the tower or are not necessary for compatibility with the surrounding area.
- D. All support structures shall be designed to comply with applicable Building Codes.
- E. All necessary local, state, and federal authorizations/permits shall be obtained prior to construction.
- F. The applicant shall comply with all applicable FCC Radio Frequency emission standards.
- G. Within 180 days of receipt of written notice, all facilities located on a utility pole shall be promptly removed at the operator's expense at any time a utility is scheduled to be undergrounded or otherwise moved.

Section 14.055 – General Standards and Requirements for Small Wireless Facilities or New, Modified, or Replaced Pole

- A. The small wireless facility or new, modified, or replacement pole must not:

1. Materially and demonstrably interfere with the safe operation of traffic control equipment;
 2. Materially and demonstrably interfere with sight lines or clear zones for transportation or pedestrians;
 3. Materially fails to comply with the Americans with Disabilities Act or similar federal, state, or local laws, standards and regulations regarding pedestrian access or movement;
 4. Fails to comply with applicable codes, standards, and regulations, including the design standards; or
 5. Fails to comply with the provisions in this Chapter.
- B. The County must act on an application within the FCC required time limit of:
1. 60 days for review of small wireless facilities collocating on existing structures; or
 2. 90 days for small wireless facilities on new structures.
- C. Denials will be accompanied by a written notice to the applicant, within five days of the denial, with the following information:
1. Reasons for denial with reference to specific code provisions/application instructions/etc.
- D. Applicants are entitled to submit applications in batches, without limitations on the numbers of facilities or poles.

Section 14.060 – Standards and Approval Criteria

- A. Operating Requirements – If technologically possible, all new and replacement towers shall provide for the future collocation of antenna systems by other service providers with a tower sharing plan as follows:
1. The applicant and/or service provider of the wireless telecommunications tower, on behalf of their successors and assigns, shall agree to negotiate in good faith for shared use of the tower by third parties. The applicant shall allow shared use of the tower if the third party agrees in writing to pay reasonable charges for collocation.
 2. Any proposed new wireless telecommunication tower shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional facilities if the tower is over 100 feet in height. If the tower is between 60 and 100 feet in height, it must be designed to accommodate at least one additional facility.
- B. Siting Requirements
1. Location: All wireless telecommunication facilities shall be located so as to minimize their visibility. The ranking of siting preferences is as follows: first, collocation upon an existing

tower or existing structure; second, use of concealment technology; third, a new tower screened by trees or other natural or built features; and last, other new towers.

- a. All wireless telecommunication facilities shall be designed to permit shared parking areas and access roads.
- b. Existing sites for potential collocation may include, but are not limited to buildings, water towers, existing wireless telecommunication facilities, utility poles, and related facilities.
- c. A proposal for a new tower shall not be approved unless the approving authority finds that the wireless communications equipment for the proposed tower cannot be accommodated on any existing tower or structure within 2,630 feet of the proposed site, due to one or more of the following reasons, as documented by a qualified professional:
 - i. No existing towers or support structures, or approved but not yet constructed towers or support structures, are available within the geographic area required to meet the applicant's coverage objectives, including engineering requirements.
 - ii. Existing towers or support structures are not of sufficient height to meet the applicant's coverage objectives, including engineering requirements.
 - iii. Existing towers or support structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment and tower/structure cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
 - iv. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or structure and the interference cannot be prevented at a reasonable cost.
 - v. The applicant demonstrates that there are other limiting factors that render existing towers and support structures unsuitable.
- d. Use of Concealment Technology: When demonstrated that it is not feasible to collocate the antenna(s) on an existing structure or tower, the wireless telecommunication facilities shall be designed so as to be concealed to the greatest extent possible, including but not limited to the use of concealment technology, and the use of compatible building materials and colors. All concealment facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with the natural environment and existing development. The facility shall also be appropriate for the specific site. For example, the wireless telecommunication facilities should not "stand out" from its surrounding environment.
- e. Screening: To the extent practicable, towers shall not be sited in locations where there is no vegetative, structural, or topographic screening available. A wireless telecommunication facilities tower not employing concealment technology shall not be

installed on a site unless it blends with the surrounding natural environment and existing development. Existing trees or significant vegetation should be retained to the greatest possible degree in order to help screen a facility or tower. New vegetation used to screen a facility or tower shall be of a species similar to that existing at the site and a size acceptable to the approval authority and shall be planted immediately following completion of construction. Applicant agrees to maintain added vegetation.

2. Height: The maximum structure height requirements of each zoning district are not applicable to wireless telecommunication facilities which shall comply with the following requirements:
 - a. See Table 14-1 for the height requirements in each zone. Request to modify height requirement are subject to Chapter 6.
 - b. Building or other structure mounted wireless telecommunication facilities, other than an existing tower or a concealed facility, shall not project more than 20 additional feet above the highest point on the existing building or structure.
3. Setbacks:
 - a. Unless permission is received from affected property owner(s), road authority or utility; towers associated with a tower shall be required to meet the property line/yard setbacks and buffer requirements of the underlying zone in which they are located or a minimum distance equal to the total height of the tower plus 10% whichever is greater.
 - b. Unless permission is received from affected property owner(s), road authority or utility; equipment shelters and guy wires associated with a tower shall be required to meet the property line/yard setbacks and buffer requirements of the underlying zone in which they are located.
 - c. Exception to the setback standards of a. or b. of this section may be granted if the applicant can demonstrate all of the following: (i) A reduced setback would provide better concealment or screening than the setback required by a. and b. above. (ii) Signed agreements from adjacent property owners assenting to the reduced setback.
4. Storage/Equipment Shelters:
 - a. No on-premise storage of material or equipment shall be allowed other than that used in the operation and maintenance of the tower site.
 - b. Wireless telecommunication facilities (i.e. vaults, equipment rooms, utilities, and equipment cabinets or enclosures) shall be non-reflective material (exterior surfaces only) that blends with the surrounding environment. All equipment shall be stored inside a building or suitable enclosure rated for outdoor use. The placement of equipment in underground vaults is encouraged.
 - c. Wireless telecommunication facilities storage facilities shall be not taller than one story (15-feet) in height and shall blend with existing development.

- d. Equipment shelters shall be entirely enclosed.
- 5. Color and Visibility: All buildings, poles, towers, antenna supports, antennas, and their accessory electrical control equipment shall be a non-reflective, unobtrusive color that blends in with the surrounding environment unless otherwise required by the FAA or Oregon Department of Aviation.
- 6. Fences:
 - a. A sight obscuring fence may be required to be installed and maintained around the perimeter of a ground mounted facility not employing concealment technology.
 - b. Chain link fences shall be painted or coated with a non-reflective color that blends with the surrounding natural and built environment to the greatest extent feasible.
- 7. Barbed or razor wire fencing is discouraged, particularly in residential areas.
Lighting:
 - a. No lighting shall be permitted on a tower, except as required by state or federal regulations or as required by the reviewing body for aerial spraying. If required, the light shall be shielded or deflected from the ground and other properties, to the extent practicable (e.g., dual mode light or radar trigger lighting).
 - b. No other exterior lighting shall be permitted on the premises unless necessary for emergency repairs and services.
- 8. Signs and Advertising:
 - a. The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.
 - b. No commercial or advertising markings shall be allowed except those of the manufacturer and installer.
- 9. Access Driveways and Parking: All access drives and parking areas shall be no longer or wider than necessary and be improved to comply with the requirements of the local Rural Fire District.
 - a. Existing driveways shall be used for access whenever possible.
 - b. New parking areas shall be shared with subsequent wireless telecommunication facilities or other permitted uses whenever feasible. Any new access and parking areas shall consist of a durable and dustless surface and shall comply with local Fire District Standards.
- 10. Landscaping and Screening: wireless telecommunication facilities shall be improved in such a manner so as to maintain and enhance existing vegetation and to install suitable

landscaping to screen the base of the tower and all accessory equipment where necessary. All of the following measures shall be implemented for all ground mounted wireless telecommunication facilities including accessory structures.

- a. A landscape plan shall be submitted indicating all existing vegetation, and landscaping that is to be retained within the leased area on the site, and any additional vegetation that is needed to satisfactorily screen the facility from adjacent land, adjacent roads and public view areas. Planted vegetation shall be evergreen trees or shrubs and placed outside the fenced area.
- b. Existing trees and other screening vegetation in the vicinity of the facility and along the access drive shall be protected from damage during the construction period.

11. EFU Zoned Properties: Facilities and towers located in Exclusive Farm Use (EFU) zones as authorized by ORS 215.283(1)(c) are subject to the criteria and standards set forth in ORS 215.275.

- a. That a facility is necessary under ORS 215.283(1)(c), an applicant must show that reasonable alternatives have been considered and that the facility must be sited in an EFU zone due to one or more of the following factors:
 - i. Technical and engineering feasibility;
 - ii. The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
 - iii. Lack of available urban and non-resource lands;
 - iv. Availability of existing rights-of-way;
 - v. Public health and safety; and
 - vi. Other requirements of local, state or federal agencies. Cost associated with any of the factors listed above may be considered, but cost alone may not be the only consideration in determining that a wireless telecommunication facility is necessary for public service. Land costs shall not be included when considering alternative locations.
- b. When a wireless telecommunication facility is abandoned or decommissioned, the property owner shall be responsible for restoring the land to its former agricultural condition as is reasonably possible. The owner may obtain a bond or other security from the contractor or carrier for the cost of restoration.
- c. Conditions for mitigating and minimizing impacts resulting from the wireless telecommunication facilities shall assure farm uses on surrounding lands will not

experience significant changes in accepted farm practices or significant increases in the cost of farm practices on the surrounding farmlands.

Section 14.070 – Maintenance and Abandonment

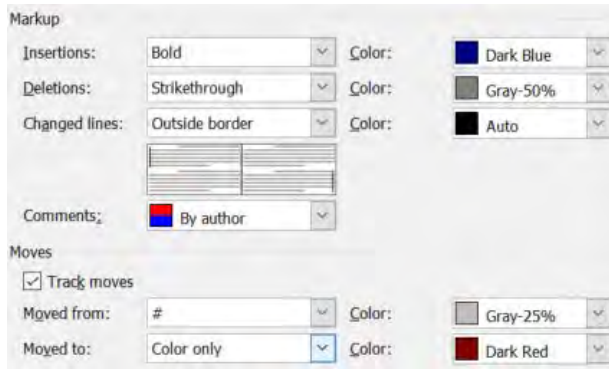
- A. The applicant, co-applicant or tenant shall maintain the wireless telecommunication facilities. Such maintenance shall include, but shall not be limited to painting, maintain structural integrity, and landscaping.
- B. The Planning Director will make a determination of abandonment, and the right to remand documentation from the facility owner regarding the tower or antenna use.
- C. Upon determination of abandonment, the facility owner shall have 60 calendar days to:
 - 1. Reuse the facility or transfer the facility to another owner who will reuse it within 120 calendar days of the determination of abandonment; or
 - 2. Remove the facility.
- D. If the facility is not reused within 120-calendar days of the determination of abandonment, County authorization for the use shall expire. Once authorization for the use has expired, the property owner or facility operator shall remove the facility from the property within 90-calendar days. Failure to remove an abandoned facility as required by this subsection shall constitute a violation and be subject to enforcement actions as determined by the Planning Director.
- E. A wireless provider is required to repair all damage to the rights-of-way directly caused by the activities of the wireless provider and return the rights-of-way to its functional equivalence before the damage pursuant to the competitively neutral, reasonable requirements and specifications. If the wireless provider fails to make the repairs within 60 days after written notice, Wasco County may affect repairs and charge the applicable party the actual, documented cost of repairs.

Table 14 – 1

Zone	Tower Height Limit (in feet)	Small Cell Pole Height Limit (in feet)	Minimum Tower Separation (in feet)
F-1, F-2, A-1 (160)	200	40	2500
All Other Zones	100	40	2000



Wasco County Planning Land Use and Development Ordinance Update Draft Cover Sheet



The drafts are created using track changes in Microsoft Word.

The key to the left is a reference for how revisions are marked up in the draft.

The bold, blue text shows new text.
Text with a line through it, in light grey,
is proposed to be deleted.



rules adopted under ORS ~~4688.095~~, and must be reviewed subject to Section ~~3.219 K~~
below: ~~OAR 660-033-130 (11), ORS 215.246, ORS 215.247, ORS 215.249, and ORS~~
~~215.251.~~

Text underlined by a wavy line is
optional.



COMMERCIAL USES RELATED TO FARM USE

- B. A winery subject to ~~3.219 F~~ below: ~~ORS 215.452, ORS 215.453, ORS 215.454, ORS~~
~~215.455 and ORS 215.237.~~
- C. A cider business subject to ORS 215.451.
- D. A facility for the processing of farm crops or the production of biofuel as defined in ORS
315.141 subject to the following: farm products as described in ORS 215.255.

The # shows where text has been
moved from and the red text
shows the new proposed location
for that moved text



#

- K. A replacement dwelling to be used in conjunction with farm use if the existing dwelling
has been listed in a county inventory as an historic property and is listed on the National
Register of Historic Places. The application shall include a *Farm Management Plan*
documenting how the replacement dwelling will be used in conjunction with a farm use.



Chapter 19 – Energy Facilities Revisions

- (Page 2) Based on public input, roof mounted solar panels under 35' in height are recommended to be permitted without review in all zones/properties.
- (Page 5 & 7) Public safety criteria is added to be consistent with FAA regulations.
- (Page 11-13) The adoption of House Bill 2329 (2019) modifies commercial energy facility permitting in ORS 215 to require new analysis and coordination with state agencies and the local government from the applicant for the protection of Goal 5 resources. It also requires the County to provide notice to the list of agencies or organizations with specific requirements for the contents of the notice, as represented in this revision.

CHAPTER 19 - STANDARDS FOR NON COMMERCIAL ENERGY FACILITIES, COMMERCIAL ENERGY FACILITIES & RELATED USES (Amended 4/12)

Section 19.010 - Purpose	1
Section 19.020 - Non-Commercial/Stand Alone Power Generating Facilities & Related Uses Review Processes & Approval Standards	1
Section 19.030 - Commercial Power Generating Facilities Review Processes & Approval Standards	10

Section 19.010 - Purpose

This chapter describes the requirements for establishing non-commercial energy facilities, commercial energy facilities and related uses (as included) in Wasco County. The goals of this chapter are to:

- Encourage renewable energy production;
- Utilize clear and objective standards;
- Establish a clear, consistent and accountable application process;
- Collaborate and coordinate with agencies and other stakeholders;
- Minimize conflict with other permitted uses through compatibility review;
- Protect resources identified in the Wasco County Comprehensive Plan; and
- Protect the public health, safety and general welfare of the citizens of Wasco County.

The uses described in this chapter are only allowed if listed in the zoning section in Chapter 3 applicable to the subject (legally created) property(ies).

Section 19.020 - Non-Commercial/Stand Alone Power Generating Facilities & Related Uses Review Processes & Approval Standards

- A. Review Processes - Non-commercial/Stand Alone Power Generating Facilities & Related Uses (energy facilities) shall be reviewed pursuant to the following. Where standards are less restrictive than comparative standards in other sections, the more restrictive shall govern.

1. Towers: Includes free standing (Wind Turbine & Meteorological) or roof mounted towers/turbines.

Tower Height	Property Size			
	<2 Acres	2 - < 5 Acres	5 - < 10 Acres	> = 10 Acres
Non-Resource Zones				
< = 35'	*Type I	*Type I	Type I	Type I
> 35' - < 50'	Type II – STS	Type II – STS	Type I	Type I
50' - < 100'	Type II – CUP	Type II – STS	Type II - STS	Type II - STS
100' - 150'	Type II – CUP	Type II – CUP	Type II - CUP	Type II - STS

Tower Height	Property Size			
	<2 Acres	2 - < 5 Acres	5 - < 10 Acres	> = 10 Acres
Resource Zones				
< 35'	*Type I	*Type I	Type I	Type I
35' - < 50'	Type II – STS	Type II – STS	Type I	Type I
50' - < 100'	Type II – CUP	Type II – STS	Type II - STS	Type II - STS
100' - < 200'	Type II – CUP	Type II – CUP	Type II - STS	Type II - STS
> = 200'	Type II – CUP	Type II – CUP	Type II - CUP	Type II - CUP

*The 4th tower sited on the property shall elevate the review from a Type I to an STS.

Wind turbines that are attached to other lawful uses (excluding roof mounted turbines) including but not limited to street lamps and telephone poles are not subject to the standards of Chapter 19. They shall be subject to the same standards and review process as the use to which they are attached as outlined in the applicable zone.

2. Solar Systems

System Size	Property Size				
	<2 Acres	2 - < 5 Acres	5 - < 10 Acres	10 - < 40 Acres	> = 40 Acres
Roof Mounted < = 35' in height	<u>Permitted without Review</u> Type I	<u>Permitted without Review</u> Type I	<u>Permitted without Review</u> Type I	<u>Permitted without Review</u> Type I	<u>Permitted without Review</u> Type I
*Roof Mounted > 35' in height	STS	STS	STS	Ministerial	Ministerial
**Ground Array < 500 sq. ft.	Type I	Type I	Type I	Type I	Type I
**Ground Array 500 - < 1,500 sq. ft.	Type II – STS	Type II – STS	Type II – STS	Type II - STS	Type I
**Ground Array > = 1,500 sq. ft.	Type II – CUP	Type II – CUP	Type II – CUP	Type II - CUP	Type II - STS

*Roof mounted systems exceeding 35' in height shall be allowed without a variance pursuant to either Chapter 6 or 7.

**Ground Arrays are limited to 35' in height. Ground Arrays exceeding 35' in height will be required to apply for a variance pursuant to either Chapter 6 or 7.

Small solar systems (less than 10 square feet) that are accessory to other lawful uses including but not limited to gates, electric fences & lights are not subject to the standards of chapter 19. They shall be subject to the same standards and review process as the use to which they are accessory as outlined in the applicable zone.

Multiple panels, multiple arrays and supporting equipment providing energy to the same structure or use shall be considered one (1) system in determining the applicable review process. If a portion of the system is already installed and the permit holder is

creating an addition to the system, the applicable review process shall be based on the total size of the system.

3. OWRD -Hydroelectric Facilities:

- a. Not Located within an Area of Special Flood Hazard - Hydroelectric energy projects not located within an Area of Special Flood Hazard are not required to meet property development standards within the zone they are being located. If located in a non-resource zone they are allowed without any review by the planning department as long as they are being reviewed by the OWRD. If located in a resource zone they are required to be reviewed as a “utility facilities necessary for a public use”, “reservoir”, or water impoundment”.
- b. Located within an Area of Special Flood Hazard – In addition to a. above, hydroelectric energy facilities located within an Area of Special Flood Hazard are subject to Section 3.740, Flood Hazard Overlay by the planning department even if they are being reviewed by the OWRD.

4. Additional Non-Commercial/Stand Alone Power Generating Facilities - The review process for energy facilities other than those previously described will be decided by the planning department based on an evaluation of the primary purpose of the zone, the size of the subject property and surrounding properties, the proposed location of the use and its potential impact to adjacent properties. Impacts include but are not limited to noise, vibration, smell, emissions, visibility, or physical footprint.

B. Type I (Ministerial) Review Standards: The following are applicable to energy facilities in addition to meeting the property development standards of the zone, unless otherwise specified, and any other listed or referenced standards:

1. General Standards for all Energy Facilities:

- a. Lawful Use: Power will be for a lawfully established use or use that is in the process of being reviewed by the planning department.
- b. Interconnect Agreement (Net Metering Only): The applicant shall provide an interconnect agreement with a local utility or copy of a submitted application requesting an interconnect agreement with a local utility.
- c. Closed System (Non-Commercial Stand Alone Only): The applicant shall provide a plan or diagram that proves the proposal is a closed system and will not tie into a utility.

- d. Setback/Buffers: Unless otherwise specified in this chapter, all energy facilities shall meet the property line setbacks of the zone in which they are located, natural resource buffers, as well as any additional setbacks required below.
- e. Height: Unless otherwise specified in this Chapter, Pursuant to Section 4.070, General Exceptions to Building Height Requirements, energy facilities shall be exempt from the height limits of the zone in which they are located.
- f. Color/Visibility: Energy facilities and their accessory electrical control equipment shall be a non-reflective, unobtrusive color that blends in with the surrounding environment unless otherwise required by the Federal Aviation Administration or Oregon Department of Aviation.
- g. Noise: Manufacturer's sound power level shall not exceed 60 dBA.
- h. Air Quality: Manufacturer's emissions estimate shall be in compliance with Oregon Department of Environmental Quality in OAR [340-220](#).
- i. Vibration: Vibrations shall not be produced which are humanly perceptible beyond the property on which the energy facility is located.
- j. Odor: To the extent practicable, odors shall not be produced which are humanly perceptible beyond the property on which the energy facility is located.
- k. Health & Safety:
 - (1) All uses or structures shall be designed and constructed to limit access.
 - (2) Warning and safety signs, up to three square feet in area, are allowed.
 - (3) All ground mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access.
 - (4) The manual electrical and/or over speed shutdown disconnect switch(es) shall be clearly labeled.
 - (5) Utility facility service lines, electrical lines and other wires associated with the energy facility that are not underground shall be kept clear along the route and have a single point of access to the building to the maximum extent practicable while still complying with local, state, and federal electrical codes.

(6) Uses and structures shall be designed and constructed to not impair emergency response. Contact local emergency responder for specific requirements and guidance.

(7) Energy facilities shall be kept and maintained in good repair and condition at all times and shall not pose a potential safety hazard.

~~(7)~~(8) **Does not pose a life safety risk to the public.**

l. Advertising: No commercial or advertising markings shall be allowed except those of the manufacturer & installer.

m. Interference with Communication: Energy facilities shall not create any material signal interference with communication systems such as, but not limited to, radio, telephone, television, satellite, microwave or emergency communication systems. Should any material interference occur, the property owner must develop and implement a mitigation plan in consultation with the planning department.

n. Decommissioning/Removal: Any facility that is inoperable for more than 12 months shall be deemed discontinued. Removal of the equipment and facilities shall occur within six (6) months of the discontinuance time frame or other time frame approved by the planning department unless all or a portion of the equipment and facilities are converted to an approved use within this same time frame.

o. Other Authority - All necessary local, state and federal authorizations/permits shall be obtained prior to constructing the use.

2. Specific Standards:

a. Tower Standards:

(1) Setbacks

(a) The base of the tower shall be set back from all property lines, public-rights-of-ways, and above ground public utility lines a distance equal to the height of the tower (i.e., fall height). The setback shall be measured to the center of the tower's base.

(b) Notwithstanding receiving permission from an affected property owner(s), road authority or utility, towers shall still be required to meet the property lines setbacks of the zone in which they are located and all

natural resource buffer requirements unless a variance is granted pursuant to either Chapter 6 or 7.

- (c) Any guy wires associated with a tower shall be required to meet the property and buffer setbacks of the zone in which they are located unless a variance is granted pursuant to either Chapter 6 or 7.

(2) Safety:

- (a) Blade Reach: The lowest extension of any exposed blade or other exposed moving component shall be at least fifteen (15) feet above the ground (at the highest point of the grade level within fifty (50) feet of the base of the tower) and, in addition, at least fifteen (15) feet above any outdoor surfaces intended for human occupancy, such as balconies, that are located directly below the blade.

The minimum height may be reduced if a safety fence is installed around the area of the exposed blade or other moving component that would prevent access and direct contact with the exposed blade or other moving component. The minimum height may also be reduced through the Type II/STS review process in subsection [C](#) below.

- (b) Wind turbines shall be equipped with an automatic braking, governing or feathering system to prevent uncontrolled rotation, over-speeding and excessive pressure on the tower structure, rotor blades and other wind energy components unless the manufacturer certifies that a braking system is not necessary.
- (c) Towers shall be equipped with lightning protection.
- (d) Towers shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.
- (e) "Danger" signs shall be posted at the height of five feet on the tower if it has a climbing apparatus.
- (f) Permit holders are encouraged to sheath guy wires in a covering that would increase their visibility from a height of three feet above ground to eight feet above ground.

- (3) Avian Protections: Perch deterrents shall be placed on all surfaces that would attract birds to a location where they could be struck by a moving component on the tower such as the sweep of a wind turbine blade.

(4) Lighting: Lighting of towers subject to only a Type I review is not allowed.

b. Solar System Standards:

(1) Safety

(a) Roof mounted solar panels shall be installed in a manner that maintains adequate fire department access to the roof, with an unobstructed path from the structures eaves to structure components located on the roof (i.e., chimney, stove pipe, other roof mounted appliances). Contact local fire official for specific requirements and guidance.

(b) Ground arrays shall maintain a ten feet (10') perimeter of fire fuel break. Refer to Section 10.120 of the Fire Safety Standards for a description of a fire fuel break.

(2) Solar Access Rights - The establishment of a solar system consistent with the requirements of this ordinance shall not constitute solar access rights that are protected by this ordinance.

C. Type II (Subject to Standards) Review Standards: The following are applicable to energy facilities in addition to meeting the Type I Review Standards in subsection [B](#) above, the property development standards of the zone, unless otherwise specified, and any other listed or referenced standards.

1. General Standards for all Energy Facilities

a. General Compatibility: The proposed use is compatible with adjacent surrounding properties taking into consideration the following:

(1) Scale

(2) Odors

(3) Vibration

~~(3)~~(4) Public safety

b. Noise: If the manufacturer's sound power level exceeds 60 db(A) or there is no manufacturer's stated sound power level, the applicant shall submit an analysis from a qualified consultant or individual and written report to prove operation of the energy facility shall be in compliance with sound pressure noise regulations established by the Oregon Department of Environmental Quality in OAR [340-035](#)

with regard to any existing dwellings on non-participating landowners property. These regulations shall govern notwithstanding the energy facility is neither a commercial or industrial use.

2. Specific Standards:

a. Tower Standards:

(1) Aviation Notification: Planning staff shall notify the following groups or agencies as to the location of the proposed tower(s). Comments received regarding safety may be included as safety features required in subsection (2) below.

(a) Aerial Sprayers and operators who have requested to be notified - All towers over 50' in height.

(b) Oregon Department of Aviation (ODA) & Federal Aviation Administration (FAA) - All towers over 200 feet in height or as prescribed by OAR [738-070-0110](#).

(2) Aircraft Safety Plan: A safety plan shall be submitted that will ensure aircraft safety is maintained for all towers 50' in height or greater. Unless a determination of no hazard is made, safety features will be required as necessary to ensure aircraft safety based on the location, height, and type of tower. Any safety features required as part of an approval shall be completed at the time the tower is installed. Safety features, if required, could include but are not limited to the following:

(a) Placing an aviation device or equivalent visible marker at each of the outermost guy wire anchors.

(b) Painting the top 30 feet of each tower with 5 foot bands of alternating colors of Aviation Orange and Aviation White.

(c) Lighting: Lighting of towers shall be evaluated on a case-by-case basis and is only allowed if required by the Oregon Department of Aviation or Federal Aviation Administration. If lighting is required by Oregon Department of Aviation or Federal Aviation Administration the applicant shall minimize the amount of lighting to the extent feasible under the law, which may include consideration of radar triggered lighting.

(3) Minimum Height: The lowest extension of any exposed blade or other exposed moving component may be allowed less than (15) feet above the

ground as required by subsection [B 2 a \(2\)](#) if based on the proposed location and site specific circumstances, the tower will not represent a safety hazard.

- (4) Shadow Flicker: Upon the non-participating owner's request, the applicant shall demonstrate that the wind turbines, taking into account mitigation measures, will have no significant adverse impact of shadow flicker on an existing dwelling of a non-participating landowner within ¼ mile (1,320 feet) from a turbine, measured from the centerline of the turbine to the centerline of the dwelling.

Towers shall be allowed to create an adverse shadow flicker impact to an existing dwelling on a non-participating landowner's property if written permission from the property owner and an adjustment is granted under Section [19.030 D 1 c](#). Said written permission shall be made part of the deed records of the non-participating landowner's property.

b. Solar Standards:

- (1) Ground Leveling: The solar energy facility shall be designed and constructed to minimize ground leveling and to the extent reasonably practicable, limit ground leveling to those areas needed for effective solar energy collection.
- (2) Misdirection of Solar Radiation: The solar energy facility shall be designed, constructed, and operated to prevent the misdirection of concentrated solar radiation onto nearby properties, public roadways or other areas accessible to the public.
- (3) Glare: The solar energy facility shall be designed, constructed and operated such that any significant or prolonged glare is directed away from any nearby properties or public roadways.
- (4) Cleaning Chemicals and Solvents: During operation of the solar energy facility, all chemicals or solvents used to clean solar panels or heliostats shall be low in volatile organic compounds and to the extent reasonably practicable, the permit holder shall use recyclable or biodegradable products.

- D. Type II (Conditional Use) Review Standards: Energy facilities subject to conditional use review shall meet the standards of Chapter 5, Conditional Use Review, the Type I Review Standards in subsection [B](#) above, the Type II Review Standards in subsection [C](#) above, the property development standards of the zone, unless otherwise specified and any other listed or referenced standards.

Section 19.030 - Commercial Power Generating Facilities Review Processes & Approval Standards

- A. Review Processes - Commercial Power Generating Facilities & Related Uses (energy facilities) shall be reviewed pursuant to the following. Where standards are less restrictive than comparative standards in other sections, the more restrictive shall govern.

1. Review Authority:

- a. Planning Commission Review – Notwithstanding applications reviewed by EFSC and unless otherwise specified all energy facilities reviewed pursuant to this section shall be initially heard and decided upon by the Planning Commission in a public hearing.

~~a.~~b. Planning Department Review:

- (1) Small Scale Commercial Power Generating Facilities - A commercial power generating facility shall be considered small scale if it falls within either the tower or solar matrix listed in Section [19.020, Non-Commercial Power Generating Facilities](#) and shall be reviewed by the planning department pursuant to the standards of Section [19.020](#) and not this section.

For non-resource zones, solar arrays shall be limited to ¼ acre and towers to no more than 150' in height and no more than 4 towers per property. For resource zones solar arrays shall be limited to ½ acre and towers to under 200' in height and no more than 4 towers per property shall be reviewed by the planning department. Beyond these limits the energy facility will not be considered small scale and will only be allowed pursuant to the standards in this section.

- (2) Community Projects - Renewable projects of 10MW or less which include a partnership between a local land owner and a community (public) organization such as Wasco County, Mid-Columbia Council of Governments, a city, or a school district, shall be reviewed by the planning department.
- (3) Post EFSC Review - Pursuant to ORS [469.401](#), after issuance of a site certificate by EFSC pursuant to subsection [c.](#) below, and subject to receiving the proper fees, Wasco County will issue in an expedited manner any permits, licenses and certificates addressed in the site certificate subject only to conditions set forth in the site certificate but without hearings or other proceeding (i.e., Type I review).

- (4) Hydroelectric Energy Facilities - See subsection d. below.

b.c. EFSC Review:

- (1) EFSC has regulatory authority over all energy facilities designated by ORS [469.300](#). However, pursuant to ORS [469.480](#) EFSC shall designate the BOC as a Special Advisory Group. As such and at their discretion the BOC may participate in the siting process pursuant to the role established in ORS [469](#) and OAR [345](#), which includes recommending substantive criteria applicable to the proposed energy facility.
- (2) Pursuant to ORS [469.320](#)(8), notwithstanding the threshold limits in ORS [469.300](#), an applicant can elect to have EFSC review an energy facility that may otherwise be subject to Wasco County's jurisdiction.
- (3) If for any reason the BOC desires, they may defer regulatory authority of energy facility to EFSC notwithstanding it is less than the threshold designated by ORS [469.300](#).

c.d. OWRD Review - Hydroelectric Energy Facilities:

- (1) Not Located within an Area of Special Flood Hazard - Hydroelectric energy facilities not located within an Area of Special Flood Hazard are not required to meet property development standards within the zone they are being located. If located in a non-resource zone they are allowed without any review by the planning department as long as they are being reviewed by OWRD or FERC. If located in a resource zone they are required to be reviewed as a "utility facilities necessary for a public use".
- (2) Located within an Area of Special Flood Hazard - In addition to [d \(1\)](#) above, hydroelectric energy facilities located within an Area of Special Flood Hazard are subject to Section 3.740, Flood Hazard Overlay by the planning department even if they are being reviewed by the OWRD or FERC.

d.e. FERC Review - FERC has regulatory authority over all energy or related projects of a size, scale or interest to the federal government pursuant to Title 18, Conservation of Power and Water Resources, of the Code of Federal Regulations.

2. Pre-application requirement

- a. **Prior to submitting a final application for a renewable energy facility, the applicant shall:**

- (1) Consult with the Oregon Department of Fish and Wildlife regarding fish and wildlife habitat impacts and any mitigation plan that is necessary;**
- (2) Conduct a habitat assessment of the proposed development site;**
- (3) Develop a mitigation plan to address significant fish and wildlife habitat impacts consistent with the administrative rules adopted by the State Fish and Wildlife Commission for the purposes of implementing ORS 469.012;**
- (4) Demonstrate that the construction and operation of the renewable energy facility, taking into account mitigation, will not result in significant adverse impacts to historic, cultural and archaeological resources that are:**
 - (a) Listed on the National Register of Historic Places;**
 - (b) Inventoried in the Wasco County Comprehensive Plan; or**
 - (c) Evaluated as a significant or important archaeological object or archaeological site as defined in ORS 385.905.**
- (5) Demonstrate that the site for a renewable energy facility, taking into account mitigation, can be restored adequately to a useful, nonhazardous condition following permanent cessation of construction or operation of the facility and that the applicant has a reasonable likelihood of obtaining financial assurances in a form and amount satisfactory to Wasco County to secure restoration of the site to a useful, nonhazardous condition**
- (6) Meet the general and specific standards for a renewable energy facility adopted by the Energy Facility Siting Council under ORS 469.470 (2) and 469.501 that Wasco County determines are applicable**
- (7) Other requirements listed in ORS 215.446.**

3. Notification requirement –

- a. Upon receipt of an application for a renewable energy facility, the County shall provide notices to the following:**
 - (1) Oregon Department of Fish and Wildlife**
 - (2) Oregon Department of Energy**
 - (3) State Historic Preservation Office**

- (4) **The Oregon Department of Aviation**
- (5) **The United States Department of Defense**
- (6) **Federally recognized tribal governments that may be affected by the application.**

b. **The notice must include, at a minimum, the following:**

- (1) A description of the proposed renewable energy facility;**
- (2) A description of the lots or parcels subject to the permit application;**
- ~~(1)~~ **(3) The dates, times, and locations where public comments or public testimony on the permit application can be submitted; and**
- (4) The contact information for the governing body of the County and the applicant.**

4. In accordance with OAR 660-023-0250 (5), all applications to EFSC and FERC for significant energy sources are required to submit a Comprehensive Plan amendment concurrent with their application and consistent with the standards and procedures in OAR 660-023-0030-660-023-0050.

~~2.5.~~ **County Decision Options - As part of the application materials the applicant shall indicate if they are requesting tentative or final approval. For facilities sited through EFSC, this section does not apply.**

- a. **Tentative Approval - A tentative approval may be issued when the applicant has submitted most of the required application materials but defers completion of one or more required discretionary elements such as the wildlife plan and all of its required baseline studies. Any deferred discretionary elements will be the only elements reviewed and decided upon during the final approval process.**

A tentative approval shall specify a time limit or expiration date within which all deferred discretionary review elements or plans shall be reviewed for final approval. Pursuant to Section 2.125080, Time Limits for Permits and Extensions of Time, the combined time for both the tentative and final approval shall be limited to 2 years with the opportunity for a onetime 2 year extension. This time frame shall start on the date of the tentative approval.

- b. **Final Approval - Final approval occurs when the applicant has submitted all of the required application materials, Wasco County has issued a decision which**

includes conditions of approval that can be submitted for staff review and verification, and the appeal period has concluded.

3.6. Modifications - An amendment to the conditional use permit shall be required if the proposed facility changes would:

- a. Require an expansion of the established facility boundaries where the original facility was sited or constructed;
- b. Increase the number of towers; or
- c. Increase generator output by more than 25 percent relative to the generation capacity authorized by the initial permit due to the repowering or upgrading of power generation capacity.

B. Non-Resource Zone Standards:

1. Small Scale Commercial Power Generating Facilities - Pursuant to Subsection [A 1 b \(1\)](#) above, commercial power generating facilities that are considered small scale will be allowed in non-resource zones subject to the standards of Section [19.020](#).
2. Large Scale Commercial Power Generating Facilities - Except for related or supporting facilities, large scale commercial power generating facilities shall not be allowed in non-resource zones.
3. Related or Supporting Facilities (Reasonable Alternatives Analysis) - Related or supporting facilities to a commercial power generating facility may be allowed in non-resource zones subject to Conditional Use Review upon a showing that such related or supporting facilities are necessary for siting the commercial power generating facility. To the extent practicable, any related or supporting facilities must be consistent in size, scale, and impact as other existing or allowed uses in the non-resource zone. Related or Supporting Facilities shall be reviewed as part of the Commercial Power Generating Facility and not subject to a separate Conditional Use Review. To demonstrate the related or supporting facilities are necessary within the meaning of this section, an applicant must show that reasonable alternatives have been considered and that the related or supporting facilities must be sited in a non-resource zone after considering the following factors:
 - a. Technical and engineering feasibility of siting the energy facility as a whole;
 - b. Availability of existing rights-of-ways and public roads and proximity to transmission lines and interconnections;
 - c. Environmental impacts associated with avoiding non-resource zoned land; and

d. Protection of farm and forest resources.

C. General Standards - The following standards apply to energy facilities as outlined in Section [A](#) above, in addition to meeting the Conditional Use Standards listed in Chapter 5:

1. Air Safety - All structures that are more than 200 feet above grade or, exceed airport imaginary surfaces as defined in OAR [738-070](#), shall comply with the air hazard rules of the Oregon Department of Aviation and/or Federal Aviation Administration. The applicant shall notify the Oregon Department of Aviation and the Federal Aviation Administration of the proposed facility and shall promptly notify the planning department of the responses from the Oregon Department of Aviation and/or Federal Aviation Administration.

Aerial Sprayers and operators who have requested to be notified will receive all notifications associated with the energy facility as required by Chapter 2, Development Approval Procedures.

2. Interference with Communications - The energy facility shall be designed, constructed and operated so as to avoid any material signal interference with communication systems such as, but not limited to, radio, telephone, television, satellite, microwave or emergency communication systems. Should any material interference occur, the permit holder must develop and implement a mitigation plan in consultation with the planning department.

3. Noise - The energy facility shall comply with the noise regulations in OAR [340-035](#). The applicant may be required to submit a qualified expert's analysis and written report.

4. Visual Impact

a. Scenic Resources – To issue a conditional use permit for an energy facility, the county must find that the design, construction and operation of the facility, taking into account mitigation, are not likely to result in significant adverse impact to scenic resources or values identified as significant or important in the Wasco County Comprehensive Plan.

b. Protected Areas - Except as provided in subsections [\(b\)](#) and [\(c\)](#) below, an energy facility shall not be located in the areas listed below:

(1) National recreation and scenic areas, including but not limited to the Columbia River Gorge National Scenic Area;

- (2) Scenic waterways designated pursuant to ORS [390.826](#), wild or scenic rivers designated pursuant to 16 U.S.C. 1271 et seq., and those waterways and rivers listed as potentials for designation;
- (3) State parks and waysides as listed by the Oregon Department of Parks and Recreation;
- (4) State wildlife areas and management areas identified in OAR [635-008](#);
- (5) National and state fish hatcheries or national and state wildlife refuges;
- (6) State natural heritage areas listed in the Oregon Register of Natural Heritage Areas pursuant to ORS [273.581](#);
- (7) Wilderness areas established pursuant to The Wilderness Act, 16 U.S.C. 1131 et seq. and areas recommended for designation as wilderness areas pursuant to 43 U.S.C. 1782; and
 - (a) Exceptions to Protected Areas - Except where the following uses are regulated by federal, state or local laws, including but not limited to the Columbia River Gorge National Scenic Area Act and implement land use ordinances, the following may be approve in a protected area identified in subsection [b](#) above if other alternative routes or sites have been studied and been determined to have greater impacts
 - An electrical transmission line;
 - A natural gas pipeline; or
 - An energy facility located outside a protected area that includes an electrical transmission line or natural gas or water pipeline as a related or supporting facility located within a protected area.
 - (b) Transmission Line & Pipeline Exception - The provisions of subsection [b](#) above do not apply to electrical transmission lines or natural gas pipelines routed within 500 feet of an existing utility right-of-way containing at least one transmission line or one natural gas pipeline.
 - (c) Additional Visual Mitigation Impacts for all Facilities - The design, construction and operation of the energy facility, taking into account mitigation, are not likely to result in significant adverse impact to scenic resources and values identified in subsection [\(b\)](#) above. Methods to mitigate adverse visual impacts could include but are not limited to:

- (8) Building the energy facility near the edge of contiguous timber areas or using the natural topography to obscure the energy facility;
 - (9) Using materials and colors that blend with the background unless otherwise required by the Federal Aviation Administration or the Oregon Department of Aviation; and
 - (10) Retaining or planting vegetation to obscure views of the energy facility.
- 5. Natural Resource/Wildlife Protection - Taking into account mitigation, siting, design, construction and operation the energy facility will not cause significant adverse impact to important or significant natural resources identified in the Wasco County Comprehensive Plan, Wasco County Land Use and Development Ordinance or by any jurisdictional wildlife agency resource management plan adopted and in effect on the date the application is submitted. As appropriate, the permit holder agrees to implement monitoring and mitigation actions that Wasco County determines appropriate after consultation with the Oregon Department of Fish and Wildlife, or other jurisdictional wildlife or natural resource agency. Measures to reduce significant impacts may include, but are not limited to the following:
 - a. Providing information pertaining to the energy facility's potential impacts and measures to avoid impacts on:
 - (1) Wildlife (all potential species of reasonable concern);
 - (2) Wildlife Habitat;
 - (3) Endangered Plants; and
 - (4) Wetlands & Other Water Resources.
 - b. Conducting biologically appropriate baseline surveys in the areas affected by the proposed energy facility to determine natural resources present and patterns of habitat use.
 - c. Selecting locations to reduce the likelihood of significant adverse impacts on natural resources based on expert analysis of baseline data.
 - d. Utilizing turbine towers that are smooth steel structures that lack features that would allow avian perching. Where horizontal surfaces cannot be avoided, anti-perching devices shall be installed where it is determined necessary to reduce bird mortality.

- e. Designing and installing all aboveground transmission line support structures following the current suggested practices for avian protection on power lines published by the Avian Power Line Interaction Committee.
 - f. Utilizing towers and transmission line support structures designed so the foundation area and supports avoid the creation of artificial habitat or shelter for raptor prey.
 - g. Controlling weeds to avoid the creation of artificial habitat suitable for raptor prey such as spreading gravel on turbine pad.
 - h. Avoiding construction activities near raptor nesting locations during sensitive breeding periods and using appropriate no construction buffers around known nest sites.
 - i. Locating transmission lines or associated transmission lines with the energy facility to minimize potential impacts (e.g., 50 feet from the edge of the nearest wetland or water body except where the line is required to cross the wetland or water body; or separating transmission lines or associated transmission lines with the energy facility from the nearest wetland or water body by topography or substantial vegetation to the extent practical, except where the line is required to cross the wetland or water body).
 - j. Locating transmission towers or associated transmission towers outside of Class I or II streams unless:
 - (1) Adjoining towers and conductors cannot safely and economically support the line(s) that span the stream without an in stream tower; and
 - (2) The lines cannot be safely and economically placed under the water or streambed.
 - (3) Developing a plan for post-construction monitoring of the facility site using appropriate survey protocols to measure the impact of the project on identified natural resources in the area.
6. Protection of Historical and Cultural Resources - The applicant shall complete a cultural resources survey of areas where there will be temporary or permanent disturbance. During construction, cultural resources included in the Wasco County Comprehensive Plan shall be flagged and avoided in areas of potential temporary or permanent disturbance, and construction activities monitored to ensure all cultural resources in such areas are avoided, unless appropriate permits are obtained from the Oregon State Historic Preservation Office. Prior to construction an Inadvertent Discovery Plan (IDP) shall be developed that must outline the procedures to be

followed in the case previously undiscovered archeological, historical or cultural artifacts are encountered during construction or operation of the energy facility, in compliance with ORS [358.905-358.955](#) and any other applicable local, state and federal law.

7. Fire Protection & Emergency Response - A fire protection and emergency response plan shall be developed and implemented in consultation with the applicable fire district or department and/or land management agency to minimize the risk of fire and respond appropriately to any fire or emergency that occurs onsite for all phases of the life of the facility. In developing the plan the applicant shall take into account, among other things, the terrain, dry nature of the region, address risks on a seasonal basis, and identify the locations of fire extinguishers, nearby hospitals, telephone numbers for emergency responders, and first aid techniques.
8. Public Safety - A public safety plan shall be developed and implemented to exclude members of the public from hazardous areas within the Energy Facility Project Area.
9. Transportation Plan - A transportation plan shall be developed and implemented in consultation with the Wasco County Road Department and/or the Oregon Department of Transportation (ODOT). The plan shall be consistent with any applicable requirements from the Wasco County Transportation System Plan and shall also provide or address:
 - a. The size, number, and location of vehicle access points off of public roads.
 - b. Use of existing roads to the extent practical to minimize new access roads.
 - c. Restoring the natural grade and revegetating all temporary road cuts, used during construction of the energy facility. The applicant shall specify the type and amount of native seed or plants used to revegetate the disturbed areas and a timeline to complete this work.
 - d. A Road Impact Assessment/Geotechnical Report for roads to be used by the project. Said report should include an analysis of project-related traffic routes to be used during phases of construction, project operation and decommissioning. The report and any subsequent amendments shall be used as a discipline study and shall be incorporated into the Road Use Agreement between the Applicant and the County.
10. Road Use Agreement - Where applicable, the Wasco County Road Department shall require the applicant to enter into a Road Use Agreement with the County to ensure that project construction traffic is mitigated and any damage to county roads that is caused by the construction of the energy facility or its related or supporting facilities

is repaired by the applicant, and such county roads are restored to pre-construction conditions or better (this includes a weed plan and providing for re-vegetation).

- General design standards for roads shall, in general, conform to policies set forth in Chapter 21.
- As part of the Road Use Agreement the applicant shall also obtain a utility permit for all project utility installation and approach permits for road approach access to county roads.

11. Onsite Access Roads and Staging Areas - The impact of onsite access roads and staging areas within the Energy Facility Project Area shall be limited by:

- a. Constructing and maintaining onsite access roads for all-weather use to assure adequate, safe and efficient emergency vehicle and maintenance vehicle access to the site;
- b. Using existing onsite access roads to the extent practical and avoiding construction of new on-site access roads as much as possible; and
- c. Restoring the natural grade and revegetating all temporary access roads, road cuts, equipment staging areas and field office sites used during construction of the energy facility. The applicant shall specify the type and amount of native seed or plants used to revegetate the disturbed areas and a timeline to complete this work.

12. Dust Control - All approved non-paved temporary or permanent roads and staging areas within the Energy Facility Project Area shall be constructed and maintained to minimize dust, which may be addressed through the Road Use Agreement. If roads and staging areas are not constructed with material that would prevent dust, the permit holder must regularly water roads and staging areas as necessary or apply an approved dust suppression agent such as Earthbind 100 to minimize dust and wind erosion.

13. Erosion and Sediment Control - All ground disturbing activities shall be conducted in compliance with a National Pollutant Discharge Elimination System (NPDES) permit as may be required by Oregon Department of Environmental Quality. Where applicable, an NPDES permit must be obtained. The plan must include best management practices for erosion control during construction and operation and permanent drainage and erosion control measures to prevent damage to local roads or adjacent areas and to minimize sediment run-off into waterways.

14. Weed Control - A weed plan shall be developed in consultation with the Wasco County Weed Department and implemented during construction and operation of the energy facility.

15. Signs - Outdoor displays, signs or billboards within the energy facility project boundary shall not be erected, except:
- a. Signs required for public or employee safety or otherwise required by law; (e.g., OSHA or compliance with the Manual of Uniform Traffic Control Devices (MUTCD) administered through the County Road Department); and
 - b. No more than two signs relating to the name and operation of the energy facility of a size and type to identify the property for potential visitors to the site, but not to advertise the product. No signs for advertising of other products are permitted.
16. Underground Systems - Where reasonably practicable, power collector and communication systems shall be installed underground, at a minimum depth of 3 feet. Shallower depths may be authorized where notification and safety measures are taken and wires are placed in schedule 40 conduit. The cable collector system shall be installed to prevent adverse impacts on agriculture operations and natural resources.
17. Operation & Maintenance Buildings - Permanent maintenance/operations buildings shall be located in the same zone as the principal energy facility, except that such buildings may be constructed in a separate zone if:
- a. The building is designed and constructed generally consistent with the character of similar buildings used in the surrounding area; and
 - b. The building will be removed or converted to another approved use upon decommissioning of the energy facility consistent with the provisions of this ordinance.
18. Coordination and Documentation - Prior to commencement of any construction, all other necessary permits shall be obtained, e.g. building permit, rural address, road approach, utility and other permits from the Wasco County Public Works Department, and/or from ODOT as well as any other applicable local, state or federal permits or approvals.
19. Termination and Decommissioning. For an energy facility sited through EFSC, compliance with EFSC's financial assurance and decommissioning standards shall be deemed to be in compliance with these requirements.
- a. The applicant shall prepare a decommissioning plan that describes the actions to restore the site to a useful, non-hazardous condition, including options for post-dismantle or decommission land use, information on how impacts on fish,

wildlife and the environment would be minimized during the dismantling or decommissioning process, and measures to protect the public against risk or danger resulting from post-decommissioning site conditions in compliance with the requirements of this section.

- b. The applicant shall provide a detailed cost estimate, a comparison of that estimate with funds to be set aside, in the form of a financial assurance (bond, letter of credit, insurance policy other such form of guarantee acceptable to Wasco County), and a plan for assuring the availability of adequate funds for completion of dismantling or decommissioning. The cost estimate and financial assurance may take into account salvage value associated with the project, and can be requested for review and update by Wasco County at their discretion (e.g., every 5 years).
- c. The following shall be required as conditions of the Wasco County approval:
 - (1) If operation of the energy facility ceases or begins construction of the project, but does not complete it, the permit holder shall restore the site according to a plan approved by Wasco County. A plan shall be submitted that ensures the site will be restored to a useful, non-hazardous condition without significant delay, including but not limited to the following:
 - (a) Removal of aboveground and underground equipment, structures and foundations to a depth of at least three feet below grade (four feet if cropland). Underground equipment, structures and foundations need not be removed if they are at least three feet below grade and do not constitute a hazard or interfere with agricultural use or other resource uses of the land. Restoration of the surface grade and soil after removal of aboveground structures and equipment.
 - (b) Removal of graveled areas and access roads and restoration of surface grade and soil.
 - (c) Revegetation of restored soil areas with native seed mixes, plant species suitable to the area, consistent with Wasco County's weed control plan.
 - (d) For any part of the energy facility on leased property, the plan may incorporate agreements with the landowner regarding leaving access roads, fences, gates or buildings in place or regarding restoration of agricultural crops or forest resource land. Said landowner will be responsible for maintaining said facilities for purposes permitted under applicable zoning.

- (e) The underground power collector and communication lines need not be removed if at a depth of three feet or greater. These cables can be abandoned in place if they are deemed not a hazard or interfering with agricultural use or other consistent resource uses of the land.
- (f) The plan must provide for the protection of public health and safety and for protection of the environment and natural resources during site restoration.
- (d) The plan must include a schedule for completion of site restoration work.
- (2) Before beginning construction of the energy facility, the permit holder must submit in a form and amount satisfactory to Wasco County, assuring the availability of adequate irrevocably committed funds to restore the site to a useful, non-hazardous condition naming Wasco County as beneficiary or payee. The form may include posting a bond, issuing an irrevocable letter of credit, purchasing a paid up insurance policy or by other means acceptable by Wasco County and shall ensure continuity between owners.
- (3) The amount of the financial assurance (bond or other such form of guarantee) shall be annually adjusted for inflation using the U.S. Gross Domestic Product Implicit Price Deflator, Chain-Weight, as published in the Oregon Department of Administrative Services' "Oregon Economic and Revenue Forecast," or by any successor agency (the "Index"). The permit holder (including possible successor if sold or transferred) shall increase the amount of the financial assurance annually by the percentage increase in the Index and shall pro-rate the amount within the year to the date of retirement. If at any time the Index is no longer published, Wasco County shall select a comparable index for adjusting the amount. The amount of the financial assurance shall be prorated within the year to the date of decommissioning.
- (4) Per the request of Wasco County, the permit holder (including possible successor if sold or transferred) shall describe the status of the financial assurance in a report (e.g., annual update report submitted to Wasco County).
- (5) The financial assurance shall not be subject to revocation or reduction before retirement of the energy facility site.

20. Final Location - The actual latitude and longitude location or Oregon State Plane NAD83 HARN (international feet) coordinates of the energy facility and related or supporting facilities shall be provided to the County GIS Department once commercial electrical power production begins. Alternatively, this information could

be provided in GIS layer consistent with the datum referenced above or any other datum deemed acceptable by the Wasco County GIS Department.

21. Power Production Reporting - The County may require a report of nonproprietary power production for any time frame after the energy facility first begins production if permitted through the County. If requested, the permit holder shall have 180 days to produce said report.

D. Specific Standards - The following standards apply to specific types of energy facilities as described, in addition to the General Standards in Section C above.

1. Wind Energy Facilities:

a. Visual Impact - To the extent practical, the proposed wind energy facility has been designed to minimize visual impact upon open space and natural landscape by:

(1) Using underground communication and power collector lines (transmission lines that connect each turbine to a substation);

(2) Using turbine towers of uniform design, color and height;

(3) Lighting - Lighting of towers shall be evaluated on a case by case basis and is only allowed if required by the Oregon Department of Aviation or Federal Aviation Administration. If lighting is required by Oregon Department of Aviation or Federal Aviation Administration the applicant shall minimize the amount of lighting to the extent feasible under the law, which may include consideration of radar triggered lighting.

(4) Using existing roads within the Energy Facility Project Area to provide access to the site, or if new roads within the Energy Facility Project Area are needed, minimizing the amount of land used for new roads and locating roads to reduce visual impact;

(5) Using existing substations, or if new substations are needed, minimizing the number of new substations; and

(6) Shadow Flicker – Upon the non-participating owner's request, the applicant shall demonstrate that the wind turbines, taking into account mitigation measures, will have no significant adverse impact of shadow flicker on an existing dwelling of a non-participating landowner within ¼ mile (1,320 feet) from a turbine, measured from the centerline of the turbine to the centerline of the dwelling.

Towers shall be allowed to create an adverse shadow flicker impact to an existing dwelling on a non-participating landowner's property if written permission from the property owner and an adjustment is granted under Section [19.030 D 1 c](#). Said written permission shall be made part of the deed records of the non-participating landowner's property.

b. Public Safety - The wind energy facility shall be designed, constructed, and operated to protect the public by measures that may include, but are not limited to, the following:

- (1) Installing the tower so at the closest point, the sweep of any exposed blade or other exposed moving component is at least 20 feet above the tallest existing or foreseeable obstruction to blade movement unless based on the proposed location and site specific circumstances, the tower will not represent a safety hazard; and
- (2) Designing, constructing and operating the energy facility to exclude members of the public from close proximity to turbine blades and electrical equipment, including installing locks on turbine tower access doors; and
- (3) Designing, constructing and operating the energy facility to protect against structural failure of the turbine tower or blades that could endanger members of the public's safety, including having adequate safety devices and testing procedures designed to warn members of the public of impending failure and to minimize the consequences of such failure.

c. Setbacks:

- (1) Project Boundaries - If the wind energy project encompasses more than one parcel neither the wind turbine setback to non-project boundaries nor the property line setbacks of the underlying zone in which the project is located are applicable to any internal property lines within the project area.

- (2) Non Project Boundaries - Wind turbines shall be set back from the property line of any abutting property not part of the project (non-project boundaries), the right-of-way of any dedicated road, and any above ground major utility facility line a minimum of 1.5 times the height of the wind turbine tower (i.e., full-height). Wind turbines shall be set back from any above ground minor utility facility line a minimum of 1.1 times the height of the wind turbine tower.

- An applicant may request an adjustment to non-project boundaries using the process described in [19.030 D 1 c \(3\)\(c\)](#) below.

- Wind turbines shall meet the underlying zone setback requirement unless a variance is granted pursuant to either Chapter 6 or 7.

(3) Resource Zone Dwellings

- (a) Participating Landowners: Participating landowners are owners of legally placed resource dwellings on lands committed to the energy facility project by written contract. Participating landowners or applicant must provide evidence demonstrating that setbacks from dwellings will meet the DEQ noise standard and, prior to construction, provide evidence of any recorded noise easement obtained under OAR [340-035-0035](#).
- (b) Non-Participating Landowners: For owners of legally placed resource dwellings who are not participating landowners in the energy facility project, wind turbine setbacks shall be 3,520 feet, measured from the centerline of the turbine to the edge of the dwelling, or the distance required to comply with the DEQ noise standard (OAR [340-035-0035](#)), whichever is greater, unless a noise easement is obtained under OAR [340-035-0035](#).
- (c) Adjustment Provision: Applicant may, as part of the wind energy permitting process, obtain an administrative adjustment to authorize a lesser setback from regulations addressing turbine setbacks from dwellings in resource zones. This may be authorized as part of the CUP pursuant to the Administrative Action process of Section 2.060(A) by the Director or designee and upon findings that demonstrate the following criteria are met:
 - A. The underlying landowner (or applicable road authority or utility as may be appropriate for non-project boundary setbacks) has consented, in writing, to an adjusted setback.
 - B. The proposed adjustment complies with DEQ noise standard.
 - C. The proposed adjustment will not force a significant change in accepted farm or forest practices on surrounding lands devoted to or available for farm or forest use.
 - D. The proposed adjustment will not unduly burden existing infrastructure (e.g., underground utilities or leach fields).
 - E. The proposed adjustment will not unduly impair safety in the area.

F. The proposed adjustment will minimize impacts to environmental resources (e.g., wetlands or identified EPDs).

- (4) Non-Resource Boundaries - Wind turbines shall be setback a minimum of 1 mile (5,280 feet) from all non-resource zoned property boundaries located outside of urban growth boundaries or urban reserves (as measured from the centerline of the turbine to the edge of the property boundary zoned for non-resource purposes, e.g., rural residential). Adjustment provisions do not apply to these non-resource zone property boundary setbacks.
- (5) City Limits and Urban Areas – Wind turbines shall be setback 3/4 mile (3,960 feet) from the established city limit, urban growth boundary or urban reserve boundary of an incorporated city (whichever is the more restrictive applies) unless a lesser setback is granted through the adjustment process under this provision.

Adjustment Provision – Applicant may, as part of the wind energy permitting process, obtain an administrative adjustment to authorize a lesser setback from regulations addressing turbine setbacks from city limits, urban growth boundaries or urban reserves. This may be authorized as part of the CUP pursuant to the Administrative Action process of Section 2.060(A) by the Director or designee and upon findings that demonstrate the following criteria are met:

- (a) The incorporated city that would be affected has consented, in writing, to an adjusted setback.
 - (b) The proposed adjustment complies with DEQ noise standard.
 - (c) The proposed adjustment will not force a significant change in accepted farm or forest practices on surrounding lands devoted to or available for farm or forest use.
 - (d) The proposed adjustment will not unduly burden existing infrastructure (e.g., underground utilities or leach fields).
 - (e) The proposed adjustment will not unduly impair safety in the area.
 - (f) The proposed adjustment will minimize impacts to environmental resources (e.g., wetlands or identified EPDs).
- (6) Downwind Properties - The establishment of a commercial wind energy facility consistent with the requirements of this ordinance shall not constitute wind access rights that are protected by this ordinance beyond the following setback requirement.

If a wind turbine 200' in height or taller has been previously placed on a downwind property that is not part of the project, the closest tower on the upwind property shall be set back a minimum of fifteen rotor diameters from

the downwind tower location or any lesser distance agreed to by the downwind and upwind property owners or those authorized to act on their behalf.

2. Solar Energy Facilities:

- a. Ground Leveling – The solar energy facility shall be designed and constructed to minimize ground leveling and to the extent reasonably practicable, limit ground leveling to those areas needed for effective solar energy collection.
- b. Misdirection of Solar Radiation - The solar energy facility shall be designed, constructed, and operated to prevent the misdirection of concentrated solar radiation onto nearby properties, public roadways or other areas accessible to the public, or mitigated accordingly.
- c. Glare - The solar energy facility shall be designed, constructed and operated such that any significant or prolonged glare is directed away from any nearby properties or public roadways, or mitigated accordingly.
- d. Cleaning Chemicals and Solvents - During operation of the solar energy facility, all chemicals or solvents used to clean solar panels or heliostats shall be low in volatile organic compounds and to the extent reasonably practicable, the permit holder shall use recyclable or biodegradable products.
- e. Wildlife - Measures to reduce wildlife impact may include using suitable methods such as coloration or sound producing devices to discourage birds from entering areas of concentrated solar energy near solar-thermal mirrors or other devices that concentrate solar radiation.

3. Cogeneration Facilities:

- a. The cogeneration facility would supply thermal energy to an existing or approved industrial or commercial use.
- b. Except as allowed in this section, an electric transmission line or natural gas or petroleum pipeline necessary for the cogeneration facility must be an upgrade to an existing transmission line or pipeline or must otherwise be constructed in an existing right-of-way or utility easement. If the proposed electric transmission line or natural gas or petroleum product pipeline necessary for the proposed cogeneration project is not an upgrade to an existing transmission line or pipeline, the transmission line or pipeline must comply with the standards in subsection 4 or 5 below.

4. Electrical Transmission Facilities:

- a. Use of Existing Routes/Co-Locating - The development uses available developed or approved road and utility rights of way, easements or transmission facilities that can accommodate the proposed facility. New routes are permitted if more adverse energy, environment, economic, and social consequences would result from using an existing route than development of other rights of way or easements.
- b. Adjacent to Existing Routes - To the extent practical, any part of the proposed transmission or distribution line outside an existing route would be adjacent to an existing public road or utility right-of way or easement.
- c. New Routes - If all or part of the proposed transmission line is outside an existing route or not adjacent to an existing route:
 - (1) The proposed new route would serve an existing or proposed electric generation project that is not adjacent to an existing right-of-way or easement, or
 - (2) The proposed new route would result in less adverse energy, environmental, economic and social consequences than would result from using an existing route.
- d. Setbacks to dwellings - Unless sited within a public road right-of-way, new electrical transmission lines shall not be constructed closer than 500 feet to an existing dwelling without prior written approval of the owner. Said written approval shall be made part of the deed records to that property.

5. Natural Gas or Petroleum Product Pipelines:

- a. Use of Existing Routes - To the extent practical, the proposed pipeline would use developed or approved road and utility rights-of way or easements that can safely accommodate the proposed line.
- b. Adjacent to Existing Routes - To the extent practical, any part of the proposed pipeline outside an existing route would be adjacent to an existing public road or utility right-of-way or easement.
- c. New Routes - If all of part of the proposed pipeline is outside an existing route or not adjacent to an existing route:
 - (1) The proposed new route would serve an existing or proposed electric generation project that is not adjacent to an existing right-of-way or easement, or

- (2) The proposed new route would result in less adverse energy, environmental, economic and social consequences than would result from using an existing route.
- d. Stream crossings: If the proposed pipeline would cross a stream or river that is important habitat for a state or federally-listed threatened or endangered species, the permit holder must use a crossing technique or method approved by the Oregon Department of Fish and Wildlife.

CHAPTER 20 - SITE PLAN REVIEW

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Section 20.010 - Purpose

The purpose of the Site Plan Review procedure is to enable the Approving Authority to review development proposals for conformity with the provisions of this ordinance and to allow the imposition of such conditions on the development or projects as are necessary to bring it into conformity with the Comprehensive Plan and surrounding development.

Section 20.020 - Approval, Rejection and Modification

Any such site plan may be approved, rejected and modified, or approved subject to conditions. Any such site plan, after approval, shall be amended through the same procedure as in the initial approval of such site plan; except, that minor alterations or modification to a previously approved site plan may be approved by the Planning Director; provided that, in the judgment of the Planning Director, such modifications or alterations do not represent deviations of a substantial nature.

Section 20.030 - Contents of the Site Plan

The Site Plan shall clearly indicate the following information:

- A. Lot dimensions.
- B. Location, size, height, of all existing or proposed buildings and structures, and illustrating the buildings and parking facilities on abutting properties.
- C. Location, size and dimension of all yards and setbacks and all spaces between buildings.
- D. Walls and fences: Location, height and materials.
- E. Off street parking:

1. Location, dimensions and method of improvement of all driveways and parking areas consistent with Sections [20.050](#) & [20.080](#).
 2. Number of spaces consistent with Section [20.050](#) & [20.080](#) and internal circulation pattern.
 3. Size and location of existing and proposed curb openings.
- F. Access: Pedestrian, vehicular, service; and definitions of all points of ingress and egress.
- G. Signs: Location, size, height, material and method of illumination.
- H. Loading: Location, dimensions, number of spaces, internal circulation and access from public right of way consistent with 20.070 & 20.080.
- I. Lighting: General nature, location and hooding devices (not including interior building lighting).
- J. The location, dimensions and methods of improvement for all property to be dedicated to general public purposes or to public utilities.
- K. A detailed plan for landscaping, if determined necessary by the Planning Director which shall clearly illustrate:
1. Plants and tree species, their initial sizes and other proposed landscaping materials.
 2. The location and dimensions of all areas to be devoted to landscaping, and location of automatic sprinkler systems.
- L. Outdoor storage and activities, if permitted in the zone, showing type, location and height of screening devices.
- M. Drainage and grading plan.
- N. Identification of proposed trash storage locations, including proposed enclosure design construction and access for pick up purposes.
- O. Location of existing utility poles.
- P. Such data as may be required by the Planning Director to act on the application.

Section 20.040 - Approval Standards

Upon completion of the Site Plan Review, the Approving Authority shall approve, approve with conditions, or disapprove the site plan. In approving the plan, the Approving Authority shall find that:

- A. All provisions of this ordinance and other applicable ordinances are complied with.
- B. Elements of the site plan are arranged so that:
 - 1. Traffic congestion is avoided.
 - 2. Pedestrian and vehicular safety and welfare are protected.
 - 3. Significant features and public amenities are preserved and maintained.
 - 4. There will be minimal adverse effect on surrounding property.
- C. Proposed lighting is arranged to direct light away from adjoining properties.
- D. Proposed signs will not interfere with traffic or limit visibility by size, location or illumination.

Section 20.050 - Off Street Parking

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, off street parking spaces shall be provided in accordance with this Section. In an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Section. Where square feet are specified the area measured shall be the gross floor area necessary to the functioning of the particular use of the property but shall exclude space devoted to off street parking or loading. Where employees are specified, persons counted shall be those working on the premises during the largest shift at peak season, including proprietors.

The following are the uses and minimum standards provided for off street parking:

- A. Residential
 - 1. Single family dwelling: One space per dwelling unit.
 - 2. Residential hotel, rooming or boarding house: Four spaces per five guest accommodations, plus one space per two employees.

3. Two family or multifamily dwellings: Three spaces per two dwelling units.

B. Commercial Residential

1. Motel: One space per guest room plus one space for owner or manager.
2. Club or Lodge: One space per five seats, or one space for each 50 square feet of floor area used for assembly, whichever is greater.

C. Institutional

1. Welfare or correctional institutions: One space per five beds for patients or inmates, plus one space per employee.
2. Convalescent hospital, nursing home, sanitarium, rest home for the aged: One space per five beds for patients or residents, plus one space per employee.
3. Hospital: Three spaces per two beds.

D. Places of Public Assembly

1. Church: One space for four seats or every eight feet of bench length in the main auditorium.
2. Library, reading room, museum, art gallery: One space per 400 square feet of floor area plus one space per two employees.
3. Preschool, nursery, kindergarten: Two spaces per teacher; plus off street loading and unloading facility.
4. Elementary or junior high school: One space per classroom plus one space per administrative employee or one space per four seats or every eight feet of bench length in the main auditorium, whichever is greater.
5. High School: One space per classroom plus one space per administrative employee plus one space for each six students or one space per four seats or eight feet of bench length in the main auditorium, whichever is greater.
6. Other auditorium, meeting room: One space per four seats or every eight feet of bench length.

E. Commercial Amusement

1. Stadium, arena, theater: One space per four seats or every eight feet of bench length or equivalent capacity if no seating is provided.
2. Bowling alley: Five spaces per alley plus one space per two employees.
3. Dance hall, skating rink: One space per 100 square feet of floor area plus one space per two employees.

F. Commercial

1. Retail store except as provided in subsection (2): One space per 200 square feet of floor area plus one space per employee.
2. Service or repair shop, retail store handling exclusively in bulk merchandise such as automobiles and furniture: One space per 600 square feet of floor area plus one space per employee.
3. Bank, office (except medical and dental): One space per 600 square feet of floor area plus one space per employee.
4. Medical and dental clinic: One space per 300 square feet of floor area plus one space for every four seats.
5. Eating and drinking establishment: One space per 200 square feet of floor area, plus one space for every four seats.
6. Mortuaries: One space per four seats or every feet of bench length in chapels.

~~6-7.~~ Agritourism and related events: One space per three guests.

G. Industrial

1. Storage warehouse, manufacturing establishment, rail or trucking freight terminal: One space per employee.
2. Wholesale establishment: One space per employee plus one space per 700 square feet of patron serving area.

Section 20.055 - Bicycle Parking Requirements

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, bicycle parking shall be provided in accordance with the following standards:

- A. Number of Bicycle Parking Spaces - A minimum of two bicycle parking spaces per use is required for all uses with greater than ten vehicle parking spaces. The following additional standards apply to specific types of development:
1. Multi-Family Residences - Every residential use of four or more dwelling units provides at least one sheltered bicycle parking space for each dwelling unit. Sheltered bicycle parking spaces may be located within a garage, storage shed, basement, utility room or similar area. In those instances in which the residential complex has no garage or other easily accessible storage unit, the bicycle parking spaces may be sheltered from sun and precipitation under an eave, overhang, an independent structure, or similar cover.
 2. Parking Lots - All public and commercial parking lots and parking structures provide a minimum of one bicycle parking space for every ten motor vehicle parking spaces.
 3. Schools - Elementary and middle schools, both private and public, provide one bicycle parking space for every ten students and employees. High schools provide one bicycle parking space for every five students and employees. All spaces shall be sheltered under an eave, overhang, independent structure, or similar cover.
 4. Colleges and trade schools provide one bicycle parking space for every ten motor vehicle spaces plus one space for every dormitory unit. 50% of the bicycle parking spaces shall be sheltered under an eave, overhang, independent structure, or similar cover.
 5. County Commercial - Within the County commercial and employment zones (Rural Commercial, Rural Industrial, Wamic Commercial, Tygh Valley Commercial, Tygh Valley Light Industrial/Commercial, Tygh Valley Medium Industrial/Commercial), where the proposed use is commercial, bicycle parking for customers shall be provided along the roadway at a rate of at least one space per use. Individual uses shall provide their own parking, or spaces may be clustered to serve up to six bicycles. Bicycle parking spaces shall be located in front of the stores along the roadway, either on the sidewalks or in specially constructed areas such as pedestrian curb extensions. Inverted "U" style racks are recommended. Bicycle parking shall not interfere with pedestrian passage, leaving a clear area of at least 36 inches between bicycles and other existing and potential obstructions. Customer spaces may or may not be sheltered. When provided, sheltered parking (within a building, or under an eave, overhang, or similar structure shall be provided at a rate of one space per ten employees, with a minimum of one space per store.
 6. Multiple Uses - For buildings with multiple uses (such as a commercial or mixed use center), bicycle parking standards shall be calculated by using the total number of

motor vehicle parking spaces required for the entire development. A minimum of one bicycle parking space for every ten motor vehicle parking spaces is required.

- B. Exemptions - This Section does not apply to single family, two-family, and three-family housing (attached, detached or manufactured housing), home occupations, agriculture and livestock uses, or other developments with fewer than ten vehicle parking spaces.
- C. Location and Design - Bicycle parking shall be conveniently located with respect to both the road right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). It should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided. Street furniture includes benches, street lights, planters and other pedestrian amenities.
- D. Visibility and Security - Bicycle parking shall be visible to cyclists from roadway sidewalks or building entrances, so that it provides sufficient security from theft and damage;
- E. Options for Storage - Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building;
- F. Lighting - Bicycle parking shall be least as well-lit as vehicle parking for security.
- G. Reserved Areas - Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.
- H. Hazards - Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located to avoid conflict with vision clearance standards (Section 4.090 Vision Clearance).

Section 20.060 - Public Parking Area

Every parcel of land hereafter used as a public parking area or an automobile or trailer sales area shall be developed as follows:

- A. Such areas shall be surfaced with permanent paving; they shall have bumper rails or curbs and be enclosed by a sturdy wall, fence or evergreen hedge not less than 30 inches in height nor more than six feet in height. Such wall, fence or hedge shall not enclose any required front yard or required side yard on the street side of a corner lot. Any such required front or side yard shall be properly maintained. Where such public parking area abuts or lies within an "A" and "R" zone, the required wall, fence or hedge shall not be less than six feet in height on the sides or rear yards abutting or within such "A" or "R" zone.

- B. Where a public parking area or automobile or trailer sales area is illuminated, the lights shall be fixed so as to reflect away from adjoining premises in residential zones.

Section 20.070 - Off Street Loading

- A. Schools: A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.
- B. Merchandise, materials or supplies: Buildings or structures to be built or substantially altered to receive and distribute materials or merchandise by truck shall provide and maintain off street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use. Off street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

Section 20.080 - General Provisions - Off Street Parking and Loading

- A. The provisions and maintenance of off street parking and loading spaces are continuing obligations of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use of off street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off street parking or loading requirements, it shall be unlawful and a violation of this Ordinance to begin or maintain such altered use until the required increase in off street parking or loading is provided.
- B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Director of Planning based upon the requirements of comparable uses listed herein.
- C. In the event several uses occupy a single structure or parcel of land, the total requirements for off street parking shall be the sum of the requirements of the several uses computed separately.
- D. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap.

- E. Off street parking spaces shall be located on the same or abutting lot with the building or use they are intended to serve.
- F. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- G. Plans shall be submitted in sufficient detail so that they may be reviewed and approved by the appropriate reviewing authority.
- H. Design requirements for parking lots:
 - 1. Areas used for standing and maneuvering of vehicles shall have a durable and dustless, but not necessarily paved, surface maintained adequately for all weather use.
 - 2. Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.
 - 3. Access aisles shall be of sufficient width for all vehicle turning and maneuvering.
 - 4. Groups of more than four parking spaces shall be served by a driveway so that no backing movement or other maneuvering will be required within a street.
 - 5. Lighting of the parking area shall be deflected from a residential zone.
- I. Required parking spaces shall be improved and available for use by the time the use to be served by the parking space is ready for occupancy.

Section 20.090 - Home Occupations

Home occupations, as defined in Section 1.090 shall be subject to Sections 2.040 – 20.080 as well as the following criteria:

- A. Will be operated by a resident of the property on which the business is located;
- B. Will employ no more than five full or part time persons.
- C. Will be operated substantially in the dwelling or other buildings normally associated with uses permitted in the zone in which the property is located.

- D. Will not interfere with existing uses on nearby land or with other uses permitted in the zone in which the property is located;
- E. Will have retail sales only as an activity incidental or secondary to the primary home occupation use;
- F. Will not display, or create outside the structure, any external evidence of the operation of the home occupation other than one non animated, non-illuminated name plate, on premises, and in conformance with the size restrictions of the underlying zone;
- G. The home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.
- H. Construction of a structure that would not otherwise be allowed in the zone is not permitted.
- I. Will be reviewed annually by the Approving Authority. The approval shall continue if the home occupation continues to comply with the requirements of this section.

On High Value Lands in the Exclusive Farm Use Zone (Not Applicable to Section [20.100](#))

- J. Home occupations may only be authorized in existing dwelling and structures accessory to an existing dwelling.
- K. Home occupations may not be authorized in structures accessory to resource use.
- L. A home occupation located on high-value farmland may employ only residents of the home.
- M. The following uses are prohibited from all minor and major home occupations:
 - 1. Marijuana production;
 - 2. Marijuana processing;
 - 3. Marijuana wholesaling; and
 - 4. Marijuana retailing.

Section 20.100 - Home Occupation to Host Commercial Events/[Agritourism Events](#) (Exclusive Farm Use Zone only)

The section is not intended to apply to events hosted at such public gathering places as churches, community centers, grange halls, or schools, or similar structures; or to events hosted by non-profit organizations for charitable purposes. Nor is this Ordinance intended to apply to events covered by the State's Mass Gathering Statute (ORS [433.735](#) - [433.770](#)). A commercial

activity carried on in conjunction with a marijuana crop is prohibited. (See Section 34, Chapter 614, Oregon Laws 2015.)

In addition to meeting Sections [20.010](#) – [20.090](#) above, home occupations to host commercial events must meet the following criteria:

- A. Frequency of Events: This shall be determined through the review process to minimize the potential impact to the local agricultural region.
- B. Maximum Number of Guests: Shall be based on the capacity of the site, but shall not include more than 300 guests at any one event.
- C. Duration of Event: This shall be determined based on the potential impact to adjacent properties but no event shall take place outside the hours of 7:00 am – 10:00 pm.
- D. Noise: It is unlawful for any person to make, continue, or cause to be made or continued, any noise, which unreasonably annoys, disturbs, injures or endangers the comfort, repose, health, peace, or safety of a reasonable person of normal sensitivities present in the area. Factors to consider in evaluating whether a noise is loud, disturbing, or excessive for the purposes of this section, shall include, but not be limited to the following:
 - The volume of the noise;
 - The intensity of the noise;
 - The duration of the noise;
 - Whether the noise is recurrent, intermittent, or constant;
 - The time of day or night the noise occurs;
 - Whether the nature of the noise is usual or unusual;
 - Whether the origin of the noise is natural or unnatural;
 - The nature and zoning of the area within which the noise emanates and where it is received;
 - Whether the noise is produced by a commercial or noncommercial activity.

Noise shall be considered excessive and in violation of this Section if it meets one of the following criteria:

1. The noise is plainly audible from within any closed dwelling unit that is not the source of the sound; or
2. The sound peak pressure level of the noise, as measured on the A scale, shall not exceed 60 dB (A) during the hours of 7:00 a.m. until 10:00 p.m. as measured at any of the complainant's property lines within a residential district or near a residential area.

- E. Parking: At least 200 square feet of parking space shall be required for each vehicle. Parking areas may be developed using paving blocks, gravel, or other pervious surfaces; asphalt, concrete and other imperious materials shall be prohibited.
- F. Fire & Emergency Vehicle Access: Shall comply with Fire & Life Safety Requirements for Fire Department Access and Water Supplies.
- G. Catering: Operator shall ensure that only caterers licensed in the States of Oregon or Washington are contracted to provide food; caterers shall be bonded.
- H. Alcohol and Marijuana: Operator shall comply with all requirements of the Oregon Liquor Control Commission (OLCC), if alcohol or marijuana is served during an event. A commercial activity carried on in conjunction with marijuana crop is prohibited. (See Section 34, Chapter 614, Oregon Laws 2015.)
- I. Toilet facilities shall be portable with available hand-sanitizing or hand-washing facilities. Use of the dwelling's on-site septic facilities is not allowed for an event, except by residents or over-night guests of the facility.
- J. Sign: One temporary sign may be allowed in addition any other sign allowed as part of a prior approval. The sign shall not exceed eight square feet in size and shall be placed on private property on the day of the event and shall be removed within 24 hours after the event.
- K. Contents of the Site Plan: In addition to the requirements of Section [20.030](#) above, the applicant shall submit a written narrative and site plan addressing the following issue:
 - 1. Designated area and existing structures to be used for the events
 - 2. Number of events anticipated per season
 - 3. Frequency of events
 - 4. Maximum number of guests intend to serve
 - 5. Noise
 - 6. Infrastructure – How will you provide electricity and utilities to the event?
 - 7. Parking & Circulation – Need to provide one (10' x 20') parking space per vehicle; estimate 3 people per car.
 - 8. Traffic and Access
 - 9. Environmental Health Aspects
 - a. How will food be provided? Where will it be served?
 - b. What is your domestic water source?
 - c. Indicate how many portable toilets will be provided, as well as how hand-sanitizing or hand-washing facilities will be provided.

10. Safety & Insurance

11. Are alcoholic beverages being served? If so, are OLCC requirements being met?

- L. Expiration of Approval: Land use approvals for home occupations to host commercial events shall not be valid for more than four years from the original date of approval. Landowners must reapply for the use after a land use approval expires.



2040

COMPREHENSIVE PLAN

Pioneering pathways to prosperity.

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Credits

The contribution of the following individuals as Planning Commissioners and members of the Citizen Advisory Committee was critical to the Comprehensive Plan review and revision process.

Vicki Ashley – 2017, 2018, 2019, 2020

Russell Hargrave – 2017, 2018, 2019, 2020

Bradley DeHart – 2017, 2018, 2019, 2020

Lynne MacIntyre – 2017, 2018, 2019, 2020

Andrew Myers – 2017

Mike Davis – 2017, 2018, 2019, 2020

Jeff Handley – 2017, 2018

Chris Schanno – 2018, 2019, 2020

Kate Willis – 2018, 2019, 2020

LeRoy Booth – 2018, 2019, 2020

Marcus Swift – 2019, 2020



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2040 COMPREHENSIVE PLAN

Introduction

Introduction

Wasco County 2040 is the official policy guide for decisions about growth, development, services, and resource management in Wasco County – outside of incorporated cities – in conjunction with the Oregon state land use planning program. The policies of the Comprehensive Plan serve as the basis for developing the implementing regulations of the Wasco County Land Use and Development Ordinance. The policies of the Comprehensive Plan are not in themselves implementing regulations and are not applied to individual applications except as provided by the Land Use and Development Ordinance.

The Comprehensive Plan is based on the physical, economic and social characteristics of the county; the desires and needs of county citizens, state laws, and programs and policies of other local, state, and federal governmental agencies. Overall, Wasco County 2040 is intended to provide a framework for consistent and coordinated public and private land use decisions.

This introduction chapter covers the history of planning in Wasco County, the Statewide Land Use Planning Goals that apply to Wasco County, the legal framework for Comprehensive Plans, components of the plan, an overview of the process to develop and adopt Wasco County 2040, how to use the plan, future updates and map revisions, the values and vision of Wasco County and definitions.



History of Planning in Wasco County

Wasco County was organized by the territorial legislature in 1850 and began as 250,000 square miles – the largest county ever established in the United States. It included all the land between the Cascade and Rocky Mountains, south of the Columbia River and north of the California and Nevada borders. Wasco County was reduced in 1859 to the land in Oregon east of the Cascades. It was eventually broken in to the eighteen Oregon counties which exist today.

The first subdivision ordinance and Planning Commission in Wasco County was adopted in 1953. This ordinance had property development standards and road/driveway standards as part of its scope. In 1956, a Zoning Ordinance was adopted with a broader scope that included the regulation of uses in conjunction with a zoning map.

By the late 1960s, Wasco County had formed area advisory committees to oversee planning work. A formal citizen involvement program was adopted by the County Court in 1973. At this time, planning was broken up into sixteen planning units with seven advisory groups. This preceded the Statewide Planning Goals being adopted in 1974 by the Land Conservation and Development Commission (LCDC) which was formed in 1973.

The Oregon Supreme Court, in 1975, determined that local comprehensive plans are the controlling land use documents which all other zoning and land use regulations must be consistent. This set the requirement for Comprehensive Plans from jurisdictions.

In 1977, changes to staff prompted the consolidation into five units with new advisory committees. The units represented different geographic areas of Wasco County. Plans for these units were adopted by the County Court in 1980 and sent to LCDC to be acknowledged as Comprehensive Plans.

At that time, LCDC recommended all plans be combined into one Wasco County Plan. The plans were then consolidated into the Wasco County Comprehensive Plan, which was subsequently adopted in 1983.

Amendments to the rules impacting farm and forest lands (Goals 3 & 4) in the 1990s saw revisions being made to the Wasco County Comprehensive Plan. There were also additional changes, for things like Goal 5 required updates, but the plan was never completely overhauled. This resulted in public, leadership, and county staff interest in revising the Comprehensive Plan. Specifically, there was concern that the nexus between the Comprehensive Plan and the Land Use and Development Ordinance was no longer clear. Regulations in the LUDO were perceived as being an obstacle to growth and development and no longer consistent with the Statewide Land Use Planning Goals. There was broad support to undertake a large scale overhaul of the Comprehensive Plan to ensure it is consistent with the goals of Wasco County and the State for the next twenty years.

In 2017, after several years of planning, Wasco County Planning Staff, with the support of the Planning Commission and Board of County Commissioners, formally requested permission from LCDC to pursue Voluntary Periodic Review to update the Comprehensive Plan. The request was approved contingent on a plan evaluation and proposed work plan.



The Citizen Advisory Group and Planning staff embarked on a series of visioning work sessions throughout the County to get feedback on the Comprehensive Plan update and identify the critical issues for residents and property owners. Over 1,200 people participated in that process, attending meetings or giving feedback through various channels. Staff and the Citizen Advisory Group utilized the information collected to develop a work plan, in conjunction with the statutory requirements for Periodic Review.

Wasco County 2040's work plan was officially approved by the Department of Land Conservation and Development in February of 2018. Following approval, the Wasco County Planning Department and CAG first worked to address Goals 1 and 2 to set a precedent for the process moving forward and to expand on the feedback received from the public and stakeholders during the visioning phase.

Every year, staff and CAG members held a series of "roadshow" community events to solicit comments and feedback or generate ideas about proposed work task revisions on the work plan. Following each roadshow series, a CAG work session would follow. Once amendments for the respective Chapters had been developed, staff would then present it to the Planning Commission, followed by two Board of County Commissioner hearings.

Community engagement was achieved through a variety of outreach and gathering methods including traditional media (radio and newspaper), social media, and a robust project website that included posts about relevant topics or issues, hosted polls and surveys, advertised events, and had a way for community members to submit feedback directly. Staff also made themselves available for community presentations, and citizen initiated meetings. In addition to increased turnout at the public meetings as momentum and awareness built, these methods were instrumental in helping staff and the CAG surpass participation goals.

Wasco County Zoning History

A foundational aspect of the land use planning program in Wasco County is zoning. Zoning implements the comprehensive plan by guiding development patterns and land use activities, mitigating land use conflict, and protecting significant resources.

Updates to the County's zoning have been made over the last several decades and have impacted land uses and activities. In preparing for Wasco County 2040, staff sought to understand past updates and their impacts; significant amount of research was done. Where particularly of interest to the public, history has been included in chapter sidebars, as well as shared with the public through the project website and handouts made available during the creation of this document.

The following is a brief history of Wasco County zoning. Because this information had to be recreated from several historic databases and archives, it is possible that summary is incomplete.



1950s

08.11.1953 The first zoning maps around “The Dalles Region” were adopted.

The stated purpose was “to regulate and restrict the location and use of buildings, structures and land for residence, trade, industry and other purposes...to promote the public health and general welfare; to secure safety from fire, panic or disaster; to lessen congestion on the streets and highways; to prevent overcrowding of land; to prevent excessive population density; to facilitate adequate provisions” for public facilities and services, “to conserve natural resources;...protect and improve property values; to encourage the most appropriate use of land.” These primarily consisted of agricultural zones for a portion of the County surrounding the City of The Dalles.

1970s

02.03.1970 The first Countywide zoning maps were adopted, adding zoning for residential, commercial and industrial uses. In addition to agricultural, residential, commercial and industrial zones, the new ordinance saw the creation of the F-1 and F-2 zones for forest uses. The agricultural recreational zone also was part of the new 1970 zoning.

08.23.1974 Environmental Protection Districts are added to the zoning map and ordinance, including hazard mitigation zones like flood and geological, as well as resource protection zones like wildlife, historic and open space. These zones were designed to “combine with present zoning requirements” to add additional considerations or restrictions on uses and activities.

10.03.1974 The first Urban Growth Boundary around The Dalles was adopted.

11.22.1978 A Joint Management Agreement (JMA) established between Wasco County and the City of Mosier.

12.28.1978 JMA established between Wasco County and the City of Maupin

11.27.1979 JMA established between Wasco County and City of Dufur.

1980s

The 1980s were a transformational decade for the Wasco County Planning Department. In addition to the incorporation and ongoing legal battle over Rajneeshpuram, and subsequent fire bombing of the Department offices, Wasco County adopted its first Comprehensive Plan, began to work through the National Scenic Area Act and its implication for County lands, and solidified Joint Management Agreements with remaining urban areas.

12.02.1981 JMA established between Wasco County and the City of Antelope

03.12.1980 New Countywide Maps were adopted (many of the zones are similar or the same as the 1970s map).



INTRODUCTION

- 04.27.1983** New Urban Growth Boundary (UGB) maps for The Dalles were adopted.
JMA established between Wasco County and the City of The Dalles.
- 08.25.1983** After LCDC required revisions, including the merging of Area Comprehensive Plans, the Wasco County Comprehensive Plan was acknowledged by LCDC.
- 04.04.1984** During the Comprehensive Plan committed lands exception process, two areas were separated from the Comprehensive Plan approval for further work. These included “Rancho Rajneesh” work and the committed lands rezoning of portions of the Seven Mile Hill area from resource to FF-10.
- 05.14.1986** Rowena Rural Service Center zoning adopted.
- 11.17.1986** Columbia River Gorge National Scenic Area Act signed by President Ronald Reagan, creating the Columbia River Gorge National Scenic Area (NSA) spanning portions of six counties in two states, including the northernmost portion of Wasco County. Wasco County contains two designated Urban Areas, exempt from NSA regulations: The Dalles and Mosier.
- 06.30.1987** the Final Interim Guidelines are established by the Columbia River Gorge Commission and USDA Forest Service National Scenic Area Office. They are implemented directly by the Gorge Commission and the Forest Service while the County continued to implement county zoning.

1990s

- 1991** Management Plan for the Columbia River Gorge National Scenic Area established by the Columbia River Gorge Commission and USDA Forest Service National Scenic Area Office, replacing the Final Interim Guidelines. Until the County’s local ordinance was adopted in 1994, the Columbia River Gorge Commission implemented NSA regulations in Wasco County while the County continued to implement county zoning.
- 05.04.1994** Wasco County National Scenic Area Land Use and Development Ordinance (NSA LUDO) adopted with new Zoning for NSA lands in Wasco County. Wasco County, after adoption, began administering the federal program in Wasco County.
- 12.16.1997** “A-1” (Agriculture) zone adopted a 160 acre minimum per the recommendation of the Agriculture Resource Group. wildlife. The following EPDs were
- 09.18.1997** Adoption of AR (Agriculture-Recreation) zone for Big Muddy Overlay Zone. The former site of Rajneeshpuram, Washington Family Ranch would donate the large ranch to Young Life to establish a youth camp.
- Changes to state law necessitated extensive work by a special advisory group, the Agricultural Resource Group. Due to minimum parcel size changes and other amendments to agricultural lands, Wasco County modified its agricultural zone to be 160 acre minimum.



INTRODUCTION

03.18.1998 Wasco County pursued a “Go Below” for orchard lands south of The Dalles to establish 40 acre minimum parcel sizes in keeping with traditional land use patterns.

Wasco County adopted the Transitional Lands Study Area. The TLSA project was initiated in 1993 in response to public, staff and leadership concern about development in northern Wasco County, specifically in the Seven Mile Hill Area. Concerns about groundwater availability, fire hazard, and wild life conflict resulted in two phases of work. The final product was to select, from alternatives, a recommendation to rezone portions for limited residential development while preserving other lands for resource uses.

2000s

11.16.2000 Tygh Valley Rural Community zones adopted.

02.01.2000 Wamic Rural Community zones adopted.

01.05.2005 More Environmental Protection Zones added. Wasco County completed a limited Periodic Review to address several Goal 5 issues including sensitive wildlife. The following EPDs were added at this time: 6 (Reservoir Overlay Zone), 12 (Sensitive Birds) and 13 (Western Pond Turtles).

07.01.2009 Exclusive Farm Use Zone Revisions. Wasco County and the Agricultural Resource Group completed their task to revise the A-1 Zones to be consistent with state law.

2010s

09.29.2016 Wasco County requests to enter Voluntary Periodic Review from the Land Conservation and Development Commission (LCDC).

02.20.2018 DLCD approved Wasco County for Periodic Review. The work plan included revisions to the Sensitive Wildlife Environmental Protection Districts.



Legal Framework

Senate Bill 100 (ORS 197), which was adopted in 1973 and later amended in 2003, substantially altered the legal framework for planning in Oregon. This state law requires that cities and counties adopt comprehensive plans and zoning ordinances that meet statewide goals and guidelines. ORS 197 is implemented through the Land Conservation and Development Commission (LCDC).

Specifically, **ORS 197.175** requires that: "...each city and county in this state shall:

- a) Prepare, adopt, amend and revise comprehensive plans in compliance with goals approved by the commission;
- b) Enact land use regulations to implement their comprehensive plans;
- c) If its comprehensive plan and land use regulations have not been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the goals;
- d) If its comprehensive plan and land use regulations have been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the acknowledged plan and land use regulations; and
- e) Make land use decisions and limited land use decisions subject to an unacknowledged amendment to a comprehensive plan or land use regulation in compliance with those land use goals applicable to the amendment."

State law also requires, under **ORS 195.025**, that "...each county, through its governing body, shall be responsible for coordinating all planning activities affecting land uses within the county, including planning activities of the county, cities, special districts and state agencies, to assure an integrated comprehensive plan for the entire area of the county." **ORS 215.050** addresses County government directly, requiring a County to adopt and revise both comprehensive plans and zoning ordinances. Zoning ordinances are identified as the implementing document for the Comprehensive Plan.

These rules are supported by **ORS 197.250** which requires Comprehensive Plans be in compliance with the Statewide Land Use Planning Goals. **ORS 197.320** gives the Land Conservation and Development Commission authority to take action against Wasco County for non-compliance.

Rules guiding Periodic Review and several of the Statewide Land Use Planning Goals are located in the Oregon Administrative Rules (OAR), Chapter 660. The Division for Periodic Review is 25. This division outlines the Periodic Review process including Voluntary Periodic Review (660-025-0035) and gives LCDC the exclusive jurisdiction to review completed periodic review work tasks for compliance with statewide planning goals all applicable statutes and administrative rules.

The Oregon Revised Statutes (**ORS**) **197.628-650** also cover rules related to Periodic Review. **ORS 197.628** defines periodic review as the process by which the State of Oregon can ensure Comprehensive Plans are up to date related to Statewide Land Use Planning Goals and any changes to local conditions.



Additional relevant OARs for this process include Division 6 (Goal 4 Forest Lands), Division 8 (Interpretation of Goal 10 Housing), Division 9 (Economic Development), Division 11 (Public Facilities Planning), Division 12 (Transportation Planning), Division 15, (Statewide Planning Goals and Guidelines), Division 22 (Unincorporated Communities), Division 23 (Procedures and Requirements for Complying with Goal 5), and Division 33 (Agricultural Land). Many of these divisions outline elements of the Statewide Land Use Planning Goals and the requirements for inventory, analysis, and rule.

The next section outlines the Statewide Land Use Planning Goals and their main policy objectives.

Statewide Planning Goals

The Land Conservation and Development Commission (LCDC) adopted the Statewide Planning Goals to provide a legal framework for local land use planning.



Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.



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 base for such decisions and actions.



Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.



Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.





Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.



Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.



Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.



Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.



Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.



Goal 10: Housing

To provide for the housing needs of citizens of the state.



Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.



Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.



**Goal 13: Energy Conservation**

To conserve energy.

**Goal 14: Urbanization**

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Note: Statewide Planning Goals 15-19 pertain only to Willamette valley and coastal areas.

Components of the Comprehensive Plan

Oregon's Statewide Planning Goals

The Oregon Statewide Land Use Planning Goals were adopted in 1973 and are the foundation for the statewide planning program. Oregon's statewide goals are achieved through local comprehensive planning.

State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. Local comprehensive plans must be consistent with the statewide planning goals and are reviewed by Oregon's Land Conservation and Development Commission (LCDC) to assure consistency. When LCDC officially approves a local government's plan, the plan is said to be "acknowledged".

Wasco County's Goals

Fourteen of Oregon's 19 Statewide Planning Goals relate to Wasco County. The remaining five goals are specific to communities on the coast or in the Willamette Valley. Wasco County 2040 is formatted to very clearly see the connections between Wasco County goals and the Statewide Planning Goals. Chapters 1 through 14 are directly mapped to the land use planning goals. For example, Chapter 1 covers Goal 1, Chapter 2 covers Goal 2, etc.

Overview

Each chapter begins with a brief summary of intent and purpose. Many of the chapters also include a side bar with additional information of interest, such as historical facts or current data that are critical to contextualizing the content of the chapter.



Statewide Planning Goal Excerpt

Chapters 1 through 14 include an excerpt of the relevant Statewide Land Use Planning Goal to provide context.

Policies

The policies of the County's Comprehensive Plan provide a framework of principles and guidelines for consistent decision making intended to lead the County in a strategic direction toward accomplishing its stated goals. Many of the new policies were developed in direct response to citizen input and address some of the challenges and opportunities facing Wasco County over the next 20 years.

The policies of the Comprehensive Plan are adopted by ordinance and have the force of law.

Implementation Measures

Putting policies into action requires agreed upon implementation measures. These strategies follow each policy statement. This format is similar to the 1983 Comprehensive Plan, and intends to provide clear direction to staff and the public on how each goal and policy will be achieved.

Many of these implementation measures will have a direct impact on the Land Use and Development Ordinance. This may include the revision, addition, or removal of rules and regulations. Like the policies, implementation measures were developed with extensive public and stakeholder feedback and research into state law requirements.

There are some instances where implementation measures are advisory, for example, the directive to increase outreach and information on certain land use planning topics. Similarly, there are implementation measures that provide procedural information to the Wasco County Planning Department.

Implementation is included in all OAR 660-015-0000 Goal guidelines and includes references to relevant ORS. Where relevant, staff has included these links or references to ensure continuity and consistency with local, state, and federal law.

Findings & References

As the goals and policies of the Comprehensive Plan were developed, a great deal of research took place that establishes the basis for the Plan. Official reports were reviewed, agencies and organizations were consulted, and an extensive public outreach and involvement campaign was launched. Where relevant, these facts and streams of input are referenced, in end note format, at the end of the policy section of the chapter. These serve as findings in support of policy and implementation measures.

Any references used in the development of the policy or implementation measure are captured at the end of each Chapter in a references section. The references are cited in APA format, standard for the Department at the time of publication.



Appendices

Each Chapter that requires inventories or additional information, including reference documents, has an appendix or series of appendices. To ensure clarity and usability of the document, these appendices are included directly following the corresponding chapter.

Maps

The Comprehensive Plan and Zoning Map illustrates the designations for lands including zoning, environmental protection districts, and boundaries. The map is adopted by reference.

The Wasco County GIS Department manages the databases for the Comprehensive Plan and Zoning Map. These databases contain a variety of layers including zoning designations and data provided by State and Federal agencies for environmental protection district overlay purposes.

Many of the Environmental Protection Districts (EPD) correspond to Goal 5 inventories that are included in Chapter 5 appendices. These include both point and area locations depending on the type of protected resource. These inventories are required by OAR 660-023. Modifications to these inventories and corresponding maps require legislative action including a Comprehensive Plan Amendment.

Similarly, any modifications to zoning, including individual or multiple property rezones require a Comprehensive Plan and Zoning Map amendment.

Two Goal 5 Environmental Protection District maps, EPD 12 (Sensitive Birds) and EPD 13 (Western Pond Turtles) are confidential and cannot be shared with the public. Property owners may be able to view the mapped resource for EPD 12 or EPD 13 on their property in the Wasco County Planning Department office at the time of development application.



Plan Development Process

The adoption of this County Comprehensive Plan is the culmination of an intensive public process that occurred over a period of more than four years.

Wasco County 2040 Topic Timeline

2017	2018	2019	2020
Big Picture Visioning Process	Citizen Involvement	Agricultural Zone Flexibility	Natural Hazard Plans
	Land Use Planning Overview	Minimum Parcel Sizes	Waterways and Rivers
	Water Conservation	Housing Options	Big Game Habitat Maps
	Agri-Tourism	Transportation	Aggregate Resources
	Economic Development	Rural Service Area Development	Urbanization
	Development Incentives	City/County Agreements	Recreation Forest Zones

The intent was to thoroughly consider issues, opportunities and community values of Wasco County residents and business and develop a long range plan that could best address Statewide Planning Goals for Wasco County.

Public Kickoff Meeting

A public meeting was held to launch the Plan update process on April 11, 2017. This meeting of the Wasco County Planning Commission and Planning Staff was to introduce Comprehensive Plan concepts to the public and solicit feedback to ascertain whether the public felt a major Comprehensive Plan revision was necessary, as required by OAR 660-025-0070.

Request to LCDC for Periodic Review

Following the visioning phase, and determining that the Comprehensive Plan was in need of update, staff was required to present their request for voluntary periodic review to the Land Conservation and Development Commission.

The request was approved. The work plan was subsequently developed by Wasco County, with input from agency partners and the Periodic Review Assistance Team, and approved by DLCD.



Citizen Advisory Group (CAG)

The Citizen Advisory Group was made of the seven Planning Commission volunteers plus the two Planning Commission alternates. As a nine member body, they serve in an advisory capacity to Planning Staff. With their own Charter and rules of engagement, the CAG did much of their work in work sessions scheduled one month before legislative/evidentiary hearings to provide additional opportunities for public involvement.

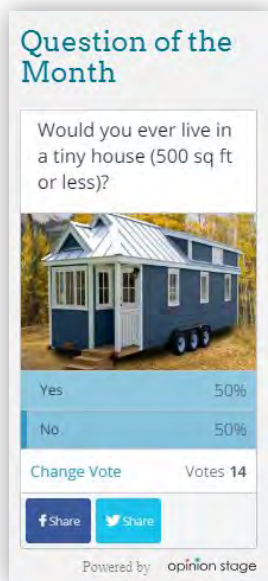
Roadshow Event Series

Between May and September, Wasco County Planning Staff and members of the CAG travelled around the County to seven different locations to continue getting feedback about general land use challenges and opportunities facing Wasco County over the next twenty years. This information was used, in conjunction with stakeholder feedback, to develop the Periodic Review work plan.



The roadshow event series continued annually, during different months and locations between 2018-2020, to continue engaging the citizens of Wasco County in discussions about the work tasks. Strategically, these meetings were held during the week to maximize attendance. In total, there were over 575 attendees at all the roadshow events of the course of four years. The format of the roadshow events series meetings varied depending on the topics.

Other Outreach and Engagement Methods



To reach the broadest amount of people and encourage wide levels of participation, the Wasco County Planning Department invested significant time and resources in developing a variety of outreach and engagement methods. This included a dedicated project website, surveys, polls, social media posts, and engaging press. With the combination of methods and public meetings, there were over 5,400 public interactions over the four years.

The public was encouraged to frequently engage with staff using online comment submissions, sending letters, sending emails or attending meetings. Staff also made themselves available for ad hoc meetings or to present to interested groups. Many of the meetings were advertised broadly using print media, radio, social media, posters, and through postcards or mailers.

In addition, a yearly Measure 56 (ORS 215.503) was sent to all property owners within Wasco County outside incorporated areas.

Following every major annual cycle of outreach, an outreach report was produced to share results with the public¹

¹ These are entitled: Wasco County 2040 Visioning Report (2017), Wasco County 2040 2018 Outreach Report, Wasco County 2040 2019 Outreach Report, and Wasco County 2040 2020 Outreach Report.



Key Stakeholders

Early on in the process, a list was compiled of key agency and organizational partners or individuals that work frequently with the Wasco County Planning Department and have input or are impacted by land use planning.

In 2017, the key stakeholders were approached with the opportunity to provide feedback in one of two ways: informational interviews or a stakeholder questionnaire. The focus of questions was to identify any particular challenges or opportunities for the land use planning program that could be addressed during Periodic Review.

Research and Information Gathering

A significant amount of research and analysis went in to all phases of the Comprehensive Plan. This included reading peer-reviewed articles, government reports, plans, best practices, and demographic data. Staff developed many data points into infographics or blog posts early on to educate the public about the current state of many Statewide Planning Goals in Wasco County, including agriculture, forestry, recreation, tourism, and population.

Staff also utilized information tracked from current planning inquiries to develop popular inquiry topics or development projects to identify relevant areas for inquiry. Where relevant, the research has been cited in reference sections, finding endnotes, or included in the appendices.

Public Hearings and Adoption of the Plan

Periodic review is adopted on a rolling basis, with each work task submitted as a separate plan amendment to the Department of Land Conservation and Development. The first work tasks were adopted in 2018, with a series of work tasks adopted every year through 2020.

Depending on the scale of the work tasks, most were accompanied by the road show series, a CAG work session, Planning Commission hearing and two Board of County Commission hearings. Adoption of the complete document, after final revisions and adjustments, happened in the end of 2020.



Using the Plan

Comprehensive Plans are the long-range land use planning document for a jurisdiction that sets policy and implementation measures to achieve community goals. As required by state law, Wasco County 2040 has been formatted and developed to make clear the policies and implementation strategies to address the relevant 14 Statewide Land Use Planning Goals.

State law (OAR 660-015-0000(2)) requires that all Comprehensive Plans have the following:

1. An inventory of existing conditions
2. General goals and objectives
3. Policies
4. Implementing ordinances and regulations

It is a document that serves multiple purposes:

5. As a basis for the development of public programs and regulations, e.g., policies on infrastructure; zoning regulations; land division regulations; etc.
6. To guide decisions on development as reviewed through implementing regulations, such as the Land Use and Development Ordinance.
7. As a basis for the measurement and evaluation of changes in the physical, social or economic makeup of the county.
8. To promote intergovernmental coordination.
9. To strengthen communications with the public.
10. As a basis for private decision-making regarding the nature and timing of land development and conservation activities.

Wasco County 2040 can be used in the following ways:

To ensure land use decisions are consistent with community vision and values.

Many land use reviews will require findings that demonstrate a proposed development or land division is consistent with the Comprehensive Plan. This requires an analysis that shows the Land Use and Development Ordinance rules and regulations have a clear nexus to the goals, policies, and implementation measures within the Comprehensive Plan.

The findings must demonstrate a proposed development is consistent with these elements, which represent the community vision and values for Wasco County.



To ensure land use decisions are consistent with state law

The Comprehensive Plan is intended to clearly show how Wasco County intends to achieve the Statewide Planning Goals and Guidelines. It also provides the framework for Goal work that takes place outside a development review, like with a zone change or modification to an inventory.

As the source for research, analysis and inventory for land use planning and resources in Wasco County

Wasco County 2040 consists of factually based inventories, policies, and data about Wasco County and land use and can be used as a resource during analysis, research, or evaluation. The Comprehensive Plan serves as the main foundation for resource protection, so that any changes to inventoried resources must result in an amendment to the Comprehensive Plan and potentially, the Comprehensive Plan and Zoning Map.

In addition to inventories, the Comprehensive Plan also serves as the repository for information like exception lands, revisions process, and the past, current, and projected status of different elements like demographics in Wasco County.

As a guide for rulemaking

The main vehicle for land use regulation in Wasco County, outside of the National Scenic Area, is the Wasco County Land Use and Development Ordinance (LUDO). State law requires the development code be consistent with the Comprehensive Plan which, in turn, must be consistent with state law.

When new regulations are proposed for the LUDO, staff should use the Comprehensive Plan as a primary guide to inform rules. This will ensure new regulations are consistent both with state law and the community vision and values for Wasco County.



How to Use:

Policies

1.1.1 Encourage involvement of citizens and property owners in the land use planning process.

Implementation for Policy 1.1.1:

- a. Direct notification of land use planning processes shall be provided to property owners, neighborhood groups, community organizations, and interest groups consistent with ORS 197.763, 215.060, 215.223, and 215.503. Furthermore, it is desirable to provide direct notification beyond these minimum standards when it would create greater citizen involvement. Wasco County will strive to do this whenever possibleⁱⁱⁱ.
- b. Provide for continuity of citizen participation in all phases of the planning processⁱⁱⁱ.
- c. Foster citizen involvement using a range of available media including mailings, emails, the website and social media, meetings, newspapers and radio.
- d. Present information used to reach decisions in a simple and straightforward manner to help citizens comprehend the issues. When relevant, use the best available data to support information.

Policy statement: A policy is a clear statement guiding a specific course of action or actions to achieve a desired goal. Policies are regulatory.

Implementation measures: Strategy statements guiding a specific course of actions to achieve the policy. These are regulatory and may be codified in the Land Use and Development Ordinance or as part of a Department policy or procedure.

ⁱ Wasco County promotes public participation in land use actions through direct notification, newspaper notices, and promotion of material on our website, in the office, and during our interactions with the public by phone, email or at the counter.

ⁱⁱ Wasco County engages key stakeholders through direct notification to impacted agencies and organizations for land use actions and plan development or amendment.

Findings: Findings are clarifying statements or references based on facts that support conclusions. In Wasco County 2040, findings are formatted as endnotes to make clear which policies or implementation measures they are supporting.



Appendix 1-B

CITIZEN INVOLVEMENT PROGRAM
WASCO COUNTY, OREGON

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THE CLERK, OR.
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HISTORY

SUE A. PROFFITT
COUNTY CLERK

Active citizen participation is essential to an effective planning program. Without citizen involvement and knowledge of the planning process, plans are merely words and symbols on paper. Citizens are the key to land use planning in the county.

The history of citizen involvement may be traced to the inception of the Wasco County Planning Commission in the early 1950's. The formation of area advisory committees in 1968 and 1969 represented a major extension of the

Appendix: The appendix of each chapter includes vital resources like supporting facts, tables, inventories and other data that can be used in support of the Goals.

The most critical components of Wasco County 2040 for use in staff reports, plans, or research are the policies, implementation measures, findings and appendices. These four elements represent the foundation of the Wasco County Planning program.

As outlined above, they can be used for a variety of tasks or purposes. The policies and implementation measures have been numbered so that they can be cited in staff reports, plans or other documents.

To demonstrate a finding and conclusion are consistent with the Comprehensive Plan, as required by conditional use criteria in the Wasco County Land Use and Development Ordinance (LUDO), specific policies and implementation measures or findings of fact in the endnotes or appendices can be cited.

Similarly, the policies, implementation measures, findings and appendices can also be used to guide future rulemaking. When redrafting plans, including the LUDO, staff will want to ensure consistency and can demonstrate this by citing facts evidenced in Wasco County 2040.



Future Updates, Revising the Map and Inventories

It is the intent of the Wasco County Planning Department that Wasco County 2040 is updated in 20 years, or before 2040. However, there are instances when components of the plan may need to be updated sooner. This includes revising the databases, inventories, and re-evaluating the policies and implementation strategies.

State law changes could trigger the need for update, as well as significant economic, demographic, housing or agricultural practice changes. There may also be minor or major changes to several of the inventories, including Goal 5 resources.

The procedures for revisions to the Comprehensive Plan, including small amendments, are in Chapter 15. Many of the policies and implementation measures also include triggers or tasks for the next update. These should be maintained by the Wasco County Planning Department as a list of long range planning tasks.

Revisions to the inventories or the Zoning Map will require detailed analysis and a robust public processes. It's important to note that no changes can be made to the Comprehensive Plan and Zoning Map or inventories without a Comprehensive Plan Amendment.

Purpose Definitions of Map Classifications on the Comprehensive Plan Map

Forest – (Purpose): To provide for all commercial and multiple use forest activities compatible with sustained forest yield.

Municipal Watershed – (Purpose): To protect the domestic water supplies of The Dalles and Dufur.

Exclusive Farm Use (Orchard, Wheat, and Range, General Agriculture) – (Purpose): To sustain orchard lands as a viable portion of the local economy. To maintain wheat and other small grain farms as an element of the local economy. To preserve existing general agricultural uses, such as irrigated farm land and Christmas tree farming, as well as soils classes I-VI for present and future agricultural uses.

Forest-Farm – (Purpose): To provide for the continuation of forest and farm uses on soils which are predominantly class 7 and forest site classes 6 and 7; to preserve open space for forest uses (other than strictly commercial timber production) and for scenic value.

Rural Residential – (Purpose): To provide for residential, commercial, agricultural and other uses of a rural type and level which will not conflict with commercial agricultural operations on resource lands.

Industrial – (Purpose): To provide for industrial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.

Commercial – (Purpose): To provide for commercial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.



Rural Service Centers – (Purpose): To allow controlled development and growth to continue in existing rural unincorporated communities.

Future Growth Area – (Purpose): To recognize areas designated by the City of The Dalles Comprehensive Plan as future urbanizable lands and an exception to the Statewide Land Use Planning Goals is taken.

Urban Growth Areas – (Purpose): To identify those lands within established Urban Growth Boundaries which will provide for high density urban development and provision of urban services.

Reservation Lands – (Purpose): To identify those lands within the Confederated Tribes of Warm Springs Indian Reservation of Oregon. This area includes all land within the McQuinn Line.

Definitions on Existing Land Use Map(s)

These definitions are for the Comprehensive Plan Map rather than the Zoning Map and focus on the predominant land use on the property. Land use maps may be used for analysis or research purposes, but not to guide decisions about development. The Comprehensive Plan Map was adopted in 1983 to provide a strategic vision for future growth and based, by in large, on existing land use patterns.

The Comprehensive Zoning Map is used for development permitting and relates to Land Use and Development Ordinance. It is adopted by reference and available online using our GIS Web Map.

Urban Growth Boundary Areas (UGBA): Includes those lands within the adopted Urban Growth Boundaries of the cities of Antelope, Dufur, The Dalles, Maupin, and Mosier. Shaniko's City Limits match their Urban Growth Boundary, so there are no UGBAs.

Residential: Includes all residential uses, including multiple family dwellings and recreational subdivisions.

Commercial: Includes all commercial uses, whether retail, wholesale, service oriented or professional.

Industrial: This classification includes both light and heavy industrial uses.

Public: Includes all public and quasi-public uses, such as schools, fire and police stations, churches, parks, fairgrounds, and other recreation sites.

Agriculture: Includes all lands used for agricultural purposes: orchard lands, wheat and other dry land farming lands, open range and grazing land (other than commercial forest) and all other agricultural lands, such as those cultivated and used for irrigated farm-lands, Christmas tree growing or other minor farm uses.

Forestry: This designation includes all commercial forest land, both publicly and privately owned. Productivity is greater than 20 cubic feet per acre per year.

Indian Reservation: Includes all lands within the boundaries of the Confederated Tribes of Warm Springs Indian Reservation of Oregon.



Adopted by Reference

Plans

- The City of Antelope Comprehensive Plan
- The City of Antelope Land Use and Development Ordinance
- The City of The Dalles Comprehensive Plan
- The City of The Dalles Land Use and Development Ordinance
- The Dalles Transportation Systems Plan
- The City of Dufur Comprehensive Plan
- The City of Dufur Land Use and Development Ordinance
- The City of Maupin Comprehensive Plan
- The City of Maupin Land Use and Development Ordinance
- The City of Mosier Comprehensive Plan
- Wasco County Transportation Systems Plan
- The Wasco County Natural Hazards Mitigation Plan
- The Wasco County Community Wildfire Protection Plan
- North Wasco Parks and Recreation Master Plan

Maps

Prior to 1998, maps were printed and stored at the Planning Department. In the mid to late 1990s, Wasco County went through the extensive process to digitize all maps. The digital layers make up the suite of Comprehensive Plan Maps and Zoning Map. Modifications to these maps, once adopted by the Board of County Commissioners into the Comprehensive Plan, are made by the Wasco County GIS staff. The table below provides an overview that includes the layer name, function, dates of adoption and revisions, the source and whether or not the map is publicly available. A few maps are required to be confidential for resource protection. A few other maps have limits to what information is available online via the public webmap for resource protection.

Several Environmental Protection Districts existed prior to the adoption of the 1983 Comprehensive Plans, as early as 1974, but were significantly different at that time. 1983 is the date when Wasco County adopted official inventories for many of the Goal 5 resources in correspondence with EPD maps. We have used the 1983 date below for several of those EPDs that pre-existed adoption of the Comprehensive Plan including EPD-1, EPD-2, and EPD-3. EPD-4 and EPD-8 also existed, coupled with other resources, as division 4 (EPD-4). Revisions were made to these, as well as the addition of several other EPDs, in 1985 with amendments to the Land Use and Development Ordinance.

This list constitutes the official Comprehensive Plan and Zoning Maps and are hereby adopted by reference.



INTRODUCTION

Layer Name	Layer Function	Date Adopted	Date Digitized	Revisions	Source	Publicly Available
Zoning*	Displays all zoning designations in Wasco County	See Zoning History	1997	See Zoning History	Wasco County	Yes
EPDOZ 1	FEMA FIRM Overlay	1985	1996		FEMA	Yes
EPDOZ 2	Geological Hazards Overlay	1983	1996	2003, 2012	DOGAMI	Yes
EPDOZ 3	Airport Impact Overlay	No Map Has Been Adopted/No Public Airports				No
EPDOZ 4	Historical, Cultural and Archaeological Inventory Overlay	1985	1998	2019	Wasco County	Limited
EPDOZ 5	Mineral and Aggregate Overlay	1985	1997	2019	Wasco County	Limited
EPDOZ 6	Reservoir Overlay Zone	2004	2004	2005	Wasco County	Yes
EPDOZ 7	Natural Areas Overlay, including Wild & Scenic Rivers and Oregon Scenic Waterways	1985	2004		Oregon Heritage, NWSRS, DSL	Yes
EPDOZ 8	Sensitive Wildlife Habitat Overlay	1985	1997	2020	ODFW	Yes
EPDOZ 9	Big Muddy Limited Use Overlay	1997	1997		Wasco County	Yes
EPDOZ 10	Badger Creek Limited Use Overlay	1999	1999		Wasco County	Yes
EPDOZ 11	Pine Hollow Airport Overlay	2003	2003		Wasco County	Yes
EPDOZ 12	Sensitive Bird Overlay	2004	2004	2005, 2020	ODFW	No
EPDOZ 13	Pond Turtle Sensitive Area Overlay	2004	2004	2005	ODFW, USFS, Wasco County	No
EPDOZ 14	Camp Morrow Limited Use Overlay	2006	2006		Wasco County	Yes
OZ 15	Military Airspace Overlay Zone	2022			Department of Defense	Yes
EPDOZ 1516	Destination Resort Map	2020	2020		Wasco County	Yes
State Wetland Inventory**	Shows riparian area and wetlands for Wasco County	2019	2019		State Department of Lands	Yes
Comprehensive Plan Map	Shows land use designations	1983	2009	2020	Wasco County	Yes

*Wasco County has had zoning maps in place since the 1950s. The modern map now used is a digital iteration of the Comprehensive Plan Zoning Map adopted in 1983. For more information about maps prior to 1983, please see Zoning History. Paper copies are archived at the Wasco County Planning Department.



***Wasco County previously used the National Wetland Inventory.*

Values and Vision

During the initial stages of developing a work plan for the Comprehensive Plan update, Wasco County was also engaged in a visioning, values, and mission project. This included a strategic vision, rebranding, and development of a County culture guide.

In 2017, staff engaged the community in developing a land use and planning vision and has mapped the feedback from the community to the Statewide Land Use Planning Goals. Results are shared on the next page.

These vision concepts served as the foundation for developing the Voluntary Periodic Review work plan and work tasks. Many also served as guiding principles for the research, analysis, and questions asked of the public. In some cases, these vision statements are also reflected in policies or implementation strategies.

The most frequently heard message from most of the public was the desire for data driven decision making, transparency, improved coordination, and increased education and outreach on relevant topics. Generally, there was a desire for flexibility in rules that reflect the diversity of landscapes and people within Wasco County.

Wasco County's Vision:

Pioneering Pathways to Prosperity

Wasco County's Mission:

Partner with our citizens to proactively meet their needs and create opportunities.

Wasco County's Culture:

100% Love (Living Our Values Everyday)

Wasco County's Core Values:

- Embody the 100% love culture
- Relationships are primary
- Do the right thing, even when no one is watching



These statements are from public and key stakeholder outreach during the visioning phase of Wasco County 2040 and provided a foundation to the work plan for Periodic Review. Feedback was obtained through exercises and discussion at public meetings, comments submitted online and via mail, interviews, and questionnaires.

Goal 1: Citizen Involvement

- Continued transparency and communication on land use cases, actions, and plan updates

Goal 2: Land Use Planning

- Updated and current plans are critical
- Less restrictions (some of this is related to the National Scenic Area, which is out of scope)
- Keep current restrictions to maintain current land use.
- More restrictions to limit development.

Goal 3: Agricultural Lands

- More flexibility of regulations/rules for diverse agricultural lands across Wasco County
- Focus on “common sense” and knowledge based approaches to development, including the availability of water, the size of land required related to type of crop or livestock, and development standards that “make sense” and retain rural character (setbacks, home sizes, alternative housing)
- Encourage or allow for agri-tourism in areas that are appropriate. Discourage from areas where there is high level of commercial agricultural traffic or would create potentially dangerous transportation conflicts.
- Valued added agriculture
- More restrictions on Outdoor Mass Gatherings

Goal 4: Forest Lands

- Encourage active forest management
- Encourage forestry operations
- More restrictions on Outdoor Mass Gatherings

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

- Encourage oak habitat conservation
- Preserve natural resources



Goal 6: Air, Water and Land Resources Quality

- Active water resource management
- Reduce impact to water rights by discouraging certain high water demand types of development
- Allow new uses, like residential, only in areas that have available water

Goal 7: Areas Subject to Natural Disasters and Hazards

- Make sure all references are up to date.

Goal 8: Recreation

- Opportunities for private and public recreation should be supported by land use planning.

Goal 9: Economic Development

- More jobs, better paying jobs, a diversity of jobs.
- Land use planning can support job creation through flexibility/innovation.
- Encourage technology networks (broadband, etc.)
- Support home occupations and make rules easier and more transparent.

Goal 10: Housing

- Explore potential for transfer of development rights (TDRs) between farm lands and areas that are residential (including potential areas that were historically platted like Boyd)
- Keep rural character and density of housing
- Explore potential for alternative housing types

Goal 11: Public Facilities and Services

- Explore potential for new South County school outside of Maupin UGB.
- Better access to medical facilities
- Encourage and support continued development of broadband/high speed internet. This is particularly critical for South County.



Goal 12: Transportation

- Better signage or facilities for shared roadways.
- More support for roads, including maintenance. Don't increase capacity without means to support maintenance (tourism and recreation, commercial agriculture)
- More notice for events happening on public right of ways.

Goal 13: Energy

- Incentives for residential/noncommercial alternative energy.
- Update LUDO for commercial solar to make rules more transparent.

Goal 14: Urbanization

- Updated Joint Management Agreements with Wasco County and the Cities to ensure full development potential, including in the UGAs.

Some of these statements were contradictory, providing opportunities to have broader discussions about how to achieve varied goals. In combination with priorities identified by stakeholders, these vision statements were used to craft the work plan for Wasco County 2040 and served as guiding principles for developing policy and implementation strategies.



Definitions

Accessory dwelling unit (ADU): a dwelling secondary and subordinate to the primary dwelling on a property.

Agricultural Land (Per OAR 660-033-030(1)(a)): Lands classified by the US Natural Resource Conservation Service (US NRCS) as predominantly Class I-IV in Eastern Oregon; land in other soil classes that is suitable for farm use as defined in ORS 215.203 taking into consideration soil fertility; suitability for grazing; climatic conditions; existing and future availability of water for farm irrigation purposes; existing land use patterns; technological and energy inputs required; and accepted farming practices; land that is necessary to permit farm practices to be undertaken on adjacent or nearby agricultural lands; and land in capability classes other than I -VI that is adjacent to or intermingled with lands in capability classes I - VI within a farm unit shall be inventoried as agricultural lands even though this land may not be cropped or grazed. Agricultural land does not include land within acknowledged urban growth boundaries or land within acknowledged exception areas for Goal 3 or 4.

Agri-tourism: The general definition is an activity that generates supplemental income for working farms and ranches by connecting their resources and products with visitors. For the purposes of land use in Oregon, agri-tourism refers to activities and uses that are related to and supportive of agriculture. This is described by ORS 215.283 (4) and permitted according to OAR 660-033.

Best management practices (BMP): a preferred set of methods or practices for accomplishing a given task, which, when followed, will accomplish the task with a desired outcome. Wasco County Soil and Water Conservation District has a specific set of BMPs for conservation plans for agricultural properties.

Biodiversity/biological diversity: the variety of living organisms within and between species, communities and ecosystems in a given area.

Citizen Advisory Group (CAG): a nine member volunteer body representing citizens from designated areas throughout the county that are outside of incorporated city boundaries, the main task of the CAG is to engage with members of the public to help inform policy and implementation. In Wasco County, Planning Commissioners have served as CAG members for over 20 years.

Citizen Involvement Program: A requirement of Statewide Planning Goal 1 (OAR 660-015-0000(1)), the citizen involvement program must clearly define the procedures by which the general public will be involved in the on-going land use planning process. Goal 1 lays out further requirements and criteria. Wasco County's CIP is included in the Chapter 1 Appendix.

Commercial: The use of land or structures for a business activity engaged primarily in the sale of goods or services.

Commercial in conjunction with farm use: OAR 660-033-0120 and ORS 215.283 identify that commercial uses in conjunction with farm use can be permitted in Exclusive Farm Use zones.

Community Sanitary Sewer/Waste System: A public or private system of underground pipes of sufficient capacity to carry domestic sewage from an area to connected treatment and disposal facilities, as approved by the Oregon Department of Environmental Quality.



Community Water Supply System: A public or private system of underground distribution pipes providing a continuous supply of potable water from a center source in quantities sufficient to meet domestic and fire protection needs for three (3) or more dwellings, as approved by the State of Oregon Department of Human Resources, Health Division.

Conditional use/conditional use permit (CUP): The process by which the County may approve a proposed use for a particular property if the use meets criteria concerning compatibility with neighboring properties and with the purpose of the zone.

Conservation: Limiting or minimizing the use or depletion of natural resources, including such things as land, energy, water, wildlife habitat.

Defensible space: As used in Wasco County 2040 and the Wasco County Land Use and Development Ordinance (LUDO), defensible space refers to an area around a building in which vegetation, debris, and other types of combustible fuels have been treated, cleared, or reduced to slow the spread of fire to and from the building. This definition comes from FEMA.

Density bonus: An incentive used to encourage certain types of development goals, it typically provides an increase in allowed dwelling units per property, floor area ratio (FAR) or height in exchange for meeting certain public policy goals like affordable housing or sustainable development.

Ecosystem: The physical and biological components and processes occurring in a given area, which interact to create dynamic equilibrium.

Environmental Protection District (EPDOZ): In Wasco County, an environmental protection district is an overlay zone establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. In Wasco County, EPDOZs serve to protect Goal 5 resources, mitigate risks from natural hazards, and set additional rules and criteria for several exception areas.

ESEE Analysis: ESEE Analysis are a required part of the process of planning for natural resources under Statewide Planning Goal 5, in which the County analyzes the Environmental, Social, Economic and Energy (ESEE) consequences of prohibiting, limiting, or allowing uses that would conflict with protection of a specified Goal 5 resource – for certain resource categories, the local government has the option of forgoing the ESEE analysis and adopting generalized provisions developed by the state.

Exception: see goal exception

Exclusive Farm Use (EFU): The general zoning category for agricultural lands as identified by OAR 660-033.

Federal Emergency Management Agency (FEMA): The agency that produced the floodplain maps and promulgated the floodplain regulations which Wasco County has incorporated into the Land Use and Development Ordinance.

Finding: A fact, determination or reason, based on existing information, which, by itself or in conjunction with other findings, leads to a particular conclusion or course of action.



Fire Safety Standards: A set of standards for new developments in Wasco County to reduce fire risk and mitigate fire damage. The fire safety standards are detailed in Chapter 10 of the Wasco County LUDO and discussed in the Community Wildfire Protection Plan (CWPP).

Goal: A desired condition or circumstance toward which the planning effort is directed; a “destination” that is by nature generalized; used to give policy direction and indicate intention.

Goal Exception: A land use process through which a local jurisdiction justifies, based on factual evidence, that a policy embodied in a particular statewide planning goal should not apply to a particular property or set of properties. A common example is demonstrating that land developed in small-lot residential outside urban growth boundaries (UGBs) should not be subject to Goals 3 and 4, which generally require land outside UGBs to be zoned for farm or forest use.

Groundwater: Water that sinks into the soil and either moves toward a surfacing location (e.g., a spring or a stream), or is stored in slowly flowing and slowly renewed underground reservoirs called aquifers.

Habitat: A place that provides seasonal or year-round food, water, shelter, and necessities for an organism, community, or population of plants and animals.

Historic Resources: Include, but are not limited to, districts, corridors, ensembles, buildings, portions of buildings, sites, landscape features, cemeteries, bridges, signs, plaques, archaeological sites or artifacts, or other objects of historical and/or architectural significance, locally, regionally, or nationally.

Historic Significance: Include, but are not limited to, districts, corridors, ensembles, buildings, portions of buildings, sites, landscape features, cemeteries, bridges, signs, plaques, archaeological sites or artifacts, or other objects of historical and/or architectural significance, locally, regionally, or nationally.

Home Occupation: Any lawful activity carried on within a dwelling or other building normally associated with uses permitted in the zone and which said activity is secondary to the primary use of the property for residential purposes.

Industrial: The use of land or structures to treat, process, manufacture, or store materials or products.

Mitigation: Reducing the impact of an event or activity, or reducing the potential of an event occurring for example: planting a hedge could mitigate the visual impact of an industrial use, installing an engineered retaining wall when excavating on a steep slope could mitigate the risk of landslide.

Mobile Home:

- a. A residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962.
- b. A mobile house, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.



c. A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction.

Natural Areas: Land areas reserved from development or modification for the protection of animal species and other natural areas as identified in the Wasco County Comprehensive Plan.

Natural Hazard: Natural events or processes that can harm people, property and/or environmental quality. Both the risk of natural hazards occurring and the potential for an occurrence to cause harm are affected by human land use activities.

Non-farm uses: ORS 215.283 identifies non-farm uses that may be permitted in EFU zones, including non-farm dwellings and divisions. These are uses or activities that are not related to agriculture.

Nonpoint source pollutant: Any source of pollution that does not result from a discharge at a specific, single location or point source (such as a pipe) but generally is distributed by runoff, precipitation, groundwater flow, or atmospheric deposition.

Open Space: Consists of lands used for agricultural or forest uses, and any land area that, if preserved and continued in its present use, would achieve the following: conserve and enhance natural or scenic resources, protect air or streams or water supply, promote conservation of soils, wetlands, or other natural functions, enhance the value to the public of parks, forests, wildlife preserves, natural areas or sanctuaries or other open space, conserve landscaped areas such as public or private golf courses that reduce air pollution and enhance the value of abutting or neighboring property, or promote orderly urban development

OAR: Oregon Administrative Rules.

ORS: Oregon Revised Statutes.

Periodic Review: A cooperative Comprehensive Plan update process with a prescribed process and three year time frame. Periodic review is governed by the rules in OAR 660-025.

Policy: A course of action or statement of priority selected from among alternatives, and in light of given conditions and findings, to guide and influence present and future decisions.

Pollution: The addition to water, air, or soil of matter or energy that has a negative or injurious impact to human, plant, or animal life.

Post-Acknowledgement Plan Amendment (PAPA): An amendment to the Comprehensive Plan adopted subsequent to LCDC's acknowledgment of the County's Comprehensive Plan.

Primary Structure: A structure containing or relating to the primary use of a property; for example, in a residential zone, a dwelling would be a primary structure; in an industrial zone, a warehouse or factory would be a primary structure – distinguished from "accessory structure".



Restoration: The process of accurately recovering the form and details of a property and its setting as they appeared at a particular historic period by means of the removal of later works or the replacement of missing earlier work.

Riparian area: The zone of interaction between a waterbody and the adjacent land in which processes on land affect the waterbody and vice-versa examples of these interactions include but are not limited to: erosion of land causing sedimentation in the waterbody; the moderating effect of the waterbody on adjacent soil and air temperature; vegetation on the land shading the waterbody and thereby maintaining cooler water temperatures; water and land combining to form highly valuable habitat for numerous wildlife species.

Rural Fire Protection District (RFPD): ORS 478 defines the components of an RFPD, which is an unincorporated community fire district organized for the purposes of fighting wildland or structural fire. Many RFPDs in Wasco County are volunteer staffed.

Rural Service Center (or Area): An unincorporated community consisting primarily of commercial or industrial uses providing goods and services to the surrounding rural area or to persons traveling through the area, but which also includes some permanent residential dwellings (OAR 660-022-0010 (8)). In Wasco County, these were identified by the committed lands exception process with the original 1983 Comprehensive Plan adoption.

Safe Harbor: An optional course of action for satisfying Goal 5 process requirements to identify and protect Goal 5 resources, usually involving a more simplified process such as applying standard setback requirements or determining significance based on existing listings, mapping, or other documentation of significance.

Setback: A prescribed distance from a property line, structure, or resource that a structure must meet. Setbacks are utilized for reasons of public safety, privacy, environmental protection, and to mitigate conflicting uses.

Short Term Rentals (STR): Short term rentals are commercial in nature and are typically defined as housing units that are rented or leased for less than 30 days. STRs are typically advertised through private, web based businesses including but not limited to Airbnb, VRBO, HomeToGo, LUXbnb, CouchSurfing, HomeAway, and VaCasa.

Statewide Planning Goals: Goals that express the state's policies on land use and related topics, such as natural resources – local comprehensive plans must be consistent with the statewide planning goals.

Transfer Development Rights (TDR): general concept that can be implemented in a variety of ways, all of which result in relocating development rights away from one area and increasing the development rights (i.e., density) in another area often used to reduce development pressure on sensitive sites and correspondingly increase development opportunities on well-suited sites, thereby protecting sensitive sites while keeping the overall density unchanged

Urban Growth Boundary: For each incorporated city, a boundary established to define the land area needed to accommodate 20 years of growth of the city the location of the UGB is agreed to by the affected city and county; only lands within the UGB are potentially eligible for annexation to the city.

Urban Growth Boundary Areas: Includes those lands within the adopted Urban Growth Boundaries of the cities of Antelope, Dufur, The Dalles, Maupin, and Mosier.



Value Added Agriculture: Mid-Columbia Economic Development District (MCEDD) defines value added agriculture as manufacturing, like food processing or fermentation sciences, that enhances the value of an agricultural product through industrial production. This conforms with the USDA definition.

Water Rights: A right to use the publicly owned waters of the State of Oregon, granted by the Oregon Water Resources Department: all water, whether surface water or groundwater, is publicly owned; to use water, the user must apply for a water right, obtain a permit to use the water, begin use of the water, and then have a water rights examiner report on how and where the water is being used; if the water has been used according to the provisions of the permit, a water right certificate is issued based upon the report findings – certain uses are exempt from needing a water right, such as domestic wells not exceeding a certain usage.

Waiver of Remonstrance: Also called a non-remonstrance agreement, it is a written agreement between a property owner and the County to waive the right of an owner to file a remonstrance in the case of local infrastructure improvements.

Wetland: Land areas where excess water is the dominant factor determining the nature of soil development and the types of plant and animal communities living at the soil surface. Wetland soils retain sufficient moisture to support aquatic or semi aquatic plant life. In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet. The areas below wetlands are submerged lands.

Zone: A governmental designation applied to land, defining the uses that are allowed and not allowed, and typically containing standards for the uses and subdivision of the land.





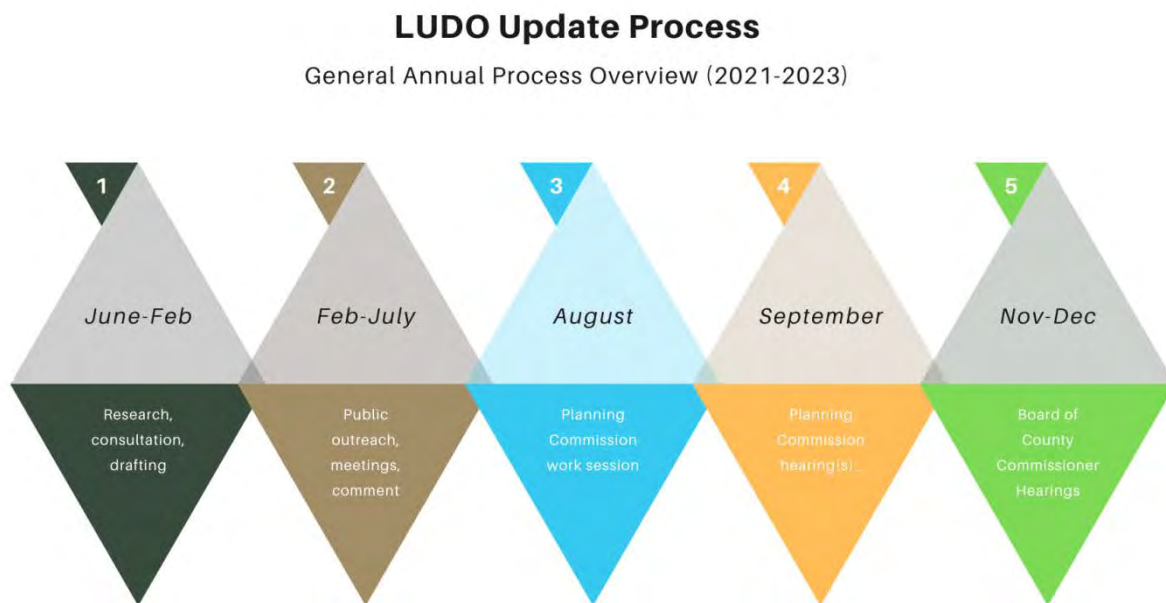
WASCO COUNTY LAND USE AND DEVELOPMENT ORDINANCE UPDATE OUTREACH REPORT (2022)



OUTREACH RESULTS AND SUMMARY

Planning staff kicked off the public outreach component for the LUDO Update in April 2022. Staff conducted a series of online, on-demand, and in person events for citizens to engage in update materials.

Revisions were organized into categories, with an associated icon, and rolled out on a schedule between April and May to allow the public time to read and digest all the material. Each roll out included the following components: a one sheet summary; draft of the revisions including a summary sheet and key to mark ups; a virtual open house that included a self-guided slide show, explainer videos, text, and links; polls or surveys; an explainer video; reminders about Ask a Planner function/submit a comment function/email notifications; Ask a Planner Livestream event to address FAQs.



Staff promoted the materials via traditional media, social media, emails, signature lines, and mailers to current planning applicants. Below is a summary of these efforts as well as comments received resulting from outreach efforts.

Ask a Planner Website Submissions

To help residents understand the impacts of proposed changes to their property, staff added an “Ask a Planner” function to the website that individuals could submit questions easily on an embedded web form.

The Ask a Planner Website Submission function received a total of **10 questions**.

Draft Question Submissions

We provided interactive drafts for public comment and questions.

Drafts received a total of **3 questions**.

Ask a Planner Live Stream Events

Staff held three one hour Ask a Planner live stream events and one half an hour live stream event to answer questions and interact with the public live via video chat or Facebook.

We had an estimated total views during the livestream of approximately **29 people**. There have been approximately **20** subsequent views of the recordings.



Public Presentations

One public presentation was held to review the proposed changes with the public in a video conference setting. There was **1 attendee**.

Explainer Videos

Staff developed three explainer videos for Farm and Forest Updates, Communication Facility Updates, and Military Airspace/Energy Facilities Updates. These videos have received over **100 views**.

In Person Open Houses

Two open houses were held on June 9 (The Dalles) and August 23 (Tygh Valley) to share drafts, solicit input, and talk to citizens. There were a total of **11 attendees**.

Virtual Open House

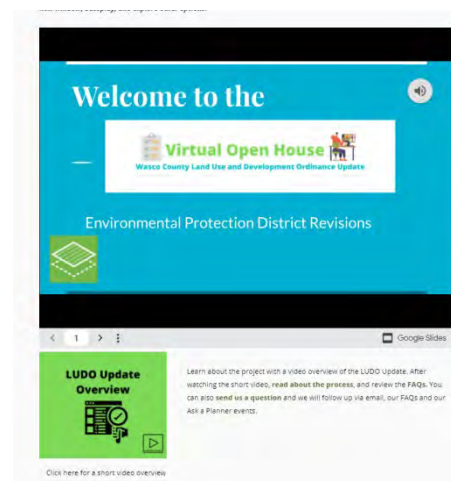
Staff developed three virtual open houses for categories of updates for on-demand public participation. These pages have received a total of **77 views** between April and August 30.

Ad Hoc Meetings

Staff had **1 ad hoc meeting** with a citizen, upon request.



Social Media Engagement

The Planning Department currently maintains **2 social media accounts**, in addition to the project website, including YouTube and Facebook.



These accounts are used to push out material from the project website in order to increase audience engagement and capture. All accounts have restricted comments in order to funnel comments through official methods.

Facebook was instrumental in streaming the Ask a Planner live stream events and promoting events, including virtual open houses, as well as encouraging participation in surveys and polls.

		
Followers	469	10 subscribers
Engagements	110	
Posts	53	6

Media Coverage

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

Radio: 1 radio interview with Mark Bailey of KHR radio, BiCoastal Media Columbia River (June 29, 2022)

Newspaper: 1 article in Columbia Gorge News (July 13, 2022)

Advertisements

In April, an ad was placed in the last issue of WamPinRock:



WamPinRock had broad circulation to South Wasco County.

Project Website

Staff converted the Wasco County 2040 website, <https://wasco2040.com>, into the project hub for the LUDO Update.

In addition to sharing information, the project website's main goal is to channel public participation into methods that could help support efforts



including offering an online comment submission form, links to social media pages, and offering a variety of ways to sign up for notifications on news and events. Due to fluctuating COVID-19 precautions and restrictions, staff focused on offering on-demand activities citizens could complete on their own time from the comfort of their own home, supplementing with limited in person activities.

Staff also focused, based on citizen feedback, on making the website highly visual with lots of simplified overviews, polls, and explainer videos.

From January to August (2022), the project website had a total of **3,186 views**. The project website has **61 followers** by email or feed.

Notification List

Staff has compiled a list of all citizens who have indicated that they want notifications about news and events related to Wasco County 2040 and asked them to opt in and out for LUDO Update news. To date, the list has **158 individuals** signed up.

The following is a list of all campaigns conducted in 2022 to date and the engagement metrics:

Date	Campaign	Opens	Clicks	Total subscribers
4/20/22	Ordinance Update	99	22	165
6/2/22	Update	30	7	162
7/7/22	Psilocybin Updates	28	6	159
8/24/22	Events	21	1	158

Partner Newsletters

The South Wasco Alliance promoted the LUDO Update website in May, June, August, and September.

LUDO Update: Adding Agritourism to the Farm Zone

- **What is LUDO?** Land Use and Development Ordinance (LUDO): provides criteria and regulations that govern land use planning and development in Wasco County along with state and federal law.
- **Why does it matter?** LUDO is in the process of being updated and **agritourism** is being explored to add into zones as an economic development tool- agritourism activities and events include:
 - U-pick farm experiences
 - Farm to Table Dinners
 - Educational workshops or tours
 - Festivals
- Drafts of proposed changes, additional regulations, and new criteria went live April 27, **citizens can now comment or ask questions directly in the draft or by using the comment/ask a planner functions: click [here](#)** to visit the page.
 - Citizens can submit comments or questions via email, mail, or on the website until September 12, 2022
- **Maupin Satellite Office:** Wasco County Planning staff will hold once-a-month office hours in the Civic Center conference room as a new service for South Wasco County residents.
 - When: August 12, 10AM-1PM
 - More information is available [here](#)
- For more information, visit <https://wasco2040.com/>

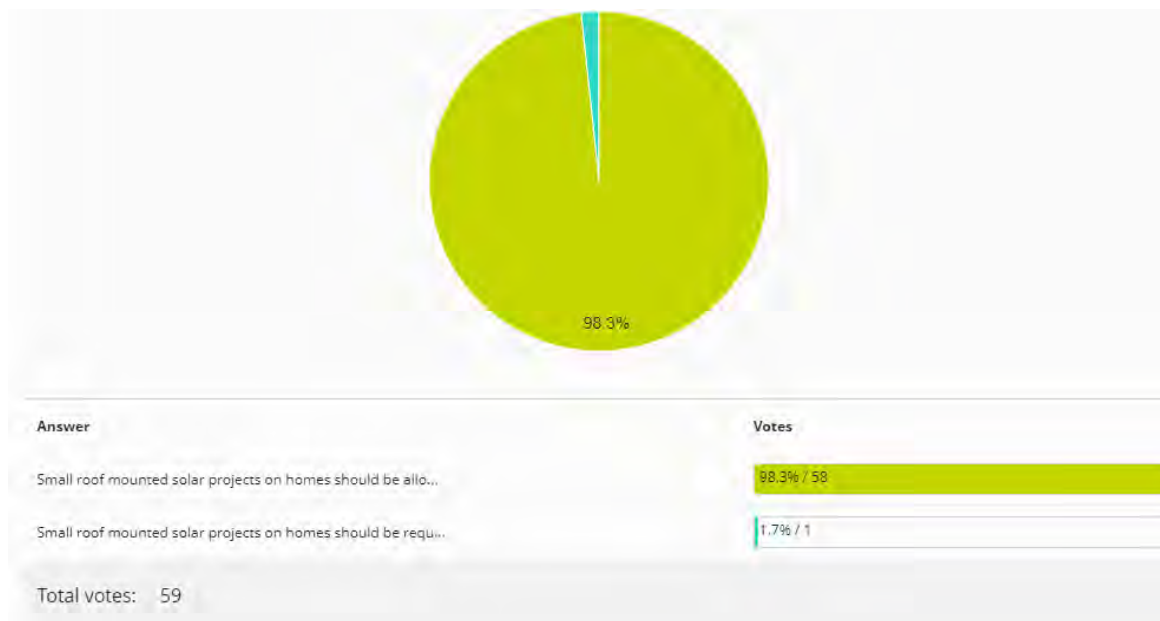
FIND OUT MORE

FEEDBACK SUMMARY AND RESULTS

Staff solicits comments, outside of the hearings process, through a variety of means including: letters, emails, submit a comment function on the website, surveys and polls. Below is a summary of those methods of receiving comment.

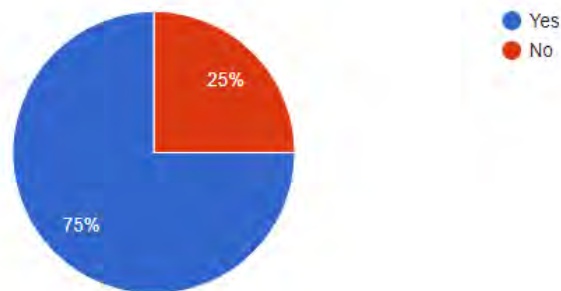
Survey and Poll Results

Do you think roof mounted solar projects for homes should require a land use permit?



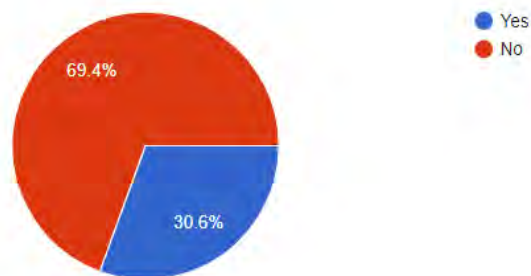
Do you think Wasco County should allow for accessory forest dwellings in the F-2 zone?

36 responses



If Wasco County were to add the accessory forest dwelling use to the F-2 Forest Zone, do you think there should be additional requirements the applicant must meet?

36 responses



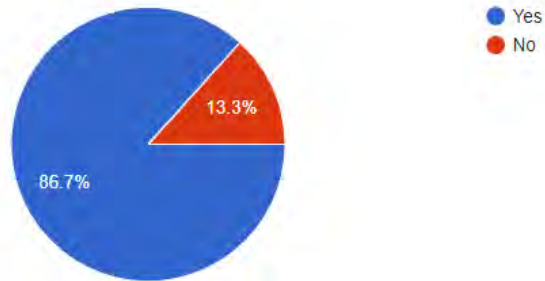
What kinds of additional requirements should Wasco County add, if it were to allow accessory forest dwellings?

- ensure fire safe building practices, ensure proper fire scaping of property, ensure no short term rentals
- No additional requirements please
- Mind your own business!
- NONE
- Proof that these “agricultural “operations won’t impact neighbors. Limited hours of operation, notification to neighbors of ALL events, no billboards or other signs or outdoor lighting allowed that detract from neighbor’s property, STRICT posted speed limits on shared narrow unpaved roads, no loud parties, no parking/trespassing on neighboring property, no firearms discharged near neighboring property.....especially during any alcohol events.....these are real issues. Agriculture does not need these people who want to exploit their land at the the cost of neighbors & the peacefulness of a rural area. This is a ridiculously selfish policy considering the fact that ALL agricultural folks knew that was what their land was when they purchased or inherited it! It is a farm.....NOT a huge K-Mart style corporation meant to rape & pillage & ruin it for others. Why is this even a conversation ? It just keeps bleeding over into other areas as farmers & their ongoing clamoring & cries of greediness demand more & more deregulation of their practices that already compromise & impact neighbors in a most inconsiderate & thoughtless manner.
- Must be a dwelling
- Deed restrictions be expanded to include owner occupancy requirement and what happens to house if this condition not met. Also include definition of a relative.
- Removed when family member leaves
- No requirements it is private property they should be able to build as many as they need.
- Let private property be private, let people build!
- Maintain fire suppression for said property, as well as allow use for grazing livestock WITHOUT government interference.
- None
- None whatsoever
- There needs to be restrictions on the deed, and specific penalties for homeowners who violate the requirements and restrictions. These accessory forest dwellings would be very difficult to monitor.

- County should assess water resources and not allow additional dwellings in areas where ground water resources are limited. No new well drilling for accessory structures.
- Establish need and relationship; please preserve the acreage limit for additional dwelling; land cannot support more water wells - already heavy pressure on our aquifers

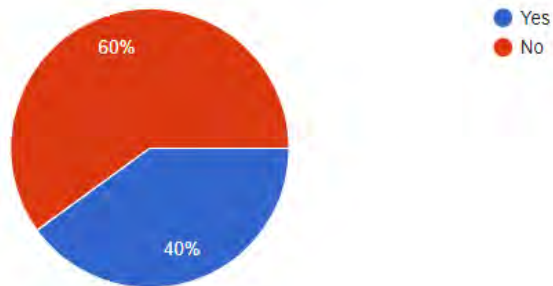
Do you think cideries should be allowed in the farm zone? Cideries, like wineries, process fruits into alcoholic or non-alcoholic beverages.

30 responses



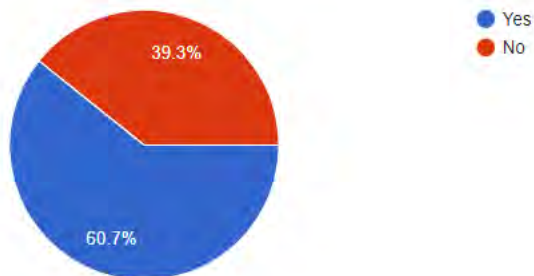
Do you think Wasco County should allow for a facility for processing of farm products that does not have to meet any siting or property development standards, including setbacks?

25 responses



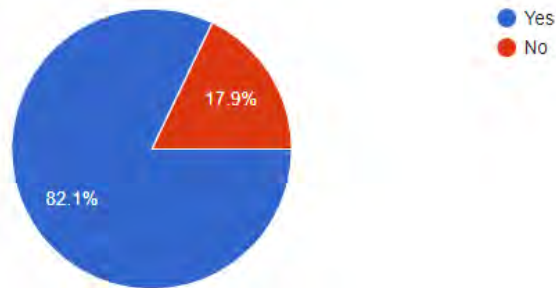
Do you think Wasco County should allow land divisions for public service facilities? Public service facilities include sanitary waste facilities.

28 responses



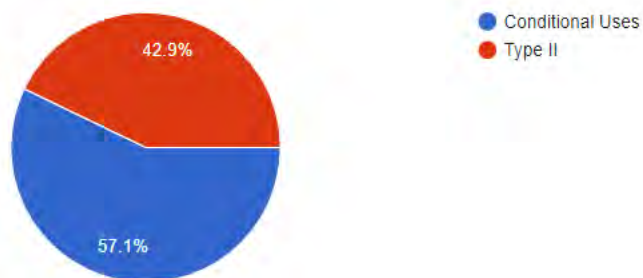
Do you think Wasco County should allow a restaurant, in conjunction with a winery, that is open to the public?

28 responses



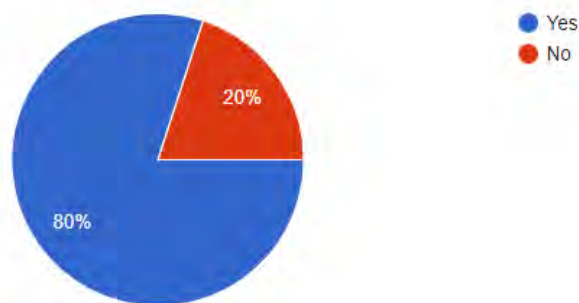
Do you think Wasco County should permit non farm dwellings as conditional uses or Type II? Conditional uses carry with them more review criteria and discretionary conditions than Type II (Subject to Standards) reviews.

28 responses



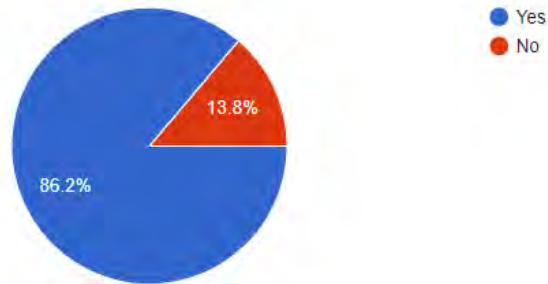
Do you think Wasco County should allow for guest ranches in the farm zone? Guest ranches allow for guest lodging facilities, recreational activities, and some food service on active livestock ranches.

30 responses



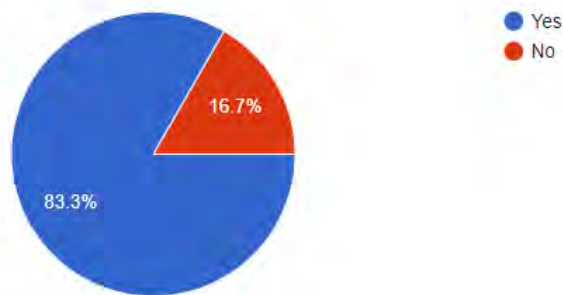
Do you think Wasco County should allow for farm breweries in the farm zone? Farm breweries are facilities, in conjunction with hop farms, that commercially produce beer and offer some retail or tasting opportunities.

29 responses



Do you think Wasco County should allow for horse therapy/counseling services in the farm zone?

30 responses



Event Surveys

To replicate online surveys at in person events, staff prepared two large sheets with dots for citizens to fill out.

Farm & Forest Optional Uses

Mark with a dot which uses you would like or do not want and add comments for additional restrictions

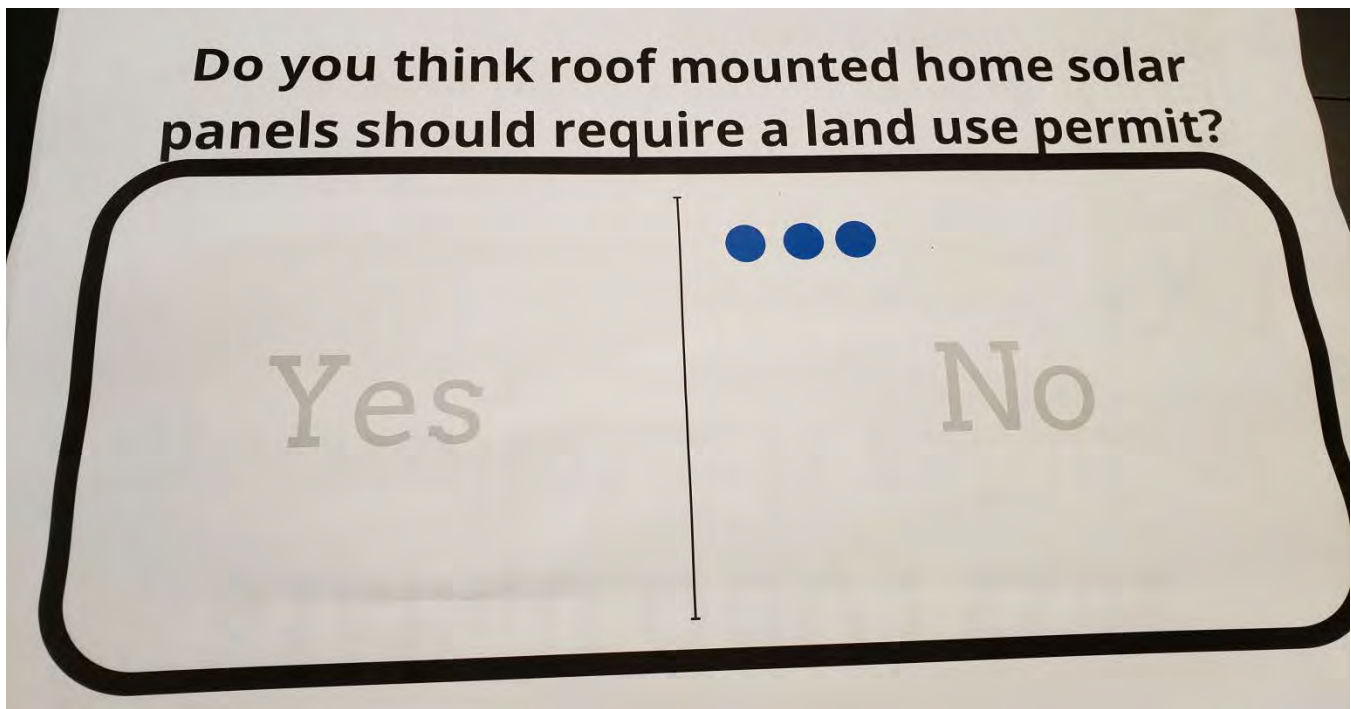
Farm Zone	Want this use	Do Not Want	Comments
CIDERIES	••••••••••••••••••		
WINERY	••••••••••••••••••		yes, please! - second dist!
RESTAURANT	••••••••••••••••••		
GUEST RANCHES	••••••••••••••••••		
FARM BREWERY	••••••••••••••••••		
HORSE THERAPY	••••••••••••••••••		
A FACILITY FOR PROCESSING FARM PRODUCTS	••••••••••••••••••		
AGRITOURISM	••••••••••••••••••		
F-2 Zone	••	•	
ACCESSORY FOREST DWELLING	••	•	

Farm & Forest Optional Uses

Mark with a dot which uses you would like or do not want and add comments for additional restrictions

Farm Zone	Want this use	Do Not Want	Comments
CIDERIES		••••	Not clear what is intended here - is it a cider mill? Please see the other sheet for the "Do Not Want" section.
WINERY		••••	For distillation, please see the other sheet.
RESTAURANT		••••	
GUEST RANCHES		••••	
FARM BREWERY		••••	
HORSE THERAPY	••••		Is this a riding school? If so, please see the other sheet for the "Do Not Want" section.
A FACILITY FOR PROCESSING FARM PRODUCTS		••••	Is this a food processing facility? If so, please see the other sheet for the "Do Not Want" section.
AGRITOURISM		••••	Is this a farm tour? If so, please see the other sheet for the "Do Not Want" section.
F-2 Zone		••••	Not sure what is intended here - is it a farm? Please see the other sheet for the "Do Not Want" section.
ACCESSORY FOREST DWELLING		••••	Is this a forest dwelling? If so, please see the other sheet for the "Do Not Want" section.

Comments
<p>All at high risk in increased fire risk - I agree with this. Many of these activities are not suited to the eastern part of the county - they're.</p>
<p>Fire, water, roads concerns</p>
<p>* like existing structure element and app purposes (potentially small groups only)</p>
<p>Fire, water, road concerns concerned w/ the size of the processing facility being up to 10K of concerned that no additional standards could be applied MUST have site standards to consider</p>
<p>The RPD currently ^{not} currently equipped to provide fire protection services for ag-tourism (not able to protect structures) * fire, water, roads concerns (our own infrastructure support - not currently)</p>
<p>Not enforceable, need dead restrictions especially on the APD would be used for western Eastern fire risk forest lands would have fire risk increased, not needed in most cases, wildfire + regulate ^{regulate} require proof of relative stakes, these relies on complaints from high up to enforce it which is may not happen; major move - sense west of the county it's water & there is more vegetation to maintain - should have had a higher water phase for eastern Oregon than 80 acres; road issues especially when they are fires would be more water concern with firewood residency</p>



Online Comment Submissions

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

The project website received **8 comments** from the online submission form to date. Online comments can be read in [Appendix A](#).

Emailed Comments

Community members were encouraged to email planning staff at any time to voice their feedback for the LUDO Update.

Staff has received **2 comments** via email to date. The comments are available in [Appendix B](#).

Mailed Comments

Community members were also encouraged to mail comments to planning staff at any time .

Staff has not received any mailed comments to date.

Event Comment Cards

Staff made comment cards available at the event. Four comment cards were filled in and are available to read in [Appendix C](#).

Draft Submitted Comments

Staff used a special online platform to display drafts where citizens could write in questions or comments.

Staff received 6 comments via the online drafts. The comments are available in [Appendix D](#).

APPENDIX A – WEBSITE SUBMITTED COMMENTS

Agritourism

planning department kellyg@co.wasco.or.us via b.atomicsites.net
to me ▾

Fri, May 6, 8:40 AM ☆ ↶ ⋮

What is your biggest concern about agritourism activities or events?

If county officials issues permits for special events, large gatherings 500 + . County should commit resources to help the rural fire and EMS which are Volunteer and not dump solely on the local Volunteer services.

planning department kellyg@co.wasco.or.us via b.atomicsites.net
to me ▾

Sat, May 7, 12:04 PM ☆ ↶ ⋮

What is your biggest concern about agritourism activities or events?

As you noted, I think the requirements for fire mitigation and event notifications are fair.

planning department via b.atomicsites.net
to me ▾

Tue, Aug 30, 1:28 PM (7 days ago) ☆ ↶ ⋮

What is your biggest concern about agritourism activities or events?

increased road use and increase in speeding, increased crime in rural areas. People who drive to these areas may not understand that rural roads are not a raceway. People are on bikes, horses or walking.

planning department via b.atomicsites.net
to me ▾

12:38 PM (2 hours ago) ☆ ↶ ⋮

What is your biggest concern about agritourism activities or events?

Fire, disruption of wildlife, traffic (especially during harvest), noise, trespassing, theft, and lack of country's ability to enforce rules.

Solar Panels

Name: Gary Wade

Ask a Planner a Question (required): Are you planning on updating permit requirements for rooftop solar installations. As is, rooftop installations, even out side the Columbia Gorge Scenic Area, require a costly and delayed review by the Planning Department. I would hope that the County was intent on promoting alternative energy production, not make it more difficult or expensive.

Thanks Gary

Time: 20 Jul 2021 at 7:48 pm

IP Address: 68.118.161.206

Contact Form URL: <https://wasco2040.com/participate/ask-a-planner/>

Name: Pishion Linda

Comment: No permits for solar on roof of homes

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

Time: 15 Dec 2021 at 2:24 am

IP Address: 174.204.210.110

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

Sent by an unverified visitor to your site.

Name: gary wade

Comment: I am glad that you propose to eliminate a permit for solar projects under 35 feet tall. We need these projects and why make it more expensive or difficult to start them. Thanks

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

Time: 3 Jun 2022 at 4:23 am

IP Address: 68.118.161.206

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

Sent by an unverified visitor to your site.

General

Name: lanis metteer

Comment: This land use movement is out of control in Oregon. The crazy commissioners have drunk the kool-aid and swallowed the Marxist agenda hook, line, and sinker. By the time the "2040" goal matures, the world, so hungry for our rural land, will be beating a gigantic path to our doors, Oregon's present ridiculous land use laws will be tromped in the dust, and the politicians who subscribed to all these assenine "laws and rules" will be laughed right out of the State. And rightly so. Meanwhile, Don't tread on me.

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

Time: 9 Jun 2022 at 7:22 pm

IP Address: 72.19.52.4

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

Sent by an unverified visitor to your site.

APPENDIX B – EMAILED COMMENTS

Comments re: Agritourism in EFU Zones

Amy Kaser
The Dalles, OR
5/12/21

I would like to express the following concerns and suggestions regarding the allowance of agritourism in Exclusive Farm Use Zones in Wasco County:

1. Increasing human activity in the EFU Zone increases the risk of fire danger and creates greater burdens on first responders.

The more people there are in an area, the greater the potential for starting a fire. According to the county's whitepaper on this subject, one of the allowances being considered is for 500 people/250 cars per event. It only takes one person out of those 500 pulling off the road in dry grass to take a photo or tossing out a cigarette to start a fire. Wasco County is dry country with high summer temperatures and strong winds and people unfamiliar with this kind of climate don't realize the hyper-vigilance they need to use in order to prevent starting a fire.

Should a fire break out, agritourism will cause increased difficulty in evacuating these areas. The evacuation of 100-250 cars would greatly hinder farmers and first responders and delay the evacuation of local residents and livestock.

2. The county should make an attempt to understand the speed at which fire can travel and also to thoroughly research the capabilities of the fire protection districts before allowing any agritourism, even with fire mitigation.

When determining whether to permit an event in a certain area, perhaps it would be wise to overlay maps of the 2018 fires and other major recent fires on the map of the county. For example, the Substation Fire moved 18 miles in 8 hours when it first started, spreading rapidly in many directions, traveling up side canyons, and easily jumping roads and rivers. It burned up power lines and people lost power (and thus their running water) at their homes. It was impossible for the fire district and first responders to stop it or even slow it down, and had there been an agritourism event taking place on that day, no amount of mitigation would have helped.

While there may be some fire districts in the county that have the capability of contracting fire protection for events or protecting and evacuating large groups of people, some do not have this capability. Each fire district's abilities should be considered separately when determining if an event should be permitted. I would encourage the county to meet with representatives of each fire protection district and determine what those capabilities are before using the districts as an option for mitigation.

3. Agritourism would increase traffic on farm-to-market roads and increase the danger to farmers transporting equipment, moving livestock, or hauling crops to market.

The high seasons for tourism (late spring, summer, and early fall), are also the peak times for farmers to be on the road. Spraying and other field work takes place in spring, harvest in the summer, and seeding in the fall. All of these activities involve transportation of tractors, large trucks, and implements along narrow county roads with very little shoulder. Cattle are often moved from one pasture to another simply by walking them down the road. A recent article in Successful Farming magazine stated the following: *“Accidents involving tractors and other ag equipment on rural roads are five times more likely to be fatal than non-ag crashes, according to a study from the New York Center for Agricultural Medicine and Health.”*

Imagine moving a combine, tractor, or a herd of cows down the road and meeting 100 – 250 cars on their way to or from an agritourism event. Moving equipment can be one of the most dangerous times for farmers and this would be compounded by increased traffic.

4. In addition to creating regulations for agritourism, the county should add language about how it will monitor and enforce the regulations.

How will you determine whether the income from agritourism is secondary to the farming income? How will you have the budget, time, and personnel to visit each event and decide whether sufficient fire mitigation has been put into place? How will you deal with unpermitted events? How will you know if there are 250 cars or 300 parked at the event?

I have great reservations about allowing agritourism in the EFU zone in Wasco County, but if the county has no choice because it is a state law, then please: carefully consider the impacts it could have on our local farms when designing the regulations, look at each part of the county separately when making the determination regarding permitting, and make sure that the county has the capability to **actively** enforce the regulations.

May 18, 2021

Dear Wasco County Planning,

In regards to the proposed Chapter 3 – F1 and F2 Revisions, I would like to make the following comments:

Accessory Forest Dwellings:

If an accessory forest dwelling is allowed and the owner sells the property, what legally happens to the dwelling?

If allowed, there needs to be assurance and provisions that the dwelling will continue to be used as housing for a relative to assist with forest work through successive owners and not turned into just another second dwelling.

The additional standards listed on pages 20-21 (Section 3.129, 2. g-h-I and 3.) need to be deed restrictions. Otherwise, how would a future owner be held to them? These are the occupied by owner or relative to assist with forest work and the non-vacation rental restrictions.

Rental restrictions should include no rentals to non-relatives.

Proof of the relative relationship should be required to prevent someone from claiming a non-relative as a relative.

Penalties for non-compliance need to be clearly spelled out and enforced, especially for successive owners. Would the dwelling need to be removed if not used as intended?

Allowing accessory forest dwellings would be opening a can of worms. The template test adopted by other counties contained loop holes that were exploited by people and undermined its intent. This would be a similar situation if restrictions are not clearly spelled out and enforced, especially for successive owners. Code compliance doesn't have the capacity to enforce it. It is unrealistic and doesn't make for good neighbor relations to expect neighbors to be the ones enforcing it.

Additional fire and water availability standards would be needed as these dwellings would be close together. Embers from a fire at one house could easily spread to the second house.

Accessory dwellings should not be allowed in areas of extreme fire risk. They would unnecessarily increase the risk in areas where firefighting is already difficult due to the steep slopes and wind. A fire that starts on one property could easily move into onto surrounding properties that are not in a fire district. The Mosier Creek fire of 2020 burned nearly 1,000 acres and involved 800 firefighters.

There is no evidence supporting the need for these dwellings. Even on large tracts there is not enough work involved in maintaining forest land, especially in the winter and summer, to justify a second dwelling.

Thank you for this opportunity to comment.

Sincerely,
Sheila Dooley

APPENDIX C – EVENT COMMENT CARDS

Name	Email
Would you like to receive notification emails from us about news and events?	Yes No
Comments: <u>Energy Facilities: add an additional consultation if in an area cultivated (ag production) to avoid productive ag ground being shifted to a different use.</u>	

Name	Email
Would you like to receive notification emails from us about news and events?	Yes No
Comments: <u>Setback: Concern with the vegetative shielding in the 'dry side' of the county. Uses limited resource (water) and likely to add fuel to fires.</u>	

Name	Email
Would you like to receive notification emails from us about news and events?	Yes No
Comments: <u>With the extreme fire risk, any added traffic for agritourism or processing facilities increases the danger for local residents. Think about evacuation and narrow roads, lack of safe parking, etc.</u>	

Name	Email
Would you like to receive notification emails from us about news and events?	Yes No
Comments: <u>Farm setbacks - Dry area getting green, boundary not applicable. Would be hard to grow and then could/would be late season fire hazard.</u>	

APPENDIX D – DRAFT SUBMITTED COMMENTS

✓ I think that the concerns about fire danger from agritourism events have been listened to and addressed by these requirements and that is much appreciated. My biggest concern is the enforcement piece once events are being set up and running. Does the county have the budget and manpower to inspect the sites and to monitor the events for compliance or will that piece fall on residents to report violations?

✓ Our Code Compliance is a complaint driven program, but we also follow up on conditions of approval, so there is an expectation that we will have the opportunity to spot check these operations.

✓ In Oregon land use jargon, "mandatory" means unconstitutional fraud committed by a conspiracy between the courts, the governess, her minions and the Marxist majority legislature which deliberately passes legislation against the will and best interests of private property owners . This mob is as low, if not lower, than the Biden administration, itself. Both need to be ousted in their entirities, if we are to save our nation and preserve liberty for our children.

~~b.g.~~ The existing single-family dwelling unit is occupied by the owner or a relative; 2 1

~~c.h.~~ The new single-family dwelling unit will be occupied by the owner or a relative; and 1

i. The owner or a relative occupies the new single-family dwelling unit to allow the relative to assist in the harvesting, processing or replanting of forest products or in the management, operation, planning, acquisition or supervision of forest lots or parcels of the owner. 4 1

3. If a new single-family dwelling unit is constructed under this subsection, a county may not allow the new or existing dwelling unit to be used for vacation occupancy as defined in ORS 90.100. 1

g. needs to be added as a deed restriction

h. needs to be added as a deed restriction

i. needs to be added as a deed restriction

> 3. needs to be added as a deed restriction and should



Kelly Howsley - Glover <kellyg@co.wasco.or.us>

Wasco County Land Use and Development Ordinance Update

1 message

BROWN Jevra * DSL <Jevra.BROWN@dsl.oregon.gov>
To: Kelly Howsley - Glover <kellyg@co.wasco.or.us>

Thu, Sep 1, 2022 at 9:36 AM

Hi Kelly,

Thank you for the opportunity to comment on your proposed ordinance update. I only reviewed the farmland updates and have one recommendation there.

RE: (Page 2, Section 3.212) The provision for enhancement, restoration or creation of wetlands under ~~OAR 660-033-0120~~ **ORS 215.213 and 215.283** does not include wildlife habitat.

NATURAL RESOURCE USES

E. Creation, restoration or enhancement of wildlife habitat and wetlands that do not include development as defined by Section 1.090 in a FEMA designated Flood Zone. If the project is located wholly or partially within a FEMA designated Flood Zone and includes structural development it shall be subject to Section 3.214 L below

Is the reference to wildlife habitat part of a FEMA directive OR did the county previously recognize the importance of riparian areas for wildlife and was using the FEMA designated Flood Zone as a proxy for mapping "riparian areas"? Recommendation: The county consider retaining the "wildlife habitat" allowed use because such activity is likely encouraged by NRCS conservation programs on farmlands (CRP, ask your SWCD) and, I assume, would also be encouraged by ODFW. Retaining this language might also improve county's Goal 5 or 6 compliance unrelated to wetlands (that is, not Goal 5 for wetlands per se)? While "wildlife habitat" is not in the realm of DSL regulation, certainly the connectivity created by improving/providing wildlife habitats along waterways can improve the functions and values of adjacent wetlands and waters. If the county chooses to retain "wildlife habitat" then how will that be defined? Again, consider conferring with ODFW.

Best regards with this large effort,

Jevra Brown, Aquatic Resource Planner

Aquatic Resource Management Program

Department of State Lands

775 Summer Street NE, Salem, OR 97301

Cell 503-580-3172

NOTE NEW EMAIL ADDRESS: Jevra.Brown@DSL.Oregon.gov

Checking for wetlands and waters? – Use the STATEWIDE WETLANDS INVENTORY

To help prevent the spread of COVID-19 many of the DSL staff are telecommuting.



September 19th, 2022

TO: Wasco County Planning Department

FROM: Michael Hauty, MD

RE: Time, Place & Manner Proposed Regulations, Chapter 7, LUDO
Update

My name is Michael Hauty and I am submitting these last minute comments on the issue of Psilocybin Service Centers in the unincorporated areas of Wasco County.

I purchased property in rural Wasco County in 1988 & have resided here full time since 2001. I was employed as a general/trauma surgeon with Providence Hood River & Skyline Hospitals and later as an Emergency Medicine provider in Hood River until 2017. I maintain an active Oregon medical license & Federal DEA certificate. As a semi-retired MD, I serve as a volunteer with SERV-OR in Wasco County and as an event/mass gathering physician with White Bird Medicine in Eugene.

What motivates me currently is the strong belief in the therapeutic potential of psychedelic assisted therapy. These substances are considered dangerous drugs with no medical benefit at the Federal level being classified as Schedule 1 with the DEA. These same substances are hailed by many scientists, therapists, physicians & activists as potent & effective medicines. Numerous respected academic & medical institutions have created centers of psychedelic medicine where these substances are administered with the same strict privacy & safety concerns found throughout these institutions.

Psilocybin itself has been found effective in a range of conditions including PTSD, treatment resistant depression, chronic pain, anxiety, and end-of-life issues in rigorous clinical trials published in peer

reviewed journals. The success rate has been high & the side effect/complication rates low.

Ketamine, considered a pharmaceutically manufactured psychedelic substance, is available to the public and used locally as an adjunct to therapy for addiction medicine and other mental health issues as well as an anesthetic agent in our local hospitals. Ketamine is classified as a Schedule 3 drug under the Controlled Substance Act. It can be legally prescribed by practitioners holding a current & valid DEA certificate.

I do not intend to own or operate a psilocybin service center in Wasco County, nor do I have a financial interest in any psilocybin related project in Oregon. I do serve as a medical trainer/facilitator with an OHA approved training program and service center, Subtle Winds of Eugene, and am currently assisting in the drafting of our curriculum. Our focus is on underserved populations & our mission, to provide therapy for mental health matters. We expect our training program to begin in January 2023 and treatment center operating by summer, 2023. We will operate one center within incorporated Eugene but hope to collaborate with other OHA approved programs in offering services in multiple venues across the state.

The fixed timelines of the LUDO update process & the pending nature of final OHA regulations pose a significant challenge for the County Planners. I have had a detailed discussion with Kelly Howsley-Glover regarding Chapter 7 of the proposed rules regarding Psilocybin Manufacturing & Service Centers. I am aware of the Commissioners' priority of a conservative stance on regulations in Wasco County and other rural counties. I fully support and share this stance.

I am aware that these comments are submitted too late to be included in the meeting packet. A four-day conference in Portland addressing Psilocybin in Oregon concluded yesterday. In attendance were

hundreds of stakeholders in the process including philanthropists, entrepreneurs, scientists, politicians, state officials, physicians, and indigenous healers. Attendees were aware and repeatedly reminded that “all eyes are on Oregon”. The prevailing sentiment was that things need to be “done right” from the outset and the biggest priority, safety. I wished to have a thorough and current knowledge base before commenting.

I came away from the conference acutely aware of the significant challenges facing all players and of the need to remain open & transparent in our interactions with each other. No one need lose here, and many may benefit.

Finally, on the matter of Section 7.050. The proposed rules merely add several minimum separation distances of any service center to those already present in the initiative itself. I would propose that consideration be given to reducing these distances to either 500’ or 200’ in most cases to allow more potential options within the three designated commercially zoned centers in the county.

I applaud the Commission for their efforts in responding to the concerns of all citizens. I also applaud the county’s decision not to opt-out of services or return the matter to the voters. They have already voted, and county officials have responded to the voters’ wishes. I fully support your efforts and results in drafting the rules to date, particularly considering the unique challenges posed.

A single service center in the Gorge will likely suffice for now and will almost certainly be housed within an incorporated town or city in either Hood River or Wasco counties.

I do feel that if the initial experience is positive, the day will come when service centers can be sited with existing multi-purpose businesses in non-commercial parts of the county zoned as Extended Farm Use. This

would allow for a retreat-based, outdoor therapeutic experience for both facilitators and clients with less impact than a wedding reception.

Many thanks for your consideration of these issues.

Respectfully submitted,

Michael Hauty



AGENDA ITEM

Fairgrounds/Hunt Park Project

[STAFF MEMO](#)

[COUNTY FAIRGROUNDS GRANT AGREEMENT](#)

[MOTION LANGUAGE](#)



MEMORANDUM

SUBJECT: Business Oregon County Fairgrounds Capital Improvements Grant

TO: BOARD OF COUNTY COMMISSIONERS

FROM: STEPHANIE KRELL

DATE: OCTOBER 11, 2022

Background Information

In the 2019-2021 legislative session, \$10 million in tax exempt lottery bond funding was provided to Business Oregon to provide grants for capital improvement projects to county fairground facilities. The first bond sale provides \$5 million in available funding. Wasco County applied to the program and was approved for \$277,777.00 of funding for infrastructure upgrades at the Wasco County Fairgrounds.

The infrastructure upgrades that were included in the grant applications included engineering, design and construction for improvements to the electrical system, sewer system, and demolition and replacement of aging buildings.

The RFP for Design and Construction of Wasco County Fair/Hunt Park is currently advertised and work on the project is expected to begin in December 2022.

In the packet today, you will find the grant contract and authorized signature card document, which need to be returned to Business Oregon within 60 days of receipt.

**STATE OF OREGON
COUNTY FAIRGROUNDS CAPITAL IMPROVEMENTS
GRANT AGREEMENT**

Contract Number: C2022541

Project Name: Infrastructure Upgrades

This grant agreement (“Contract”) is between the State of Oregon, acting through its Oregon Business Development Department (“OBDD”), and Wasco County (“Recipient”). This Contract becomes effective only when fully signed and approved as required by applicable law (“Effective Date”).

This Contract includes Exhibit A - Project Description.

Pursuant to Oregon Laws 2021, Chapter 669, Section 202 (the “Act”), OBDD is authorized to make grants for county fair capital improvements.

SECTION 1 - KEY TERMS

The following capitalized terms have the meanings assigned below.

Grant Amount: \$277,777.

Project Completion Deadline: 04 May 2025

SECTION 2 - FINANCIAL ASSISTANCE

- A. OBDD shall provide Recipient, and Recipient shall accept from OBDD, a grant (the “Grant”) in an aggregate amount not to exceed the Grant Amount.
- B. Conditions Precedent. OBDD’s obligations are subject to the receipt of the following items, in form and substance satisfactory to OBDD and its Counsel:
 - (1) This Contract duly signed by an authorized officer of Recipient; and
 - (2) Such other certificates, documents, opinions and information as OBDD may reasonably require.
- C. Financing Availability. OBDD’s obligation to make, and Recipient’s right to request, disbursements under this Contract terminates 90 days after the Project Completion Deadline. Activities occurring after that date are the sole responsibility of Recipient.
- D. Unexpended Grant Funds. Any Grant funds that remain after all authorized disbursements or the date this Contract is terminated will be retained by the State of Oregon.
- E. Use of Grant funds. The Recipient shall use the Grant funds only for actual, reasonable and necessary Project costs for the activities described in Exhibit A (“Project”). Grant funds cannot be used for costs in excess of one hundred percent (100%) of the total Project costs.

SECTION 3 - DISBURSEMENT

- A. Initial Disbursement followed by Reimbursement. OBDD will disburse 20% of the Grant to Recipient promptly after full execution of this Contract. Thereafter, The Grant funds will be

disbursed to Recipient on an expense reimbursement or costs-incurred basis. Recipient must submit a disbursement request for the Grant funds on an OBDD-provided or OBDD-approved disbursement request form (“Disbursement Request”), but not more frequently than once a month. Each Disbursement Request must be accompanied by a progress report as required by Section 5A(6).

B. Conditions to Disbursements. OBDD has no obligation to disburse Grant funds unless:

- (1) OBDD has sufficient funds currently available for this Contract; and OBDD has received appropriations, limitations, allotments or other expenditure authority sufficient to allow OBDD, in the exercise of its reasonable administrative discretion, to make payment, and notwithstanding anything in the Contract, occurrence of such contingency does not constitute a default.
- (2) For disbursements following the initial disbursement, OBDD (a) has received a completed Disbursement Request, (b) has received any written evidence of materials and labor furnished to or work performed upon the Project, itemized receipts or invoices for payment, and releases, satisfactions or other signed statements or forms as OBDD may require, and (c) is satisfied that all items listed in the Disbursement Request are reasonable and that the costs for labor and materials were incurred and are properly included in the Project costs.
- (3) The representations and warranties made in this Contract are true and correct on the date of disbursement as if made on such date.
- (4) All other conditions precedent under this Contract are met.
- (5) There is no Event of Default by Recipient.

SECTION 4 - REPRESENTATIONS AND WARRANTIES OF RECIPIENT
--

Recipient represents and warrants to OBDD as follows:

A. Organization and Authority.

- (1) Recipient is a County, validly organized and existing under the laws of the State of Oregon.
- (2) Recipient has all necessary right, power and authority under its organizational documents and applicable Oregon law to execute and deliver this Contract and incur and perform its obligations under this Contract.
- (3) This Contract has been authorized by an ordinance, order or resolution of Recipient’s governing body if required by its organizational documents or applicable law.
- (4) This Contract has been duly executed by Recipient, and when executed by OBDD, is legal, valid and binding, and enforceable in accordance with their terms.

B. Compliance with Existing Agreements and Applicable Law. The authorization and execution of, and the performance of all obligations required by, this Contract will not: (i) cause a breach of any agreement or instrument to which Recipient is a party or by which the Project or any of its property or assets may be bound; (ii) violate any provision of the charter or other document pursuant to which Recipient was organized or established; or (iii) violate any laws, regulations, ordinances, resolutions, or court orders related to Recipient, the Project or its properties or operations.

C. Full Disclosure. Recipient has disclosed in writing to OBDD all facts that materially adversely affect the Grant, or the ability of Recipient to perform all obligations required by this Contract. Recipient

has made no false statements of fact, nor omitted information necessary to prevent any statements from being misleading. The information contained in this Contract, including Exhibit A, is true and accurate in all respects.

- D. Pending Litigation. Recipient has disclosed in writing to OBDD all proceedings pending (or to the knowledge of Recipient, threatened) against or affecting Recipient, in any court or before any governmental authority or arbitration board or tribunal, that, if adversely determined, would materially adversely affect the Grant or the ability of Recipient to perform all obligations required by this Contract.

SECTION 5 - COVENANTS OF RECIPIENT

- A. Project Completion Obligations. Recipient covenants that it shall:

- (1) Complete the Project using its own fiscal resources or money from other sources to pay for any costs of the Project in excess of the total amount of financial assistance provided pursuant to this Contract.
- (2) Provide OBDD with copies of all plans and specifications relating to the Project, and a timeline for the bidding/award process, at least ten (10) days before advertising for bids.
- (3) Provide a copy of the bid tabulation and notice of award to OBDD within ten (10) days after selecting a construction contractor.
- (4) Permit OBDD to conduct inspection of the Project at any time.
- (5) Complete the Project no later than the Project Completion Deadline, unless otherwise permitted by the OBDD in writing.
- (6) Deliver a progress report on the Project along with each Disbursement request, in form as provided or directed by OBDD. Obtain and maintain as-built drawings for all facilities constructed as part of the Project.

- B. Notice of Adverse Change. Recipient shall promptly notify OBDD of any adverse change in the activities, prospects or condition (financial or otherwise) of Recipient related to the ability of Recipient to perform all obligations required by this Contract.

- C. Compliance with Laws. The Recipient shall comply with all applicable laws, rules, regulations and orders of any court or governmental authority that relate to this Contract, the Project and the operation of the facilities or infrastructure of which the Project is a component. In particular, but without limitation, Recipient shall comply with the following, as applicable:

- (1) All federal or state tax laws applicable to Recipient's implementation of the Project and its use of the Grant or compensation or payments paid with the Grant.
- (2) State procurement regulations found in the Oregon Public Contracting Code, ORS Chapters 279A, 279B and 279C.
- (3) State labor standards and wage rates found in ORS Chapter 279C.
- (4) ORS 280.518 requiring public display of information on Lottery funding of the project. Recipient shall include the following statement, prominently placed, on all plans, reports, bid documents and advertisements relating to the Project:

“This Project was funded in part by the Oregon State Lottery and administered by the Oregon Business Development Department.”

These laws, rules, regulations and orders are incorporated by reference in this Contract to the extent required by law.

- D. Ownership of Project. The Project will be owned by Recipient for not less than ten years following the Project Completion Deadline. The Project will be operated by Recipient or by a person under a management contract or operating agreement with Recipient. Any such management contract or operating agreement will be structured as a “qualified management contract” as described in IRS Revenue Procedure 97-13, as amended or supplemented.
- E. Operation and Maintenance of the Project. Recipient shall operate and maintain the Project in good repair and operating condition so as to preserve the long-term public benefits of the Project, including making all necessary and proper repairs, replacements, additions, and improvements for not less than ten years following the Project Completion Deadline. On or before the Project Completion Deadline, Recipient shall adopt a plan acceptable to OBDD for the on-going operation and maintenance of the Project without reliance on OBDD financing and furnish OBDD, at its request, with evidence of such adoption. The plan must include measures for generating revenues sufficient to assure the operation and maintenance of the Project during the usable life of the Project.
- F. Insurance, Damage. For a period of not less than ten years following the Project Completion Deadline, the Recipient shall maintain, or cause to be maintained, insurance policies with responsible insurers or self-insurance programs, insuring against liability and risk of direct physical loss, damage or destruction of the Project, at least to the extent that similar insurance is customarily carried by governmental units constructing, operating and maintaining similar facilities. Nothing in this provision precludes Recipient from exerting a defense against any party other than OBDD, including a defense of immunity.
- G. Sales, Leases and Encumbrances. For a period of not less than ten years following Project Completion Deadline, except as specifically described in Exhibit A (Project Description), Recipient shall not sell, lease, exchange, abandon, transfer or otherwise dispose of any substantial portion of or interest in the Project, unless worn out, obsolete, or, in the reasonable business judgment of Recipient, no longer useful in the operation of the Project. Nevertheless, OBDD may consent to such disposition if it has received 90 days’ prior written notice from Recipient. Such consent may require receipt by OBDD of an opinion of Bond Counsel to the effect that such disposition complies with applicable law and will not adversely affect the exclusion of interest on any Lottery Bonds from gross income for purposes of federal income taxation under Section 103(a) of the Code. The term “Bond Counsel” means a law firm determined by OBDD to have knowledge and expertise in the field of municipal law and whose opinions are generally accepted by purchasers of municipal bonds.
- H. Books and Records; Inspections; Information. The Recipient shall keep accurate books and records and maintain them according to generally accepted accounting principles established by the Government Accounting Standards Board in effect at the time. Recipient shall have these records audited annually by an independent certified public accountant, which may be part of the annual audit of all records of Recipient. The Recipient shall permit OBDD and their duly authorized representatives, and any party designated by OBDD: (i) to inspect, at any reasonable time, the property, if any, constituting the Project; and (ii) at any reasonable time, to inspect and make copies

of any accounts, books and records, including, without limitation, its records regarding receipts, disbursements, contracts, investments and any other related matters. The Recipient shall supply any related reports and information as OBDD may reasonably require, including cooperation with OBDD to provide all necessary financial information and records to comply with statutory reporting requirements.

- I. Records Maintenance. The Recipient shall retain and keep accessible all books, documents, papers, and records that are directly related to this Contract, the Project or the Grant for a minimum of six years, or such longer period as may be required by other provisions of this Contract or applicable law, following the Financing Availability Deadline. If there are unresolved issues at the end of such period, Recipient shall retain the books, documents, papers and records until the issues are resolved.
- J. Notice of Event of Default. Recipient shall give OBDD prompt written notice of any Event of Default, or any circumstance that with notice or the lapse of time, or both, may become an Event of Default, as soon as Recipient becomes aware of its existence or reasonably believes an Event of Default is likely.
- K. Contributory Liability and Contractor Indemnification.
 - (1) If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 (“Third Party Claim”) against a party (the “Notified Party”) with respect to which the other party may have liability, the Notified Party must promptly notify the other party in writing and deliver a copy of the claim, process, and all legal pleadings related to the Third Party Claim. Either party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. The foregoing provisions are conditions precedent for either party’s liability to the other in regard to the Third Party Claim.
 - (2) If the parties are jointly liable (or would be if joined in the Third Party Claim), the parties shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable in such proportion as is appropriate to reflect their respective relative fault. The relative fault of the parties shall be determined by reference to, among other things, the parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Each party’s contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if that party had sole liability in the proceeding. This Section shall survive termination of this Contract.
 - (3) Recipient shall take all reasonable steps to require its contractor(s) that are not units of local government as defined in ORS 190.003, if any, to indemnify, defend, save and hold harmless the State of Oregon and its officers, employees and agents (“Indemnatee”) from and against any and all claims, actions, liabilities, damages, losses, or expenses (including attorneys’ fees) arising from a tort (as now or hereafter defined in ORS 30.260) caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Recipient’s contractor or any of the officers, agents, employees or subcontractors of the contractor (“Claims”). It is the specific intention of the parties that the Indemnatee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnatee, be indemnified by the contractor from and against any and all Claims. This Section shall survive termination of this Contract.

L. Disadvantaged Business Enterprises. ORS 200.090 requires all public agencies to “aggressively pursue a policy of providing opportunities for disadvantaged business enterprises, minority-owned businesses, woman-owned businesses, businesses that service-disabled veterans own and emerging small businesses...” OBDD encourages Recipient in any contracting activity to follow good faith efforts as described in ORS 200.045, available at https://www.oregonlegislature.gov/bills_laws/ors/ors200.html. Additional resources are provided by the Governor’s Policy Advisor for Economic and Business Equity. Also, the Certification Office for Business Inclusion and Diversity at the Oregon Business Development Department maintains a list of certified firms and can answer questions. Search for certified MWESB firms on the web at: <https://oregon4biz.diversitysoftware.com/FrontEnd/VendorSearchPublic.asp>.

M. Exclusion of Interest from Federal Gross Income and Compliance with Code.

(1) The Recipient shall not take any action or omit to take any action that would result in the loss of the exclusion of the interest on any Lottery Bonds from gross income for purposes of federal income taxation, as governed by Section 103(a) of the Code. OBDD may decline to disburse the Financing Proceeds if it finds that the federal tax exemption of the Lottery Bonds cannot be assured.

(2) The Recipient shall not take any action (including but not limited to the execution of a management agreement for the operation of the Project) or omit to take any action that would cause any Lottery Bonds to be “private activity bonds” within the meaning of Section 141(a) of the Code. Accordingly, unless Recipient receives the prior written approval of OBDD, Recipient shall not permit in excess of ten percent (10%) of either (a) the Financing Proceeds or (b) the Project financed or refinanced with the Financing Proceeds to be directly or indirectly used in any manner that would constitute “private business use” within the meaning of Section 141(b)(6) of the Code, including not permitting more than one half of any permitted private business use to be “disproportionate related business use” or private business use unrelated to the government use of the Financing Proceeds. Unless Recipient receives the prior written approval of OBDD, Recipient shall not directly or indirectly use any of the Financing Proceeds to make or finance loans to persons other than governmental units, as that term is used in Section 141(c) of the Code.

(3) The Recipient shall not directly or indirectly use or permit the use of any of the Financing Proceeds or any other funds, or take any action or omit to take any action, which would cause any Lottery Bonds to be “arbitrage bonds” within the meaning of Section 148(a) of the Code.

(4) The Recipient shall not cause any Lottery Bonds to be treated as “federally guaranteed” for purposes of Section 149(b) of the Code, as may be modified in any applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service with respect to “federally guaranteed” obligations described in Section 149(b) of the Code. For purposes of this paragraph, any Lottery Bonds will be treated as “federally guaranteed” if: (a) all or any portion of the principal or interest is or will be guaranteed directly or indirectly by the United States of America or any agency or instrumentality thereof, or (b) five percent (5%) or more of the proceeds of the Lottery Bonds will be (i) used in making loans if the payment of principal or interest is guaranteed in whole or in part by the United States of America or any agency or

instrumentality thereof, or (ii) invested directly or indirectly in federally insured deposits or accounts, and (c) none of the exceptions described in Section 149(b)(3) of the Code apply.

(5) The Recipient shall assist OBDD to ensure that all required amounts are rebated to the United States of America pursuant to Section 148(f) of the Code. The Recipient shall pay to OBDD such amounts as may be directed by OBDD to satisfy the requirements of Section 148(f) applicable to the portion of the proceeds of any tax-exempt bonds, including any Financing Proceeds or other amounts held in a reserve fund. The Recipient further shall reimburse OBDD for the portion of any expenses it incurs related to the Project that is necessary to satisfy the requirements of Section 148(f) of the Code.

(6) Upon OBDD's request, Recipient shall furnish written information regarding its investments and use of Financing Proceeds, and of any facilities financed or refinanced therewith, including providing OBDD with any information and documentation that OBDD reasonably determines is necessary to comply with the arbitrage and private use restrictions that apply to the Lottery Bonds.

(7) Notwithstanding anything to the contrary, so long as is necessary to maintain the exclusion from gross income for purposes of federal income taxation of interest on any Lottery Bonds, the covenants contained in this subsection will survive payment of the Lottery Bonds, and the interest thereon, including the application of any unexpended Financing Proceeds. The Recipient acknowledges that the Project may be funded with the proceeds of the Lottery Bonds and that failure to comply with the requirements of this subsection could adversely affect any exclusion of the interest on the Lottery Bonds from gross income for federal income tax purposes.

(8) Neither Recipient nor any related party to Recipient, within the meaning of 26 C.F.R.s §1.150-1(b), shall purchase any Lottery Bonds, from which proceeds were used to finance the Project, in an amount related to the amount of the Grant.

SECTION 6 - DEFAULT

Any of the following constitutes an "Event of Default":

- A. Misleading Statement. Any material false or misleading representation is made by or on behalf of Recipient, in this Contract or in any document provided by Recipient related to this Grant.
- B. Failure to Perform. Recipient fails to perform any obligation required under this Contract, other than those referred to in subsection A of this Section, and that failure continues for a period of 30 calendar days after written notice specifying such failure is given to Recipient by OBDD. OBDD may agree in writing to an extension of time if it determines Recipient instituted and has diligently pursued corrective action.
- C. OBDD Default. OBDD fails to perform any obligation required under this Contract and that failure continues for a period of 30 calendar days after written notice specifying such failure is given to OBDD by Recipient. Recipient shall agree in writing to an extension of time if it reasonably determines OBDD instituted and has diligently pursued corrective action.

SECTION 7 - REMEDIES

- A. OBDD Remedies. Upon the occurrence of an Event of Default, OBDD may pursue any remedies available under this Contract, at law or in equity. Such remedies include, but are not limited to, termination of OBDD's obligations to make the Grant or further disbursements, return of all or a portion of the Grant Amount, payment of interest earned on the Grant Amount, and declaration of ineligibility for the receipt of future awards from OBDD. If, as a result of an Event of Default, OBDD demands return of all or a portion of the Grant Amount or payment of interest earned on the Grant Amount, Recipient shall pay the amount upon OBDD's demand. OBDD may also recover all or a portion of any amount due from Recipient by deducting that amount from any payment due to Recipient from the State of Oregon under any other contract or agreement, present or future, unless prohibited by state or federal law. These remedies are cumulative and not exclusive of any other remedies provided by law.
- B. Recipient Remedies. In the event of default by OBDD, Recipient's sole remedy will be for disbursement of Grant funds as required and eligible under this Contract, not to exceed the total Grant Amount, less any claims OBDD has against Recipient.

SECTION 8 - TERMINATION

In addition to terminating this Contract upon an Event of Default as provided in Section 7, OBDD may terminate this Contract with notice to Recipient under any of the following circumstances:

- A. If OBDD anticipates a shortfall in applicable revenues or OBDD fails to receive sufficient funding, appropriations or other expenditure authorizations to allow OBDD, in its reasonable discretion, to continue making payments under this Contract.
- B. There is a change in federal or state laws, rules, regulations or guidelines so that the uses of the Grant are no longer eligible for funding.

This Contract may be terminated at any time by mutual written consent of the parties.

SECTION 9 - MISCELLANEOUS

- A. No Implied Waiver. No failure or delay on the part of OBDD to exercise any right, power, or privilege under this Contract will operate as a waiver thereof, nor will any single or partial exercise of any right, power, or privilege under this Contract preclude any other or further exercise thereof or the exercise of any other such right, power, or privilege.
- B. Choice of Law; Designation of Forum; Federal Forum. The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Contract, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

Any party bringing a legal action or proceeding against any other party arising out of or relating to this Contract shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County (unless Oregon law requires that it be brought and conducted in another county). Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.

Notwithstanding the prior paragraph, if a claim must be brought in a federal forum, then it must be brought and adjudicated solely and exclusively within the United States District Court for the District of Oregon. This paragraph applies to a claim brought against the State of Oregon only to the extent Congress has appropriately abrogated the State of Oregon's sovereign immunity and is not consent by the State of Oregon to be sued in federal court. This paragraph is also not a waiver by the State of Oregon of any form of defense or immunity, including but not limited to sovereign immunity and immunity based on the Eleventh Amendment to the Constitution of the United States.

- C. Notices and Communication. Except as otherwise expressly provided in this Contract, any communication between the parties or notices required or permitted must be given in writing by personal delivery, email, or by mailing the same, postage prepaid, to Recipient or OBDD at the addresses listed below, or to such other persons or addresses that either party may subsequently indicate pursuant to this Section.

Any communication or notice by personal delivery will be deemed effective when actually delivered to the addressee. Any communication or notice so addressed and mailed will be deemed to be received and effective five (5) days after mailing. Any communication or notice given by email becomes effective 1) upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system or 2) the recipient's confirmation of receipt, whichever is earlier. Notwithstanding this provision, the following notices may not be given by email: notice of default or notice of termination.

If to OBDD: Deputy Director, Economic Development
Oregon Business Development Department
775 Summer Street NE Suite 200
Salem, OR 97301-1280

If to Recipient: Office Manager
Wasco County
511 Washington Street, Suite 101
The Dalles, OR 97058

- D. Amendments. This Contract may not be altered, modified, supplemented, or amended in any manner except by written instrument signed by both parties.
- E. Severability. If any provision of this Contract will be held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision.
- F. Successors and Assigns. This Contract will be binding upon and inure to the benefit of OBDD, Recipient, and their respective successors and assigns, except that Recipient may not assign or transfer its rights, obligations or any interest without the prior written consent of OBDD.
- G. Counterparts. This Contract may be signed in several counterparts, each of which is an original and all of which constitute one and the same instrument.
- H. Integration. This Contract (including all exhibits, schedules or attachments) constitutes the entire agreement between the parties on the subject matter. There are no unspecified understandings, agreements or representations, oral or written, regarding this Contract.
- I. No Third-Party Beneficiaries. OBDD and Recipient are the only parties to this Contract and are the only parties entitled to enforce the terms of this Contract. Nothing in this Contract gives or provides, or is intended to give or provide, to third persons any benefit or right not held by or made generally

available to the public, whether directly, indirectly or otherwise, unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Contract.

- J. Survival. The following provisions, including this one, survive expiration or termination of this Contract: Sections 5, 6, 7, 9.B, 9.C, and 9.L.
- K. Time is of the Essence. Recipient agrees that time is of the essence under this Contract.
- L. Public Records. OBDD's obligations under this Contract are subject to the Oregon Public Records Laws.

Recipient, by its signature below, acknowledges that it has read this Contract, understands it, and agrees to be bound by its terms and conditions.



STATE OF OREGON
acting by and through its
Oregon Business Development Department



WASCO COUNTY

By: _____
Chris Cummings, Deputy Director

By: _____
Tyler Stone, Administrative Officer

Date: _____

Date: _____

APPROVED AS TO LEGAL SUFFICIENCY IN ACCORDANCE WITH ORS 291.047:

/s/ Wendy Johnson per email dated 6 September 2022
Wendy Johnson, Senior Assistant Attorney General

EXHIBIT A - PROJECT DESCRIPTION

The Recipient will make capital improvements at its county fairgrounds.

“Capital improvements” means the construction, modification, replacement, repair, remodeling or renovation of a structure, or addition to a structure, that is expected to have a useful life of more than one year, and may include, but is not limited to:

- (i) Acquisition of land, or a legal interest in land, in conjunction with a structure.
- (ii) Acquisition, installation of machinery or equipment, furnishings or materials that will become an integral part of a structure.
- (iii) Activities related to the construction, modification, replacement, repair, remodeling or renovation of a structure, including planning, design, authorizing, issuing, carrying or repaying interim or permanent financing, research, land use and environmental impact studies, acquisition of permits or licenses or other services connected with the structure.
- (iv) Acquisition of existing structures, or legal interests in structures, in conjunction with the capital improvements.

“Capital improvements” does not include:

- (i) Maintenance and repairs, the need for which could be reasonably anticipated;
- (ii) Supplies and equipment that are not intrinsic to the structure; or
- (iii) Furnishings, unless the furnishings are acquired in connection with the acquisition, construction, remodeling or renovation of a structure, or the repair of a structure that is required because of damage or destruction of the structure.



MOTION

SUBJECT: County Fairgrounds Capital Improvements Grant Agreement

I move to approve the State of Oregon County Fairgrounds Capital Improvements Grant Agreement #C2022541.



AGENDA ITEM

Frequent Utilizers Data Use Agreement

[STAFF MEMO](#)

[FREQUENT UTILIZERS DUA](#)

[MOTION LANGUAGE](#)



MEMORANDUM

SUBJECT: Frequent Users Agreement

TO: BOARD OF COUNTY COMMISSIONERS

FROM: FRITZ BACHMAN

DATE: SEPTEMBER 26, 2022

BACKGROUND INFORMATION:

In 2017, multiple counties and organizations signed a data use agreement so that the City University of New York Research Foundation could complete a report for our region. Recently, Hood River and Wasco Counties have each been awarded a grant to update this data report. We are pursuing an updated Data Use Agreement between the same parties. The data being collected is the same as in 2017.

DATA USE AGREEMENT

BETWEEN

**HOOD RIVER COUNTY, OREGON, WASCO COUNTY, OREGON,
MID-COLUMBIA CENTER FOR LIVING, NORTHERN OREGON REGIONAL CORRECTIONAL FACILITIES, AND
PACIFICSOURCE COMMUNITY SOLUTIONS COLUMBIA GORGE COORDINATED CARE ORGANIZATION
AND
THE RESEARCH FOUNDATION OF THE CITY UNIVERSITY OF NEW YORK, ON BEHALF OF THE CITY
UNIVERSITY OF NEW YORK INSTITUTE FOR STATE AND LOCAL GOVERNANCE**

REGARDING DATA USE AND CONFIDENTIALITY

FOR THE

FREQUENT UTILIZER PROJECT

This Data Use Agreement (“Agreement” or “DUA”) is made and entered into as of October 1, 2022, by and between the “Site”, which includes all of the agencies, organizations and entities listed in Section XIV(A)-(F) as signatories of this Agreement (“Participating Agencies”) and the Research Foundation of The City University of New York on behalf of The City University of New York Institute for State and Local Governance (“ISLG”) (each, a “Party” and together, the “Parties”).

WHEREAS, ISLG has conceived of the Frequent Utilizer Project (“Project”), through which it plans to carry out an assessment and examination of ten regionally and demographically diverse jurisdictions across the country in an effort to conduct a national study of frequent utilizers who cycle through the criminal justice, healthcare, and social services systems; develop an integrated profile of this population across participating jurisdictions; and identify treatment and prevention programs currently being used, all with the broader goal of informing a national dialogue and understanding of the issue, and promoting the spread of promising practices to serve this population;

WHEREAS, through an application to ISLG, the Site has been selected by ISLG as one of the ten jurisdictions to participate in the Project, and each of the Participating Agencies has expressed its desire to participate in the Project;

WHEREAS, to participate in the Project, each Participating Agency has agreed to, among other activities, share data, which may include case-level data, with ISLG regarding its clients and practices that will be used for the Project’s purposes; and

WHEREAS, the Parties desire to enter into this Agreement to define and record the terms by which data shared in furtherance of the Project may be used, stored, transferred and disclosed, among other provisions, by any Party and among the Parties;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein set forth, the Parties agree as follows:

I. Term of Agreement

This Agreement shall be effective upon execution by all Parties, and will continue until June 30, 2023 (“Scheduled Termination Date”), unless it is:

- A. extended, as provided pursuant to Section VII herein, or
- B. terminated earlier pursuant to Section VIII herein.

II. Definitions

- A. “Agreement” means this Data Use Agreement, including all documents attached or incorporated by reference.
- B. “Coordinating Data Liaison” refers to an employee of Hood River County and Wasco County Community Corrections that is designated by ISLG and each Participating Agency to collect, consolidate, de-identify and/or coordinate, as necessary, the transfer of the Data to ISLG, as defined below, on behalf of the Participating Agencies at the Site. The Coordinating Data Liaison is identified in Section IX of this Agreement.
- C. “Data” refers to the information that is directly transferred from one Party to another, including the elements listed in Exhibit A, including as Exhibit A is updated per written agreement of a Participating Agency and ISLG.
- D. “Data Liaison” refers to an employee of each Party designated to communicate with the other Parties regarding the Data to be shared and to transmit Data for the purposes of the Project. The Data Liaisons for ISLG, CJC, and for each Participating Agency are identified in Section IX of this Agreement.
- E. “Funder” refers to Hood River and Wasco Counties.
- F. “Personally Identifiable Information” (“PII”) is information that directly identifies or uniquely describes a particular individual or event or that might be used, either directly or in combination with other publicly available information, to ascertain the identity of a particular individual (e.g., docket number, SSN, student ID).
- G. “Research Products” are any written publications or reports, presentations, or other materials produced by ISLG that are generally accessible to the public and that convey the findings or outcomes of the Project. Research Products shall not contain PII.

III. Data Transfer

- A. Each of the Participating Agencies shall transfer Data delineated in its respective section of the Data Elements List set forth in Exhibit A (“List”), in the format specified in Exhibit A to the Coordinating Data Liaison, who shall be responsible for collecting Data from the Participating Agencies, consolidating and de-identifying, as necessary, such Data, and transferring, on or about December 30, 2022, such data to ISLG. A Participating Agency’s section of the List may be amended by the mutual written consent of ISLG and the respective Participating Agency. For this purpose only, the requirement of writing may be satisfied through email correspondence between ISLG and the Data Liaison for the Participating Agency, which clearly confirms that both Parties agree to the amendment.
- B. All case-level Data to be transferred electronically will be transferred using a secure file transfer protocol, a Secure Socket Layer (SSL) certified, password protected file sharing system that is used for secure data exchange. Case-level Data shall be encrypted in transit, using secure, authenticated, and industry-accepted encryption mechanisms.
- C. In no case shall PII be transferred to ISLG.

IV. Compensation

The budget period for these funds is October 1, 2022 to June 30, 2023. The total amount of funding is \$18,103. The funds can be invoiced upon completion of project, final invoice due June 30, 2023. The source of all funding is the IMPACTS Grant, as disbursed by the Oregon Criminal Justice Commission, to Wasco and Hood River counties. Upon final completion of project and final invoice sent by ISLG, Hood River shall transfer their grant portion of \$9,000 to Wasco County. Wasco County shall then pay the full amount due to ISLG directly.

V. Data Storage

- A. All Data transferred to ISLG are confidential. ISLG will hold all Data in a secure manner and will protect them from disclosure, except as specifically provided in this Agreement.
- B. Data in electronic form shall be stored on secure computer hard drives that require credentialed log-in for individual access. All access to such Data shall be restricted to authorized users who have been authenticated through secure password and log-in.
- C. ISLG will limit the use of portable electronic devices that contain Data to the minimum amount necessary. Any portable electronic devices containing Data will be stored securely in locked drawers and cabinets, access to which will be limited to trained, authorized personnel who have a need to access such Data for purposes of the Project.

When transported, such portable devices will remain under the physical control of authorized staff.

- D. ISLG will limit the use of paper and other hard copy files or documents that contain Data to the minimum extent necessary. Such hard copy materials will be stored in locked drawers and cabinets, with access limited to authorized personnel.

VI. ISLG's Use and Disclosure of Data

- A. ISLG will use appropriate safeguards to prevent use or disclosure of the Data other than as provided for by this Agreement.
 - 1. ISLG, including its employees, agents and subcontractors, will not use the Data received under this Agreement for any purpose other than the fulfillment of the Project-related responsibilities set forth in this Section. Accordingly, ISLG will not match or link any of the Data received or produced under the terms of this Agreement with any datasets that are unrelated to the Project. ISLG will not identify the information in the Data or contact the individuals whose records are contained in the Data.
 - 2. ISLG will limit access to Data to employees, agents and subcontractors who have received training on: data security and the protocols that are necessary to secure confidential materials, including, where appropriate for the performance of their duties, training and certification in the Protection of Human Subjects by the Collaborative Institutional Training Initiative (CITI) or a similar body regarding the proper handling of confidential data, the importance of confidentiality, and the requirements of this Agreement.
- B. ISLG will not use or further disclose Data from a Participating Agency other than as permitted by this agreement or as otherwise required by law. ISLG will use the Data only for the specific purposes of:
 - 1. Cleaning, recoding, and analyzing Data from the Site;
 - 2. To the extent possible, consolidating Data from the Site with Data from the nine other jurisdictions participating in the Project;
 - 3. Analyzing the individual and consolidated datasets in order to explore national trends and commonalities and differences in the frequent utilizer population among jurisdictions;
 - 4. Drawing on the information gleaned from the analyses to provide further context for the practices used in the Site and other jurisdictions participating in the Project; and
 - 5. Creating the Research Products as set forth in Section VI.

- C. ISLG will not disclose the Data to any party other than through the dissemination and publication of Research Products, except as required by law.
 - 1. In the event that ISLG receives a request from a third party that compels disclosure of Data as a matter of law, ISLG will abide by all Federal, State and local statutes regarding the confidentiality of the information requested. Unless prohibited by law, ISLG will notify the Participating Agency to which the Data belongs in a timely manner whenever it receives a request from a third party for Data, and confer with the Participating Agency to determine an appropriate response.
 - 2. ISLG will report to the disclosing Participating Agency any use or disclosure of the Data not provided for by this Agreement of which it becomes aware.
- D. Case-level Data that are disclosed from ISLG to a third party if required by law, shall be transferred using a secure file transfer protocol, ensuring that it is encrypted in transit, using secure, authenticated, and industry-accepted encryption mechanisms. All electronic data transmission will be conducted using a Secure Socket Layer (SSL) certified, password protected file sharing system that is used for secure data exchange.

VII. Research Products

- A. It is anticipated that ISLG will create the following Research Products for the Project:
 - 1. A site-specific profile of the frequent utilizer population and local practices for working with the population to be shared with the Site and the Funder;
 - 2. A national profile of frequent utilizers to be shared with the Site, other jurisdictions participating in the project, the funder, and the public;
 - 3. A descriptive inventory of practices in the Site and other national jurisdictions for working with the population to be shared with the Site, other jurisdictions participating in the Project, the Funder, and the public; and
 - 4. One or more peer-reviewed academic journal articles.
- B. No PII will be reported in any Research Product. The Site and Participating Agencies may be identified by name and discussed in Research Products.
- C. ISLG will provide an opportunity to review each written Research Product that contains Data, prior to its publication, to each Participating Agency that supplied Data that informed or is reflected in the Research Product. The purpose of this review is to enable the relevant Participating Agencies to (a) identify factual errors or inaccuracies and provide information or corrections regarding them, and (b) suggest additional contextual information that might aid in the interpretation of the material. The feedback provided may or may not be reflected in the final publication.

VIII. Extension of Agreement

- A. ISLG may decide to extend the term of the Agreement and the corresponding collection and/or analysis of Data. In that case, ISLG will notify the Participating Agencies no less than sixty (60) days before the Scheduled Termination Date and identify the new date upon which this Agreement shall expire (the “Extended Termination Date”), which shall not extend past the Scheduled Termination Date by more than sixty (60) days without all Parties’ consent (the Scheduled Termination Date and the Extended Termination Date, together, the “Termination Date”).
- B. ISLG intends for the Project to be part of a larger body of work on identifying and responding to the frequent utilizer population. Should the Project lead to future work that directly builds on the Project (“Future Related Work”), ISLG may use Data obtained from the Site in future analyses; such use will be limited to work directly building on the Project and will not be used for unrelated work. ISLG will provide written notification to the Site prior to using the Data for Future Related Work, and all Participating Agencies will be given the chance to opt out of having their Data used for such work. The protections enumerated in this Agreement relating to ISLG’s storage, use and disclosure of the Data will extend to all Future Related Work.

IX. Early Termination of Agreement

- A. Full participation of the Parties is necessary for the success of the Project. Notwithstanding the foregoing, any Party may terminate its participation in this Agreement at any time prior to the Termination Date, in accordance with the provisions of this Section.
- B. Any Party seeking to terminate its participation in this Agreement before its Termination Date must submit written notice of such early termination to the other Parties, specifying the effective date of the termination of participation.
- C. If a Participating Agency terminates its participation before the Termination Date, only that Participating Agency’s obligations shall be terminated and the Agreement shall remain in full force and effect as to the other Parties. If ISLG terminates its participation before the Termination Date, such termination shall automatically terminate the Agreement in its entirety.
- D. In the event that any Participating Agency seeks to terminate the Agreement due to an uncorrected breach of a material term of the Agreement, such Participating Agency shall send written notification to ISLG stating that it believes there has been a material breach of this Agreement, specifying its reasons for such belief. Such Party would meet with ISLG within ten business days of ISLG’s receipt of the notification to discuss the alleged breach and attempt to cure or resolve it.

X. Data Liaisons and Coordinating Data Liaison

A. Data Liaisons

The Participating Agencies designate the following individuals to be their respective Data Liaisons:

1. For the Northern Oregon Regional Corrections Facility
Name: Dan Lindhorst
Email address: dlind@norcor.co
Telephone: 541-506-2901
2. For the PacificSource Community Solutions Columbia Gorge Coordinated Care Organization
Name: Elke Geiger
Email address: elke.geiger@pacificsource.com
Telephone: 541-490-1822
3. For Mid-Columbia Center for Living
Name: Al Barton
Email address: abarton@mccfl.org
Telephone: 541-296-5452

B. ISLG designates the following individual to be its Data Liaison:

Name: Kelsey Antle
Email address: Kelsey.Antle@islg.cuny.edu
Telephone: 646-664-2306

In the event that any party designates another individual to serve as Data Liaison or the Participating Agencies designate another Coordinating Data Liaison during the course of the Agreement, they will provide prior notification to each other, along with contact information for the new Data Liaison. Such notification may be accomplished through email, with each party using a notice that is signed and scanned.

XII. Survival of Provisions

All provisions of this Agreement regarding the confidentiality, security and permitted use of the Data shall survive the termination of this Agreement.

XIII. General Provisions

- A. Any waiver by any party of the violation of any provision of this Agreement shall not bar any action for subsequent violations of the Agreement.

- B. If any provision of this Agreement becomes or is declared illegal, invalid or unenforceable, such provision will be severed from this Agreement and will be deemed deleted. The other terms and conditions thereof shall not be affected thereby, and shall remain in full force and effect.
- C. This Agreement may be amended by the mutual consent of the parties in writing.
- D. This Agreement is complete and contains the entire understanding of the parties relating to the subject matter contained herein. This Agreement supersedes any and all prior understandings, representations, negotiations, discussions, and agreements between the parties relating hereto, whether written or oral.

XIV. Signatories

Each of the individuals signing below certifies that he or she has authority to execute this Agreement on behalf of the named agency or entity.

- A. Research Foundation of The City University of New York on behalf of The City University of New York Institute for State and Local Governance
230 West 41st Street, 7th Fl.
New York, NY 10036

By: _____
Jeffrey Slonim

Date: _____

- B. Northern Oregon Regional Corrections Facility
201 Webber Street
The Dalles, OR 97058

By: _____
Brad Lohrey, Administrative Oversight Sheriff

Date: _____

- C. PacificSource Community Solutions Columbia Gorge Coordinated Care Organization
2965 NE Conners Avenue
Bend, OR 97701

By: _____
Elke Geiger, Executive Director

Date: _____

- D. Mid-Columbia Center for Living
419 East 7th Street - Annex A
The Dalles, OR 97058

By: _____
Al Barton, Executive Director

Date: _____

- E. Hood River County
309 State Street
Hood River, OR 97031

By: _____
Jeff Hecksel, Administrator

Date: _____

- F. Wasco County
421 East 7th Street, Annex B
The Dalles, OR 97058

By: _____
Kathleen B. Schwartz, Board Chair

Date: _____

Exhibit A. Data Elements List

Northern Oregon Regional Corrections Facility (NORCOR)

For all individuals admitted to jail in CY2021-CY2022 or the most recent two-year period available:

- Age
- Gender
- Race
- Ethnicity
- Zip code
- Homelessness flag
- Veteran flag
- Number of jail admissions in past two years
 - Number of pre-trial jail admissions
 - Number of parole/probation violation/sanction jail admissions
- Charge(s) associated with jail admissions in past two years
- Date(s) of admissions to jail in past two years
- Total number of days spent in jail in past two years
- Date(s) of releases from jail in past two years
 - Reason for release(s)
 - Where released to (e.g., prison, community)
- Total number of prior arrests resulting in jail admissions (not just in past two years)
- Total number of prior jail admissions (not just in past two years)
- Medicaid eligibility at time of booking
- Medicaid enrollment status at time of booking
- Type of insurance coverage (if not Medicaid)
- Jail mental health flag
 - Treatment program assignment
- Psychiatric diagnosis (if there is one)
- Flag for jail mental health treatment in the past two years
 - Type(s) of mental health treatment utilized
- Jail substance abuse flag
- Jail substance abuse pod flag
- Flag for whether substance abuse was related to alcohol
- Flag for whether substance abuse was related to drugs
 - Primary substance used
- Flag for prescription of any medications related to behavioral health while in custody
 - Name of prescribed medication(s)
- Results from any risk assessments or screening instruments for mental health, substance abuse, or homelessness (e.g., LSI score)

PacificSource Community Solutions Columbia Gorge Coordinated Care Organization

For all individuals admitted to jail in CY2021-CY2022 or the most recent two-year period available, as provided by NORCOR, and matched to NORCOR data. The following information will be reported based on analysis of PacificSource claims data for services that were provided during time period 1/1/2021-12/31/2022:

- Months of enrollment in PacificSource coverage of any type during 2021-2022.
- Line of business in which individual spent largest number of months enrolled (Medicare, Medicaid, Commercial)
- Number of days on which individual received any health care service
- Number of mental health service contacts
 - Type of treatment received – by service ID
 - Mental health diagnosis – by ICD-10
- Number of substance abuse service contacts
 - Type of substance abuse treatment – by service ID
 - Primary substance used – by ICD-10
- Name of any prescribed medications – name of any drug paid for by us during time window and number of fills of the drug
- Number of dental care clinic visits
- Number of primary care office visits
- Number of other outpatient physical health office visits
- Number and month/year of emergency department visits
 - Reason(s) for emergency department visit(s) (e.g., overdose, injury) – by ICD-10
- Number and month/year of inpatient hospital stays
 - Reason(s) for hospital visit (e.g., diabetes, illness) – by top 4 ICD-10 for each admission

Mid-Columbia Center for Living

For all individuals admitted to jail three or more times in a 12-month period in CY2021-CY2022 or the most recent two-year period available, as provided by NORCOR, and matched to NORCOR data:

- Number of health service contacts in the past two years
- Number of mental health service contacts in the past two years
 - Mental health diagnosis
- Number of substance abuse service contacts in the past two years
 - Type of substance abuse treatment
 - Primary substance used
- Name of any prescribed medications
- Type of insurance coverage
- Seriously and Persistently Mentally Ill flag
- Flag for whether contact(s) with health or mental health service was self-initiated, health-crisis-based, related to an involuntary hold or commitment, or sanctioned



MOTION

SUBJECT: Data Use Agreement

I move to approve the Data Use Agreement between Hood River County, Wasco County, Mid-Columbia Center for Living, Northern Oregon Regional Correctional Facilities, Columbia Gorge Coordinated Care Organization and the Research Foundation of the City University of New York.



AGENDA ITEM

Solid Waste Advisory Committee (SWAC) Rate Recommendation

[SWAC RECOMMENDATIONS](#)

[LANDFILL RATE REQUEST](#)

[RESOLUTION 22-012 APPROVING LANDFILL RATES](#)

[WASTE CONNECTIONS RATE REQUEST](#)

[PROPOSED RURAL RATES](#)

[PROPOSED SOUTH COUNTY RATES](#)

[PROPOSED UGA RATES](#)

[RESOLUTION 22-013 APPROVING WASTE CONNECTION RATES](#)

[MOTION LANGUAGE](#)



NORTH CENTRAL PUBLIC HEALTH DISTRICT

"Caring For Our Communities"

419 East Seventh Street, The Dalles, OR 97058

Phone: 541-506-2600 Fax: 541-506-2601

Website: www.ncphd.org

October 6, 2022

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

From: Solid Waste Advisory Committee (SWAC)

Dear Commissioners,

The Wasco County SWAC met Thursday, October 6, 2022 to discuss the following:

- Proposed rate and license increases for the Wasco County Landfill
- Proposed rate increases for Waste Connections to operate The Dalles Disposal
- Updating Solid Waste Advisory Committee ordinance and License Agreement

The rate increases for both parties model the Consumer Price Index (CPI) for the Standard Metropolitan Statistical Area with an adjustment to 85% of the change. The most recent 8.67% which adjusted to 85% represents a 7.37% increase for services at each entity.

The solid waste advisory committee recommends that the Wasco County Board of Commissioners approve the proposed rate increase of 7.37%

Thank you for your time.

A handwritten signature in black ink, appearing to read "Eric Grendel", is written over a horizontal line.

Eric Grendel
Environmental Health Specialist
North Central Public Health District

August 10, 2022

Eric Grendel
Environmental Health Specialist
North Central Public Health District
419 East Seventh Street, Room 100
The Dalles, OR 97058

RE: Wasco County Landfill, 2023 Rate Change

Dear Eric Grendel,

In accordance with the current license agreement between the Wasco County Landfill (WCL) and Wasco County, we plan to adjust our rates in 2023. A summary of the rate change is as follows:

The Consumer Price Index (CPI) for the Standard Metropolitan Statistical Area (West 1982-84=100) for 2022 is 8.67%. Eighty-five percent of the CPI is 7.37%. The new rates for the year 2023 will reflect a 7.37% increase.

The Wasco County license fee for 2022 was \$126,523 this will increase to \$135,848 in 2023.

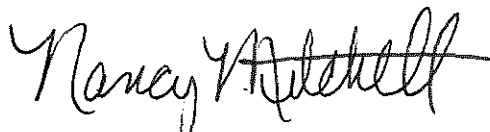
The County's Host Fee will change from \$1.73 to \$1.86 per ton in 2023.

The HHW Fee will change from \$9.13 to \$9.80 per ton in 2023.

A proposed rate schedule for 2023 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
New Rates Effective January 1, 2023

- **Wasco County**

\$42.43 per ton + 9.80 (HHW Fee) = **\$52.23** per ton

- **Hood River and Sherman County**

\$47.34 per ton + 9.80 (HHW Fee) = **\$57.14** per ton

- **Out of County**

\$47.34 per ton

- **ACM: In-County**

\$105.55 per ton

- **ACM: Out of County**

\$107.59 per ton

- **PCS: In-County**

\$39.08 per ton

- **PCS: Out of County**

\$41.20 per ton

Public minimum is \$40.00



IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF APPROVING RATE INCREASES FOR THE WASCO COUNTY LANDFILL

RESOLUTION #22-012

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

WHEREAS, on August 10, 2022, the Wasco County Landfill submitted a rate increase request in accordance with the current license agreement between Wasco County and the Wasco County Landfill; and

WHEREAS, on October 6, 2022, the Wasco County Solid Waste Committee reviewed the request and has recommended approval of the Wasco County Landfill's proposed rate increases as attached hereto and by this reference made part thereof; and

WHEREAS, on October 19, 2022 the Board voted to approve the requested rate increases.

NOW, THEREFORE, THE WASCO COUNTY BOARD OF COMMISSERS HEREBY RESOLVES to approve the Wasco County Landfill rate increases as outlined in the attached rate schedule, effective January 1, 2023.

DATED this 19th day of October, 2022.

APPROVED AS TO FORM

Wasco County Board of Commissioners

Kristen Campbell, County Counsel

Kathleen B. Schwartz, Chair

Steven D. Kramer, Vice-Chair

Scott C. Hege, County Commissioner



WASTE CONNECTIONS
Connect with the Future®

Wasco County SWAC
NCPHD
419 East Seventh Street, Room 100
The Dalles OR 97058-2237

September 27, 2022

To: Wasco County SWAC
Re: Solid Waste proposed rates

Dear Members,

The Dalles Disposal would like to respectfully request a rate adjustment averaging approximately 7.37% to help offset rising operational costs and disposal fees. We request this adjustment to be effective January 1, 2023. Some examples of these increases include but are not limited to, health care cost, fleet maintenance, fuel and containers.

We use The Consumer Price Index (CPI) for the Standard Metropolitan Statistical Area (West-C) to benchmark our changes in operational costs. The most recent July to July comparison increased 8.67% and we believe this is a good indicator of our overall experience. The Wasco County Landfill will be increasing both its gate rate and the pass-through Household Hazardous Waste tax by 7.37% effective January 1, 2023. We have incorporated these increases into the attached proposed rate schedule.

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

Sincerely,

Jim Winterbottom
District Manager



Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County Rural Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	TOTAL LF INCREASE	BUSINESS INCREASE	TOTAL INCREASE	NEW RATE
RESIDENTIAL					
CANS/ROLLCARTS					
Weekly					
- (1) 20 gal can (NewRate)	\$13.70	\$0.15	\$0.86	\$1.01	\$14.71
- (1) 32 gal can	\$23.27	\$0.26	\$1.46	\$1.72	\$24.99
- 90 gal rollcart	\$35.49	\$0.67	\$1.95	\$2.62	\$38.11
- 105 gal cart (Phase Out)	\$37.65	\$0.78	\$1.99	\$2.77	\$40.42
- each add'l can/cart added at price of 1st unit					
EOW					
- (1) 32 gal can	\$18.34	\$0.15	\$1.20	\$1.35	\$19.69
- 90 gal rollcart	\$31.86	\$0.40	\$1.95	\$2.35	\$34.21
Call In					
- (1) 32 gal can	\$15.66	\$0.07	\$1.08	\$1.15	\$16.81
- 90 gal rollcart	\$21.13	\$0.19	\$1.37	\$1.56	\$22.69
SPECIAL CHARGES					
* The following additional charges are a 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	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Excess distance	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Steps/stairs	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Through gate	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- extra can/bag/box	\$7.92	\$0.03	\$0.55	\$0.58	\$8.50
- loose yardage per yd	\$32.88	\$0.51	\$1.91	\$2.42	\$35.30
(over-the-top extra around conts-cans-rollcarts or on the ground)					
- bulk items (*Bring to transfer station)					
- return trip can	\$7.76	\$0.03	\$0.54	\$0.57	\$8.33
- return trip rollcart	\$11.44	\$0.08	\$0.77	\$0.85	\$12.29
- rollcart redelivery	\$11.85	\$0.00	\$0.87	\$0.87	\$12.72
- Off day PU	\$8.48	\$0.00	\$0.63	\$0.63	\$9.11
- Delinquent fee	\$15.14	\$0.00	\$1.12	\$1.12	\$16.26
(Acct delinquent after 30 days from billing)					
- NSF/unhonored check fee	\$35.74	\$0.00	\$2.64	\$2.64	\$38.38
- New Acct set up fee	\$7.78	\$0.00	\$0.57	\$0.57	\$8.35
- Change in service	\$7.78	\$0.00	\$0.57	\$0.57	\$8.35
(name/address/service)					

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County Rural Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	TOTAL LF INCREASE	BUSINESS INCREASE	TOTAL INCREASE	NEW RATE
7.37%7.37%					
COMMERCIAL					
CANS/ROLLCARTS					
Weekly					
- (1) 32 gal can	\$27.49	\$0.26	\$1.77	\$2.03	\$29.52
- 90 gal rollcart	\$40.89	\$0.67	\$2.35	\$3.02	\$43.91
- each add'l can/cart added at price of 1st unit					
EOW					
- (1) 32 gal can	\$22.05	\$0.15	\$1.47	\$1.62	\$23.67
- (1) 90 gal can	\$31.69	\$0.41	\$1.90	\$2.31	\$34.00
Call In					
- (1) 32 gal can	\$17.22	\$0.07	\$1.20	\$1.27	\$18.49
- 90 gal rollcart	\$23.25	\$0.19	\$1.52	\$1.71	\$24.96
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	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Excess distance	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Steps/stairs	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Through gate	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
-extra can/bag/box	\$7.92	\$0.03	\$0.55	\$0.58	\$8.50
- loose yardage per yd	\$32.88	\$0.51	\$1.91	\$2.42	\$35.30
(*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	\$7.76	\$0.03	\$0.54	\$0.57	\$8.33
- return trip rollcart	\$11.47	\$0.08	\$0.77	\$0.85	\$12.32
- rollcart redelivery	\$11.85	\$0.00	\$0.87	\$0.87	\$12.72
- Off day PU	\$8.48	\$0.00	\$0.63	\$0.63	\$9.11
- Delinquent fee	\$15.14	\$0.00	\$1.12	\$1.12	\$16.26
(Acct delinquent after 30 days from billing)					
- NSF/unhonored check fee	\$35.74	\$0.00	\$2.64	\$2.64	\$38.38
- New Acct set up fee	\$7.78	\$0.00	\$0.57	\$0.57	\$8.35
- Change in service	\$7.78	\$0.00	\$0.57	\$0.57	\$8.35
(name/address/service)					

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County Rural Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
CONTAINERS					
1 1/2 Yd Containers					
- Call In	\$39.75	\$0.42	\$2.51	\$2.93	\$42.68
- EOW	\$57.09	\$0.90	\$3.31	\$4.21	\$61.30
- 1XPW	\$114.29	\$1.80	\$6.62	\$8.42	\$122.71
- Additional day rate = # days x 1 x wk rate					
2 Yd Containers					
- Call In	\$52.35	\$0.55	\$3.30	\$3.85	\$56.20
- EOW	\$75.87	\$1.20	\$4.39	\$5.59	\$81.46
- 1XPW	\$151.56	\$2.40	\$8.77	\$11.17	\$162.73
- Additional day rate = # days x 1 x wk rate					
3 Yd Containers					
- Call In	\$75.32	\$0.83	\$4.72	\$5.55	\$80.87
- EOW	\$109.59	\$1.80	\$6.27	\$8.07	\$117.66
- 1XPW	\$228.57	\$3.60	\$13.24	\$16.84	\$245.41
- Additional day rate = # days x 1 x wk rate					
SPECIAL CHARGES					
- Delivery	\$37.91	\$0.00	\$2.80	\$2.80	\$40.71
- Rent	\$36.99	\$0.00	\$2.73	\$2.73	\$39.72
- Rent-a-bin	\$84.09	\$0.00	\$6.20	\$6.20	\$90.29
- Loose yardage	\$32.88	\$0.51	\$1.91	\$2.42	\$35.30
Containers with difficult access (per cont chg)					
- Not on solid surface	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Stuck in the mud	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Lodged in loose gravel	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Overweight	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Excess distance	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Rolloff curb	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
COMPACTORS					
* 50,000 max gross weight					
- Per compacted yard	\$36.48	\$1.40	\$1.28	\$2.68	\$39.16
- over 2 tons for 10 yds					
- over 4 tons for 20 yds					
- over 6 tons for 30 yds					
- over 50,000 GW x Fee (*Per each 2,000 lb excess)	\$362.22	\$0.00	\$26.71	\$26.71	\$388.93
- Extra miles over 15	\$3.58	\$0.00	\$0.26	\$0.26	\$3.84

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County Rural Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
<div>DROP BOXES</div>					
- 10 yd min fee empty	\$259.74	\$5.10	\$14.04	\$19.14	\$278.88
- 15 yd min fee empty	\$389.67	\$7.65	\$21.07	\$28.72	\$418.39
- 20 yd min fee empty	\$519.54	\$10.20	\$28.09	\$38.29	\$557.83
- 30 yd min fee empty	\$779.24	\$15.30	\$42.13	\$57.43	\$836.67
- 40 yd min fee empty	\$1,039.02	\$20.41	\$56.17	\$76.58	\$1,115.60
- Delivery	\$87.39	\$0.00	\$6.44	\$6.44	\$93.83
- Pickup	\$87.39	\$0.00	\$6.44	\$6.44	\$93.83
- Swap	\$87.39	\$0.00	\$6.44	\$6.44	\$93.83
- Ex miles over 15	\$3.58	\$0.00	\$0.26	\$0.26	\$3.84
- Demurrage/day after 5 days	\$16.99	\$0.00	\$1.25	\$1.25	\$18.24
- LS ydg	\$32.87	\$0.51	\$1.91	\$2.42	\$35.29
- over 2 tons for 10 yds					
- over 4 tons for 20 yds					
- over 6 tons for 30 yds					

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County South Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
RESIDENTIAL					
CANS/ROLLCARTS					
Weekly					
- (1) can	\$26.42	\$0.26	\$1.73	\$1.98	\$28.40
- (2) cans	\$40.73	\$0.51	\$2.55	\$3.06	\$43.79
- (3) cans	\$54.14	\$0.77	\$3.32	\$4.08	\$58.22
- each additional can	\$8.16	\$0.26	\$0.38	\$0.64	\$8.80
Semi-Monthly/Monthly					
- (1) can, once a month	\$10.94	\$0.06	\$0.76	\$0.82	\$11.76
- (1) can, twice a month	\$16.68	\$0.13	\$1.11	\$1.24	\$17.92
Call In					
- (1) can	\$11.42	\$0.06	\$0.79	\$0.85	\$12.27
COMMERCIAL					
CONTAINERS					
1 1/2 Yd Containers					
- Once a week	\$136.17	\$1.80	\$8.47	\$10.27	\$146.44
- Twice a week	\$244.53	\$3.60	\$14.88	\$18.48	\$263.01
- Once a month	\$68.27	\$0.42	\$4.67	\$5.09	\$73.36
- Twice a month	\$88.44	\$0.90	\$5.73	\$6.63	\$95.07
2 Yd Containers					
- Once a week	\$169.84	\$2.40	\$10.42	\$12.82	\$182.66
- Twice a week	\$302.59	\$4.81	\$18.12	\$22.92	\$325.51
- Once a month	\$78.01	\$0.55	\$5.26	\$5.82	\$83.83
- Twice a month	\$109.89	\$1.20	\$7.05	\$8.25	\$118.14
3 Yd Containers					
- Once a week	\$272.27	\$3.60	\$16.93	\$20.53	\$292.80
- Twice a week	\$488.94	\$7.21	\$29.75	\$36.96	\$525.90
- Once a month	\$136.40	\$0.83	\$9.33	\$10.16	\$146.56
- Twice a month	\$176.84	\$1.80	\$11.46	\$13.26	\$190.10
4 Yd Containers					
- Once a week	\$339.62	\$4.81	\$20.85	\$25.65	\$365.27
- Twice a week	\$676.84	\$9.61	\$41.51	\$51.12	\$727.96
- Once a month	\$156.11	\$1.11	\$10.53	\$11.64	\$167.75
- Twice a month	\$218.29	\$2.40	\$13.99	\$16.39	\$234.68
5 Yd Containers					
- Once a month	\$187.88	\$1.39	\$12.65	\$14.03	\$201.91
SPECIAL CHARGES					
- Delivery	\$38.93	\$0.00	\$2.87	\$2.87	\$41.80
TEMPORARY CONTAINERS					
- 1.5 Yd Cleanup	\$40.74	\$0.42	\$2.64	\$3.06	\$43.80
- 2 Yd Cleanup	\$52.01	\$0.55	\$3.35	\$3.90	\$55.91
- 3 Yd Cleanup	\$81.40	\$0.83	\$5.27	\$6.11	\$87.51
- 4 Yd Cleanup	\$104.02	\$1.11	\$6.69	\$7.80	\$111.82

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County South Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
<div>DROP BOXES</div>					
- 10 yd min fee empty	\$290.77	\$5.10	\$16.98	\$22.08	\$312.85
- 20 yd min fee empty	\$397.41	\$10.20	\$20.36	\$30.56	\$427.97
- 30 yd min fee empty	\$504.10	\$15.30	\$23.77	\$39.07	\$543.17
- 40 yd min fee empty	\$610.80	\$20.41	\$27.17	\$47.58	\$658.38
- Delivery	\$63.22	\$0.00	\$4.66	\$4.66	\$67.88
- Pickup	\$63.22	\$0.00	\$4.66	\$4.66	\$67.88
- Demurrage per day after 5 days	\$22.06	\$0.00	\$1.62	\$1.62	\$23.68

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County UGA Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
RESIDENTIAL					
CANS/ROLLCARTS					
Weekly					
- (1) 20 gal can	\$13.70	\$0.15	\$0.86	\$1.01	\$14.71
- (1) 32 gal can	\$20.83	\$0.26	\$1.28	\$1.54	\$22.37
- 90 gal rollcart	\$30.25	\$0.67	\$1.56	\$2.23	\$32.48
- 105 gal cart (Phase Out)	\$32.45	\$0.78	\$1.61	\$2.39	\$34.84
- each add'l can/cart added at price of 1st unit					
EOW					
- (1) 32 gal can	\$17.60	\$0.15	\$1.14	\$1.29	\$18.89
Call In					
- (1) 32 gal can	\$14.61	\$0.07	\$1.00	\$1.07	\$15.68
- 90 gal rollcart	\$21.06	\$0.19	\$1.36	\$1.55	\$22.61
YARD DEBRIS					
* 12 month min sign-up period					
* \$18 restart fee if service cancelled and restarted within year					
* 60 gal yard debris cart					
Weekly - 60 gal recycling	\$10.34	\$0.44	\$0.33	\$0.77	\$11.11
EOW - 60 gal recycling	\$7.06	\$0.26	\$0.26	\$0.52	\$7.58
Extra Yard Debris	\$7.87	\$0.10	\$0.48	\$0.58	\$8.45
SPECIAL CHARGES					
* The following additional charges are a					
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	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Excess distance	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Steps/stairs	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Through gate	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- extra can/bag/box	\$7.78	\$0.03	\$0.54	\$0.57	\$8.35
- loose yardage per yd	\$32.88	\$0.51	\$1.91	\$2.42	\$35.30
(over-the-top extra around conts-cans-rollcarts					
or on the ground)					
- bulk items (*Bring to transfer station)					
- return trip can	\$7.76	\$0.03	\$0.54	\$0.57	\$8.33
- return trip rollcart	\$11.44	\$0.08	\$0.77	\$0.85	\$12.29
- rollcart redelivery	\$11.85	\$0.00	\$0.87	\$0.87	\$12.72
- Off day PU	\$8.48	\$0.00	\$0.63	\$0.63	\$9.11
- Delinquent fee	\$15.14	\$0.00	\$1.12	\$1.12	\$16.26
(Acct delinquent after 30 days from billing)					
- NSF/unhonored check fee	\$35.74	\$0.00	\$2.64	\$2.64	\$38.38
- New Acct set up fee	\$6.81	\$0.00	\$0.50	\$0.50	\$7.31
- Change in service	\$6.81	\$0.00	\$0.50	\$0.50	\$7.31
(name/address/service)					

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County UGA Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
COMMERCIAL					
CANS/ROLLCARTS					
Weekly					
- (1) 32 gal can	\$25.17	\$0.26	\$1.60	\$1.86	\$27.03
- 90 gal rollcart	\$38.48	\$0.67	\$2.17	\$2.84	\$41.32
- each add'l can/cart added at price of 1st unit					
EOW					
- (1) 32 gal can	\$21.24	\$0.15	\$1.41	\$1.56	\$22.80
Call In					
- (1) 32 gal can	\$15.89	\$0.07	\$1.10	\$1.17	\$17.06
- 90 gal rollcart	\$22.96	\$0.19	\$1.50	\$1.69	\$24.65
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	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Excess distance	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Steps/stairs	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Through gate	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- extra can/bag/box	\$7.78	\$0.03	\$0.54	\$0.57	\$8.35
- loose yardage per yd	\$32.88	\$0.51	\$1.91	\$2.42	\$35.30
(*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	\$7.76	\$0.03	\$0.54	\$0.57	\$8.33
- return trip rollcart	\$11.47	\$0.08	\$0.77	\$0.85	\$12.32
- rollcart redelivery	\$11.85	\$0.00	\$0.87	\$0.87	\$12.72
- Off day PU	\$8.48	\$0.00	\$0.63	\$0.63	\$9.11
- Delinquent fee	\$15.14	\$0.00	\$1.12	\$1.12	\$16.26
(Acct delinquent after 30 days from billing)					
- NSF/unhonored check fee	\$35.74	\$0.00	\$2.64	\$2.64	\$38.38
- New Acct set up fee	\$6.81	\$0.00	\$0.50	\$0.50	\$7.31
- Change in service	\$6.81	\$0.00	\$0.50	\$0.50	\$7.31
(name/address/service)					
CONTAINERS					
1 1/2 Yd Containers					
- Call In	\$37.67	\$0.42	\$2.36	\$2.78	\$40.45
- EOW	\$52.76	\$0.90	\$2.99	\$3.89	\$56.65
- 1XPW	\$105.55	\$1.80	\$5.98	\$7.78	\$113.33
- Additional day rate = # days x 1 x wk rate					

Waste Connections of Oregon, Inc.
dba The Dalles Disposal
Proposed Wasco County UGA Rates
Effective January 1, 2023

SERVICE	CURRENT RATE	7.37%	7.37%	TOTAL INCREASE	NEW RATE
		TOTAL LF INCREASE	BUSINESS INCREASE		
2 Yd Containers					
- Call In	\$50.68	\$0.55	\$3.18	\$3.73	\$54.41
- EOW	\$70.51	\$1.20	\$4.00	\$5.20	\$75.71
- 1XPW	\$141.01	\$2.40	\$7.99	\$10.39	\$151.40
- Additional day rate = # days x 1 x wk rate					
3 Yd Containers					
- Call In	\$75.32	\$0.83	\$4.72	\$5.55	\$80.87
- EOW	\$105.54	\$1.80	\$5.98	\$7.78	\$113.32
- 1XPW	\$211.07	\$3.60	\$11.95	\$15.55	\$226.62
- Additional day rate = # days x 1 x wk rate					
SPECIAL CHARGES					
- Delivery	\$38.30	\$0.00	\$2.82	\$2.82	\$41.12
- Rent	\$37.37	\$0.00	\$2.76	\$2.76	\$40.13
- Rent-a-bin	\$84.09	\$0.00	\$6.20	\$6.20	\$90.29
- Loose yardage	\$32.88	\$0.51	\$1.91	\$2.42	\$35.30
Containers with difficult access (per cont chg)					
- Not on solid surface	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Stuck in the mud	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Lodged in loose gravel	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Overweight	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Excess distance	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
- Rolloff curb	\$27.78	\$0.00	\$2.05	\$2.05	\$29.83
COMPACTORS					
* 50,000 max gross weight					
- Per compacted yard	\$36.73	\$1.40	\$1.30	\$2.70	\$39.43
- over 2 tons for 10 yds					
- over 4 tons for 20 yds					
- over 6 tons for 30 yds					
- over 50,000 GW x Fee	\$414.82	\$0.00	\$30.59	\$30.59	\$445.41
(*Per each 2,000 lb excess)					
- Extra miles over 15	\$3.47	\$0.00	\$0.26	\$0.26	\$3.73
DROP BOXES					
- 10 yd min fee empty	\$239.05	\$5.10	\$12.52	\$17.62	\$256.67
- 15 yd min fee empty	\$358.66	\$7.65	\$18.78	\$26.43	\$385.09
- 20 yd min fee empty	\$478.08	\$10.20	\$25.03	\$35.23	\$513.31
- 30 yd min fee empty	\$717.17	\$15.30	\$37.55	\$52.85	\$770.02
- 40 yd min fee empty	\$956.44	\$20.41	\$50.08	\$70.49	\$1,026.93
- Delivery	\$79.80	\$0.00	\$5.89	\$5.89	\$85.69
- Pickup	\$79.80	\$0.00	\$5.89	\$5.89	\$85.69
- Swap	\$79.80	\$0.00	\$5.89	\$5.89	\$85.69
- Ex miles over 15	\$3.47	\$0.00	\$0.26	\$0.26	\$3.73
- Demurrage/day after 5 days	\$17.00	\$0.00	\$1.25	\$1.25	\$18.25
- LS ydg	\$32.88	\$0.51	\$1.91	\$2.42	\$35.30



IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF APPROVING RATE INCREASES FOR WASTE CONNECTIONS

RESOLUTION #22-013

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

WHEREAS, on September 27, 2022, Waste Connections submitted a rate increase request in accordance with the current license agreement between Wasco County and Waste Connections; and

WHEREAS, on October 7, 2022, the Wasco County Solid Waste Committee reviewed the request and has recommended approval of Waste Connections' proposed rate increases as attached hereto and by this reference made part thereof; and

WHEREAS, on October 19, 2022, the Board voted to approve the requested rate increases.

NOW, THEREFORE, THE WASCO COUNTY BOARD OF COMMISSERS HEREBY RESOLVES to approve the Waste Connections rate increases as outlined in the attached rate schedule, effective January 1, 2023.

DATED this 19th day of October, 2022.

APPROVED AS TO FORM

Wasco County Board of Commissioners

Kristen Campbell, County Counsel

Kathleen B. Schwartz, Chair

Stephen D. Kramer, Vice-Chair

Scott C. Hege, County Commissioner



MOTION

SUBJECT: **SWAC Recommended Rate Increases**

I move to approve Resolutions 22-012 and 22-013 in the matter of approving rate increases for the Wasco County Landfill and Waste Connections.



Matthew Ellis, District Attorney
Kara Davis, Chief Deputy District Attorney
Sally Carpenter, Senior Deputy District Attorney
Caleb Berthelsen, Deputy District Attorney
511 Washington St., Ste. 304 • The Dalles, OR 97058
p: [541] 506-2680 • f: [541] 506-2681 • www.co.wasco.or.us

October 18, 2022

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

Dear Honorable Commissioners,

On your agenda for the October 19, 2022, meeting of the Board of County Commissioners is a proposed Intergovernmental Agreement with the Oregon Judicial Department (OJD) to update the audio and visual equipment systems in courtrooms 301 and 202 of the Wasco County Courthouse, titled "OJD Contract No. 220098." Our office supports upgrading the audio and visual equipment systems in courtrooms 301 and 202.

Our office views such intergovernmental cooperation as an opportunity to update further all of the courtrooms: courtroom 301, courtroom 202, and the basement courtroom.

As you may be aware, in 1990, President George H. W. Bush signed into law the Americans With Disabilities Act (ADA). In relevant part, the ADA directs owners of public facilities – including historic properties like the Wasco County Courthouse – to accommodate disabled patrons by removing architectural barriers to the maximum extent feasible.

Wasco County has incrementally modified portions of the courthouse to accommodate disabled patrons. For example, the courthouse has an elevator, a parking stall for disabled visitors, and push-button power-assisted front doors for the Assessor's and Clerk's offices.

Yet, the three courtrooms are in need of significant modifications to facilitate guests who use wheelchairs, walkers, and crutches. The courtrooms currently have no power-assisted doors; rather, the doors to courtrooms 301 and 202 are heavy wooden doors with mechanisms that cause the doors to snap closed promptly upon a person releasing the door. The courtrooms' layouts include narrow aisles that only marginally allow a person with crutches to maneuver. A person in a wheelchair has almost no space in which to move.

I request that Wasco County and the Oregon Judicial Department continue to work together to bring the three courtrooms into compliance with the ADA. Some courtroom modifications can be as simple as removing a row of seats.

Sincerely,

Matthew Ellis
Wasco County District Attorney

Cc: Rian Beach, Trial Court Administrator