



AGENDA: REGULAR SESSION

WEDNESDAY, MAY 17, 2023

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 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/PLEDGE OF ALLEGIANCE 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 <u>Consent Agenda:</u> 4.27.2023 Town Hall Minutes ; 5.3.2023 Regular Session Minutes (Items of a routine nature: minutes, documents, items previously discussed.) Public Comment at the discretion of the Chair (3 minute limit unless extended by Chair)
Times are Approximate	
9:00 a.m.	Road Vacation – Arthur Smith
9:10 a.m.	FEMA Floodplain Presentation – Lisa Adair/Dwight Perkins
9:35 a.m.	City of The Dalles LUDO Amendments – Kelly Howsley-Glover
9:55 a.m.	EFSC Comments – Kelly Howsley-Glover
10:05 a.m.	Forest Protection and Wildland Firefighter Safety Act Support Letters
10:10 a.m.	Executive Session – Pursuant to ORS 192.660 (2)(e) Real Property Transactions
	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

MAY 17, 2023

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: Steve Kramer, Chair
Scott Hege, Vice-Chair
Phil Brady, County Commissioner
STAFF: Kathy Clark, Executive Assistant
Tyler Stone, Administrative Officer

Chair Kramer opened the session at 9:00 a.m. with the Pledge of Allegiance.

Consent Agenda – 4.27.2023 Town Hall & 5.3.2023 Minutes

{{Vice-Chair Hege moved to approve the Consent Agenda – 4.27.2023 Town Hall Minutes and 5.3.2023 Regular Session Minutes. Commissioner Brady seconded the motion which passed unanimously.}}

Agenda Item – Road Vacation

Public Works Director Arthur Smith reviewed the report included in the Board Packet saying that this will correct a mapping error. He explained that the road was constructed from 1958 to 1961; this portion of the road should have been vacated at that time but was not. He said it is very difficult to tell where the original road was so many years later. There is an agreement in place that allows the utility poles to remain.

{{Commissioner Brady moved to approve Order 23-030 vacating a 0.70 mile section of Tygh Ridge Road, East of Dufur, Oregon, Township 2, South Range 14 East, Sections 27 and 28, Willamette Meridian. Vice-Chair Hege seconded the motion which passed unanimously.}}

Agenda Item – FEMA Floodplain Presentation

FEMA Engineer Ted Perkins reviewed the presentation included in the Board Packet, explaining that the National Flood Insurance Program (NFIP) was established in the late 1960s in response to larger disaster events. FEMA can now do analysis to predict floods. The first analysis in Wasco County took place in the 1980s; we now have more tools and data to better understand the risks. This update will encompass the entire county and was done around 321 miles of

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streams along with 31.7 miles of the Columbia River and 4 lakes. The Army Corps of Engineers updated the analysis of the Columbia River; their data was incorporated into FEMA's analysis. The most detailed information was gathered in populated areas.

Mr. Perkins went on to say that the flood maps identify and assess flood risk, establish rates for flood insurance, inform local land use regulations and provide important information to engineers, developers and emergency managers. The NFIP aims to reduce disaster costs and loss of life and property as well as providing insurance and urging communities to adopt and enforce floodplain management regulations.

Mr. Perkins stated that the old maps were paper; they are now providing digital mapping which will help cities and counties regulate and allow them to bring in layers as things change. Another part of the process is to assess impact to properties – some will be removed from the floodplain while others will be added. There are preliminary maps already available to the public and we are currently in a period where the public can make comment and/or file an appeal. Outreach is ongoing to inform property owners. He said the numbers in the estimated property impacts table (below) are probably inflated as some of the structures may be of little consequence, such as a dog house.

Effective vs. Preliminary: Estimated Property Impacts (Special Flood Hazard Area [SFHA] by Address Point)

TOTAL COUNTS:						
JURISDICTION	STRUCTURE COUNT (STUDY AREA)	IN SFHA (EFFECTIVE)	OUT SFHA (EFFECTIVE)	IN SFHA (PRELIMINARY)	OUT SFHA (PRELIMINARY)	NET CHANGE
Antelope, City of	85	0	85	0	85	0
Dufur, City of	270	83	187	31	239	-52
Maupin, City of	92	8	84	7	85	-1
Mosier, City of	62	1	61	2	60	1
Shaniko, City of	110	0	110	0	110	0
The Dalles, City of	592	49	543	127	465	78
Unincorporated Areas	2,303	533	1,770	716	1,587	183
Total	3,514	674	2,840	883	2,631	209

INDIVIDUAL STRUCTURES:					
JURISDICTION	STRUCTURE COUNT (STUDY AREA)	REMAINS OUTSIDE SFHA	REMAINS IN SFHA	ADDED TO SFHA	REMOVED FROM SFHA
Antelope, City of	85	85	0	0	0
Dufur, City of	270	186	30	1	53
Maupin, City of	92	79	2	5	6
Mosier, City of	62	60	1	1	0
Shaniko, City of	110	110	0	0	0
The Dalles, City of	592	440	24	103	25
Unincorporated Areas	2,303	1,312	258	458	275
Total	3,514	2,272	315	568	359

Mr. Perkins said that the preliminary maps were issued in October; they met with County Staff in January and will be holding open houses in The Dalles and Wamic next week. The appeal/comment period is 90 days and will begin in late summer of this year. Those submissions will go through local agencies so that staff is aware of the issues. Based on those submissions, appropriate adjustments will be made. This work does not happen very often, so they want to be as accurate as possible; a quality review will take 6 months. Finally, a letter of determination

will be issued for local agencies to incorporate.

Commissioner Brady asked if this is strictly based on river elevations or does it account for meandering river paths. Mr. Perkins replied that there is a limitation to the maps as they are trying to do this at a federal scale to make it consistent across the country. There are certain things they are not able to factor in but should be considered by local regulators. Channel migration is not part of the FEMA study; however, there are other studies that may do that such as DOGAMI (Department of Geology and Mineral Industries). He said FEMA maps risk as it is today and cannot factor in climate change or predict flows 50 years from now.

Commissioner Brady asked if the risk rating premiums by zip codes is accurate. Mr. Perkins responded that the flood insurance is very site specific and takes into account the structures on the property. He said the insurance expert will be at the open house; on a broad scale, the estimates provide a guideline.

Vice-Chair Hege asked if the insurance product is provided through a private company. Mr. Perkins replied that the insurance comes from the federal government; you can find private providers, but the federal government is the primary provider.

Vice-Chair Hege asked if the LIDAR data is available to the County. Mr. Perkins said that it is; he will check with their GIS department to learn how to access that information. County Surveyor Bradley Cross added a comment to the Zoom chat that he believes we already have the data from FEMA.

Vice-Chair Hege asked if the appeals require technical data. Mr. Perkins said that the appellant has to show that FEMA did something wrong and provide data to illustrate that, which usually entails hiring a hydraulic engineer. If the appellant is unsuccessful, they can take it to a national review board. Comments have a lower level of data needed. For instance, a property owner may have a survey that shows a higher elevation and they can submit that for review. They can also document previous experience with flooding that shows what happened in the real world. FEMA bases their analysis on what they typically see in river performance, but localized information can help them tailor the model to the area.

Vice-Chair Hege said the reality of how these maps impact citizens is significant; people need to look at these and make sure they understand. He observed that the property impacts in the presentation relate to structures; he asked if there is

some analysis that takes into account the changes in the acreage. He said he is thinking of future development. Mr. Perkins answered that he does not have those numbers here today but a citizen can leave the open house with a map of their entire parcel.

Commissioner Brady asked if a person were to put their house on stilts, would that impact the results. Mr. Perkins replied that you cannot appeal on that basis but you can do things to reduce the flooding impacts and lower insurance rates. The insurance specialist will be able to better answer that question.

Vice-Chair Hege asked who received the outreach materials. Resilience Action Partners' Outreach & Engagement Specialist Lisa Adair said those materials were sent out through the Wasco County Planning Department.

Planning Director Kelly Howsley-Glover said they sent targeted mailers to those who will be impacted; mailers included account numbers and the proposed change. She added that the City of The Dalles did similar mailers; Mosier reached out directly and she believes Maupin did as well. In addition, she worked with the County's Public Information Officer for a press release, website banner and social media blasts. She stated they did not want to create widespread panic by sending out information to folks who will not be impacted.

Agenda Item – City of The Dalles LUDO Amendments

Planning Director Kelly Howsley-Glover reviewed the memo and report included in the Board Packet saying that the City has proposed some minor amendments. They implement their rules in the urban growth boundary (UGB), but the County is ultimately responsible. It is part of our joint management agreement that the County review and approve changes. The changes are largely just updates to language and alignment with statute.

Vice-Chair Hege observed that these changes will impact property within the city limits as well as the UGB which is outside of the city limits. He asked if the County needs to adopt these changes. Ms. Howsley-Glover said they continue to work through this issue as the management agreement is a little ambiguous. City and County staff would like to revise the agreement to make it more clear. Today is more of an opportunity for the County to comment on the proposed changes. The exception to what the City manages in the UGB is properties in the scenic area which are managed by the County.

Vice-Chair Hege said that the proposed changes seem innocuous, but he would

like to see the City be the City and the County be the County. He said that could come with its own set of problems as well. Ms. Howsley-Glover said they are actively reviewing that and looking at annexation possibilities. She said they definitely want to provide more clarity to our residents.

Commissioner Brady asked about the timelines for review. Ms. Howsley-Glover explained that those timelines are set in statute.

*****In accordance with the Joint Urban Growth Boundary Management Plan, the Board was in consensus to approve the City of The Dalles Land Use Ordinance Amendments as presented.*****

Agenda Item – Energy Siting Facility Council Comment Letter

Ms. Howsley-Glover reviewed the letter included in the Board Packet, explaining that there was a notice of intent filed for the Cascade Renewable Transmission Line to connect to the BPA at Big Eddy and run all the way down the middle of the Columbia and connect in the greater Portland area. The Oregon Department of Energy (ODE) does a review in preparation for the Energy Facility Siting Council's (EFSC) decision. We serve as consultants for our regulations and have an agreement in place to support that work. Part of the process is ODE's request for input from us as to what they should consider when reviewing the application. She said she reached out to other County departments for input in order to provide a comprehensive letter of comment. Our rules will apply in some portions while the National Scenic Area rules will apply in other portions.

Commissioner Brady commented that it does not appear to start at the Big Eddy when looking at the map. Ms. Howsley-Glover said that it starts in one place and then connects to the Big Eddy and goes along Lone Pine to the center of the river. Commissioner Brady said he does not expect the Columbia River Gorge Commission to raise any objections to the project.

*****The Board was in consensus to approve and sign the letter to the Energy Facility Siting Council regarding the Cascade Transmission Renewable Energy Project.*****

**Agenda Item – Forest Protection & Wildland Firefighter Safety Act
Support Letters**

Vice-Chair Hege explained that the Board has been talking about this for a couple of months. The Senate and House both have bills to allow for the use of fire retardant in fighting wildfires. The fire districts are very concerned about the

possibility of this tool being removed.

*****The Board was in consensus to approve and sign letters in support of the Forest Protection & Wildland Firefighter Safety Act - House Resolution 5186 and Senate Bill 796.*****

Agenda Item – Executive Session

At 10:10 a.m. Chair Kramer opened an Executive Session Pursuant to ORS 192.660(2)(e) for Real Property Transactions. He explained the process and directed members of the meeting to not record the session or report on anything discussed during executive session other than to report the general topic as previously announced.

The Regular Session resumed at 10:50 a.m.

Commission Call

Administrative Services Director Ali Postlewait said that TKE will be here on May 22nd to begin 5-6 weeks of work to repair the elevator. They will be cordoning off a portion of the employee parking lot to allow the work to commence safely. Vice-Chair Hege asked if they have 100% of the parts needed. Ms. Postlewait replied that they have 90% of the parts which is enough for them to commence work.

Vice-Chair Hege announced that the NORCOR Budget Committee will meet tomorrow and will be making modifications in response to the Wasco County and Hood River budgets. He said there is work to do, but they will be within their budget.

Commissioner Brady said that he attended the Columbia River Gorge Commission meeting in Cascade Locks where he met their newest Commissioner, Valerie Fowler. He reported that he had lunch with staff from Friends of the Gorge. He said that Rodger Nichols is the longest serving member of the Commission. He added that he did not take any positions or make any statements.

Commissioner Brady said that Public Health is in their budget process. He asked if we have sent them the answers to the questions they sent over. Mr. Stone replied that he has sent the preliminary answers to staff for feedback. Commissioner Brady stated that most of the answers will be that things will pretty much stay the same.

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Mr. Stone said that he is in discussions for a ground lease for the Columbia Gorge Resolution Center.

Ms. Postlewait stated that the Facilities team has been working diligently to clear out the 10th Street shops. A dumpster will be delivered today. The Red Cross is relocating their supplies. There are two brownfield grants for the work at that site. Stantec has started phase one and then we will move into remediation. We have had some preliminary discussion around master planning. Mr. Stone added that there is some due diligence to be done around shared access. We are asking stakeholders to contribute some dollars toward the master planning. We have a quote for \$70,000 for master planning. Access will likely be one of the biggest issues.

Commissioner Brady asked about the old armory site. Mr. Stone replied that it is part of the overall development plan.

Ms. Postlewait said we have received a couple of grants for work at the fairgrounds. We have met with Crestline and Wasco Electric to talk about the priority of projects to be completed. The work will begin on the larger commercial building with generators and HVAC; then they will move on to Hunt Park to install transformers.

Chair Kramer said they are moving forward with using electronic ticketing at the Fair this year. He went on to say that he and Sheriff Magill are working on the super-siting for residential treatment facilities which is getting bogged down by politics. He has reached out to the House leadership to have a work session on this.

Vice-Chair Hege asked about bottle return, saying he saw that Fred Meyer is now set up for bottle return only. Chair Kramer said the goal is to have a permanent redemption site in the county.

Chair Kramer adjourned the meeting at 11:12 a.m.

Summary of Actions

MOTIONS


- **To approve Order 23-030 vacating a 0.70 mile section of Tygh Ridge Road, East of Dufur, Oregon, Township 2, South Range 14 East, Sections 27 and 28, Willamette Meridian.**
- **To approve the Consent Agenda – 4.27.2023 Town Hall Minutes and**

5.3.2023 Regular Session Minutes

CONSENSUS

- **To approve the City of The Dalles Land Use Ordinance Amendments as presented.**
- **To approve and sign the letter to the Energy Facility Siting Council regarding the Cascade Transmission Renewable Energy Project.**
- **To approve and sign letters in support of the Forest Protection & Wildland Firefighter Safety Act - House Resolution 5186 and Senate Bill 796.**

Wasco County
Board of Commissioners



Steven D. Kramer, Commission Chair



Scott C. Hege, Vice-Chair



Philip L. Brady, County Commissioner



CONSENT AGENDA

MINUTES: [4.27.2023 TOWN HALL MINUTES](#)
[5.3.2023 REGULAR SESSION MINUTES](#)



WASCO COUNTY BOARD OF COMMISSIONERS

MAUPIN TOWN HALL

APRIL 27, 2023

This meeting was held in person and on Zoom

<https://us02web.zoom.us/j/84802522147?pwd=SlZHSndod2RhY09NRE8xN0J0djRWZz09>

PRESENT: Steve Kramer, Chair
Scott Hege, Vice-Chair
Phil Brady, County Commissioner

STAFF: Kathy Clark, Executive Assistant
Tyler Stone, Administrative Officer
Matthew Ellis, District Attorney
Ali Postlewait, Administrative Services Director
Elijah Preston, Treasurer
Lane Magill, Sheriff
Kelly Howsley-Glover, Planning Director
Lisa Gambee, County Clerk
Jill Amery, County Assessor/Tax Collector (via Zoom)

Chair Kramer opened the Town Hall at 5:30 p.m. with introductions to the Board and County Staff. Each Commissioner made a brief opening statement.

District Attorney Matthew Ellis announced that through the budgeting process they will be able to provide a system in Maupin to allow access to a law library. It should be up and running sometime this summer. He also offered copies of his mid-term report for the DA's office.

County Clerk Lisa Gambee reminded everyone that there is a special district election in May. Contact her office if you do not get a ballot by Monday, May 1st.

A citizen asked about all the ranchers and farmers being asked to put solar panels on their property. He said that some have said yes, others have said no. Promoters are telling them that they can make more money with solar than raising cattle. He asked if any of the Commissioners have a perspective.

Chair Kramer stated that he does not have personal experience but there are more subsidies on the way for solar power.

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MAUPIN TOWN HALL

APRIL 27, 2023

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Vice-Chair Hege said that we have rules and regulations administered by our Planning Department. If you have an opportunity and it falls within the rules, it is the property owner's decision. There can be benefits and challenges. Avangrid is a big project and is the only renewable energy project in Wasco County. We have others that have been permitted but not built. It has brought some economic activity to the area and will bring in some tax revenue to local districts.

Ms. Howsley-Glover said that there are two projects that have reached out to the Oregon Department of Energy and the Energy Facility Siting Council; one starts in The Dalles and goes through to Portland and the other is near the Avangrid project. The process takes years and is costly. The County's role is to guide ODE regarding our rules for siting. The first ever project approved was a wind project that started in 2009 and has recently gone back to propose another iteration – there have been several.

A citizen asked what the life span is for the energy projects. Ms. Howsley-Glover said that 20-30 years is the approximate life span of both solar and wind projects. She noted that they build an exit plan into the projects so that aged infrastructure is not left behind at the end of the project's useful life.

Mayor Carol Beatty noted that the overhead wires are unsightly; she asked if there is anything the County can do about that. Ms. Howsley-Glover answered that it is approved by the state; the County has very little influence. She said that Wasco County has been in contact with ODE to educate Avangrid about our fire season. Last year we began the conversation about where to house the workers; one thing we did was to open the fairgrounds for RV placement and look at other places that may be able to provide housing.

Maupin City Council President Susan Wright asked what the plans are for the next year regarding a resident deputy for policing. Sheriff Magill replied that the Sheriff's Office is budgeted for 18 deputies and currently has only 13. They are actively recruiting and have some candidates moving through the process. There are currently 4 deputies who live in the southern part of the County and there is discussion about a resident deputy; however there is not a commitment as yet for a full-time resident deputy. The goal is to be fully staffed with one deputy committed to south county. There are other law enforcement agencies that help to cover the southern part of the county such as State Police and Forest Service Units.

Mary Beechler added a question to the chat regarding the Road Department guidelines for gravel roads and residential streets. Chair Kramer pointed out that

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MAUPIN TOWN HALL

APRIL 27, 2023

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our Public Works Director is not here this evening. He said that public access roads are not maintained by the County and added that he would try to connect Ms. Beechler to the Public Works Director to get her questions answered.

A citizen asked what new projects are in the budget that will benefit the southern part of the County. Mr. Stone said that all of the infrastructure at the fairgrounds is being updated such as electrical systems, water and waste water. Muddy Road is being paved by Young Life. Public Works will be doing 30 miles of road improvement.

Ms. Howsley-Glover added that the county has been awarded a grant to inventory local roads of public access over the next 18 months. We will be driving those roads and working with emergency responders to identify roads that are essential to fire access and evacuation.

Mr. Stone went on to say that they are writing grants to extend Wi-Fi services from here through Tygh Valley and Wamic.

Commissioner Brady pointed out that the work being done for housing the homeless throughout the county will benefit everyone. The Oregon Motel is now being used for temporary housing. We are starting work on a Navigation Center and Resolution Center; when someone has been violent or experienced a mental health crisis, there is somewhere for them to go other than jail.

Chair Kramer said that we were fortunate enough to have Governor Kotek visit The Dalles. While she was here, we talked to her about the houseless situation in regard to funding and legislation for those looking for a hand up rather than a hand out. She assured us that our region would not be left behind.

Mayor Beatty stated that Maupin is struggling with child care provider shortages. She explained that they have a facility but the child care service provider is discontinuing services. The district cannot help with funding and some residents are considering moving away because of the lack of services. She said that they need \$20,000 for the summer and have asked the South Wasco Alliance for a grant. She asked if the County has any funding available.

Chair Kramer asked if the City has talked to the League of Oregon Cities, State representatives and senators, CGCC or the Educational Service District's Child Care Partners. Mayor Beatty said she has spoken to the LOC but not the others. Chair Kramer said that is where they need to start as they are the experts. He pointed out that the County is not a granting agency; we have specific

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MAUPIN TOWN HALL

APRIL 27, 2023

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responsibilities and child care is not one of them. This isn't just happening in Maupin but throughout the state and across the country. We need to have conversations with legislators to relax some of the restrictions and requirements. That will require a unified voice. He said he would be happy to help the City make those connections.

A citizen asked what kind of restrictions stand in the way. Chair Kramer said that the number of children per adult, fire suppression and provider requirements are examples of what could be modified. The citizen said that she thinks those are requirements that she thinks are important to parents.

Commissioner Brady agreed that child care is not a core function of the County. He said Gilliam County helped set up an outside agency to run child care but Gilliam County has a lot of wind power revenue. He said that the County is using a grant writing company that might be helpful. He suggested that they might also talk to Head Start. He said in the northern part of the county, it is an economic issue where parents have to choose between work and child care. Businesses are banding together to find a way to make it work.

Maupin American Legion Commander Denny Wright talked about the need for a welcoming space for members to meet. He said membership is dwindling and those that are left are trying to raise the funds. A welcoming space will help increase membership to the organization which offers veterans a place to come together as a community to support one another. Mr. Preston said that he works with the Veterans Service Office and would be happy to talk with Mr. Wright after the Town Hall to see if there is anything he can do to help. Mr. Stone asked how much money they are looking for. Mr. Wright said that \$1,000 would go a long way. He added that if the County has any surplussed furniture, that could be helpful as well.

A citizen commented that Sheriff's Deputies, fire and ambulance responders should get their pay doubled – be sure to say thank you when you see them.

Ben Gates, owner of Maupin Works, said that through the Board they were able to get connected with Business Oregon to support local businesses. Maupin Works is an entrepreneurial hub that offers co-working and production space, providing direct resources and services to grow small businesses. He said this Town Hall reminds him of the importance of partnerships and working county-wide. He asked if there are any emerging projects they should be aware of. Chair Kramer said that MCEDD's Carrie Pipinich is the person to talk to; MCEDD does an excellent job. He said he would be happy to work with him to build that

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relationship. He said he is excited about the work being done in Maupin. Mr. Gates said that Ms. Pipinich has been a great partner. Chair Kramer said the MCEDD Loan Advisory Board is very active in the Maupin area.

Chair Kramer closed the Town Hall at 6:30 p.m. saying that all of the Commissioners phones are on and they will talk to citizens anytime.

Wasco County
Board of Commissioners

Steven D. Kramer, Commission Chair

Scott C. Hege, Vice-Chair

Philip L. Brady, County Commissioner



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION

MAY 3, 2023

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: Steve Kramer, Chair
Scott Hege, Vice-Chair
Phil Brady, County Commissioner
STAFF: Kathy Clark, Executive Assistant
Tyler Stone, Administrative Officer

Chair Kramer opened the session at 9:00 a.m. with the Pledge of Allegiance.

Additions to the Agenda:

- Justice Reinvestment Grant Proposal Letter of Support – Consent Agenda
- AOC Dues – Discussion List
- BiOp NEPA Comments Letter
- JCP Plan Review Letter – Agenda Item (Juvenile Crime Prevention Plan)
- Executive Session cancelled

Discussion Item – Next Door Contract

Wasco County Long-Range Planner Alice Cannon reviewed the memo included in the Board Packet, explaining that they have been working with Mid-Columbia Economic Development District (MCEDD) seeking feedback on the Transit Development Plan. They are targeting residents and employers from south county to make sure that the strategy is appropriate. They are also targeting seasonal workers; our population is about to balloon and they want to have a Spanish-language focus group. The Next Door has a long established relationship with that community and this contract will support their work to help us gather data.

Commissioner Brady said he was glad to see this work happening, noting that there is a large Hispanic community in the Wamic area.

Vice-Chair Hege asked why we are doing this rather than MCEDD. Planning Director Kelly Howsley-Glover replied that we adopted the plan by reference but felt there had not been enough outreach to disadvantaged populations. This

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grant became available and will allow us to answer these questions before adopting the plan. MCEDD is part of our advisory group and we are partnering with them for the work.

Vice-Chair Hege noted that the grant is for \$85,000 and this contract expends only a small portion of that; he asked how the remainder of the money will be spent. Ms. Howsley-Glover answered that there will be surveys and they have partnered with MCEDD to have promotional materials made to raise awareness of transit opportunities. Ms. Cannon added that a mailer will go out soon to about 2,000 residents of south county. There are already MCEDD-designed posters displayed around the county. MCEDD is developing promotional videos; this grant will pay for Spanish voice-overs.

Vice-Chair Hege observed that Exhibit A outlines a focus group of up to 10 participants. He asked if there is a minimum number required for the group. He commented that just 1 or 2 would not be enough. Ms. Cannon replied that the intention is to get to 10, but she will talk to them about a minimum number

{{{Commissioner Brady moved to approve The Next Door Fee for Service Agreement supporting the Rural Transportation Equity Grant. Vice Chair Hege seconded the motion which passed unanimously.}}}

Chair Kramer said that MCEDD will be convening a meeting with south county and Age Plus to talk about the transportation there.

Ms. Cannon stated that the next step will be to bring the Transit Plan to the Board in July or August for approval; it has already been approved by MCEDD.

Discussion Item – Clean Air Grant Agreement
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Emergency Manager Sheridan McClellan reviewed the memo included in the Board Packet.

Vice-Chair Hege asked if we have an estimate for the operating costs once the new systems are installed. Mr. McClellan replied that we do not. Vice-Chair Hege said we just need to be aware of those costs.

Mr. McClellan stated that these improvements will also help us at the Fair. Chair Kramer pointed out that the buildings will be more useful. Mr. Stone added that we do have a rental rate for the buildings and we can look at raising that a bit. The intent of the property is as a place of mass gatherings and can be used as a command center for wildfires.

Vice-Chair Hege asked if they will be replacing the doors on the buildings to prevent heat loss. Mr. Stone said it is a line-item in our bid, but we have not yet resourced it.

Commissioner Brady asked if the electrical infrastructure will be ready for the HVAC installation. Mr. Stone said the work will be going on in tandem.

{{ Vice Chair Hege moved to approve Grant Agreement 179362 between Wasco County and the Oregon Department of Human Services to create a cleaner air, warming and cooling space at the Wasco County Fairgrounds to serve the vulnerable residents of Wasco County in the event of an emergency. Commissioner Brady seconded the motion which passed unanimously.}}

Discussion Item – Public Service Proclamation

Vice-Chair Hege said this came about from the work we do and our knowledge of the key role volunteers play in keeping things running. In particular, city council members around our county work for free and are often faced with harsh commentary. When you do this work, you do it because you have a passion to do it. He said he wanted to find a way to thank the volunteers; quoting from the proclamation: “We are honored to serve these workers every day and humbled by their commitment to building a better Wasco County.”

Commissioner Brady commented that since becoming Commissioner he has seen that there is a multitude of volunteers and public servants working hard throughout the county. He is pleased to support this proclamation.

{{ Vice Chair Hege moved to proclaim May 7 through May 13, 2023 as Public Service Recognition Week and call upon all Wasco County citizens to celebrate public servants and their contributions this week and throughout the year. Commissioner Brady seconded the motion which passed unanimously.}}

Chair Kramer noted that this is also Mental Health Awareness Month – another field where a lot of people are investing their time.

Discussion Item – AOC Dues

Chair Kramer said that there has been a small increase in the dues for the Association of Oregon Counties. He stated that we get top dollar from AOC in their lobbying efforts.

Vice-Chair Hege said this is a little different than what we usually see in terms of details. He said that he called AOC and learned that this is the new billing system. He said he fully supports our membership; AOC does good work on our behalf.

*****The Board was in consensus to move forward with the renewal of the County's membership in the Association of Oregon Counties, including the payment of dues.*****

Discussion Item – BiOp NEPA Comment Letter

Ms. Howsley-Glover said she came to the Board a few weeks ago with information around this issue. She explained that the plan had been to have a letter that came from the Coalition; however that letter is not available. In place of that letter, they have sent a template for us to modify. She said she made those modifications with a focus on what we have heard from citizens. She said the letter is due by May 5th.

Commissioner Brady said his concern is that we already have adequate protections and FEMA is overstepping. Vice-Chair Hege commented on the high quality of Ms. Howsley-Glover's work demonstrated by the letter. He said he has signed other letters through special districts with similar comments.

*****The Board was in consensus to sign the BiOp NEPA comment letter.*****

Discussion Item – JRI Grant Proposal Letter of Support

Chair Kramer said he has already seen this application through the Local Public Safety Coordinating Council (LPSCC). This is time sensitive; we are looking for Board support for the application.

Community Corrections Manager Fritz Bachman said that we have applied for this grant every biennium since it became available. We do not know how much we will get but expect around \$500,000 for the biennium. \$100,000 will go to NORCOR; \$1,000-\$2,000 will go to specialty courts; the remaining will go to transitional housing. He stated that this is not different from what we have done in the past. This is phase one of the application process; a final application will be submitted at the end of summer when the final numbers are calculated.

Commissioner Brady asked about the programs associated with the grant. Mr. Bachman said the purpose of the funding is to reduce recidivism and state prison usage. He said the Bridges program for transitional housing has seen 130 people come through and it drastically reduces recidivism. The money going to

specialty courts will be for small incentive items for people who have been through specialty court. We have a good number of processes to support the successes.

*****The Board was in consensus to provide a letter of support for the Justice Reinvestment Program Phase 1 application.*****

Agenda Item – Outdoor Mass Gathering Public Hearing

At 9:32 a.m., Chair Kramer opened a public hearing to consider an application for an Outdoor Mass Gathering (OMG) permit. Senior Planner Daniel Dougherty reviewed the materials included in the Board Packet using a slide presentation (attached).

Mr. Dougherty said this is the first Outdoor Mass Gathering processed under Wasco County's new Outdoor Mass Gathering (OMG) Ordinance. For context, in prior years, OMGs in Wasco County were processed as land use decisions using land use law for procedural and review process. This application was processed and reviewed utilizing applicable standards from the new County Ordinance 22-003. Planning Department findings were not included in the packet; however, Planning Staff continued to liaison between the applicant and applicable technical experts pertaining to fire, police, health, and road safety.

The applicants, Precipitation Northwest, are Requesting an Outdoor Mass Gathering permit for a music and art festival entitled "SOAK 2023," scheduled to take place May 25-29, 2023 with a maximum attendance of 2,000 including staff & volunteers. The attendance request is up from 1,900 last year. The event will be located, as it was last year, in White River Canyon, Justesen Ranch, Tygh Valley. The 3 subject properties are owned by Jonnie and Fred Justesen.

Mr. Dougherty went on to say that the site plan has not changed. Access is provided by Tygh Valley and Jake Davidson Grade Roads. Most of the proposed event will occur near Jake Davidson Grade Road, and will primarily occur on a portion of the larger property (Tax Lot 2200). Parking and overflow camping sites are located on tax lot 800.

Mr. Dougherty reviewed the applicable criteria and process requirements, noting two concerns brought forward through the application process. The first concern deals with sound amplification and written consent. Section 2.70 requires written consent from property owners and residents within 1,000 feet of the amplified sound if the amplified sound is used outside of the hours between 11:00 p.m. and 9:00 a.m. SOAK will be using amplified sound outside of the

requirement; therefore, the application requires a variance from the Board of Commissioners.

Mr. Dougherty said that 7 properties are within 1,000 feet of amplified sound. SOAK sent Certified Mail notifications to all seven affected properties; three properties have provided written consent. He explained that written consent was not a requirement in previous years. All surrounding affected property owners have been notified of the proposed event and this hearing. None have provided written comment to staff. All property owners have an opportunity to speak at this hearing. Sherriff Magill stated that the new OMG Ordinance process puts him a little outside of the process for the variance; that now goes through the Board.

Commissioner Brady asked if the requested variance is because of the level of sound or the time. Sheriff Magill replied that it is for the time requirements.

Mr. Dougherty went on to say that the second concern deals with the available amount of water on hand at the event. Section 1.70 in part, requires:

- A minimum of twelve gallons per person per day;
- In addition to the requisite 12-gallons, facilities containing an amount of water equal to one day's total water usage shall be provided at the event site, unless a greater or lesser amount is determined
- Additional amount of water equal to one day's total usage shall be available in reserve at all times.

The applicant proposes:

- 24,000 gallons of water per day per person (120,000 gallons) available to participants
- Tygh Valley Water will provide access as needed to 200,000+ gallons
 - Stored approximately one-mile from the event site
 - Used 0-gallons of the contracted water in 2015, 2016, 2017, 2018, 2019, and 2022
- SOAK requires each participant bring two-gallons per person per day

Mr. Dougherty explained that on March 31, an email from Paula Grendel, North Central Public Health District Environmental Health Specialist, provided that it is unclear how the organizer will access larger amounts of water in the event of an emergency.

Historically, Wasco County has interpreted the phrase "in reserve at all times" to mean "readily available for use", and has not required that reserve water be stored onsite, or that an emergency water acquisition plan be required; however, based on the Public Health comment, staff has recommended a new condition of approval that requires an emergency water acquisition plan be review prior to the event. The applicant has submitted an emergency water acquisition plan, which was provided to North Central Public Health District for review. Ordinance 22-003 Section 1.50 provides the Commission with broad authority to approve, approve with conditions, or deny OMG requests.

Ms. Grendel said that her recommendation is to understand how the applicant would haul 24,000 gallons of water if it is needed; a clear plan would be adequate.

Vice-Chair Hege asked if the 12 gallons of water is strictly drinking quality water. Ms. Grendel replied that the 12 gallons per day is for drinking, food preparation, washing dishes, brushing teeth, etc. If you review the OAR, 1B allows a minimum of 5 gallons per person per day under certain conditions – that is for drinking and washing requirements.

Commissioner Brady asked if the minimum is related to the duration of the event. Ms. Grendel stated that it is 12 gallons per person per day which would be 24,000 gallons per day/120,000 gallons for the total event. The State wants to see that they have access to a minimum of 1 day total usage available.

Mr. Dougherty stated that they received the plan yesterday along with the certified mail receipts and consent forms.

Event Producer Ryan Krellwitz said that on top of the 200,000 gallons and 12 gallons per person, they will also be utilizing an onsite well for water purposes. Chair Kramer asked if that well is being tested. Mr. Krellwitz responded affirmatively.

Event Organizer Kristin Stankiewicz said that the new provision for sound requires consent for amplified sound past 11:00 p.m. She noted that of the 7 properties within the parameter, there is only 1 that is residential; that property owner has given consent. She said she would argue that they have met that requirement as there are no other residents within 1,000 feet of amplified sound.

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Vice-Chair Hege asked how late the sound will be amplified. Ms. Stankiewicz said that it goes until 6:00 a.m. with stages closing at midnight, 3:00 a.m. and 6 a.m.

Vice-Chair Hege asked what the approximate decibel level is. Mr. Krellwitz stated they have not read the specific decibel levels. He said the sound moves farther away from town as the night goes on; they turn off the bass at 3:00 a.m. in consideration of both the participants and Tygh Valley residents. Sheriff Magill pointed out that there is a timeline in the packet for the decibel level. Ms. Stankiewicz stated that they are meeting the decibel levels in the Ordinance.

Vice-Chair Hege asked to confirm that only one adjacent lot has a residential structure and we have consent from that resident. Mr. Dougherty confirmed.

Vice-Chair Hege asked if the Sheriff sees any sound issues. Sheriff Magill replied that he has no concerns and they have enforcement authority should there be a problem.

Commissioner Brady asked if the music is live or recorded. Mr. Krellwitz said that the music is electronic. Commissioner Brady asked how they monitor the sound level. Mr. Krellwitz replied that they monitor at the gate which is between the event and the town; if there is any sound heard there, they ask that it be turned down.

Commissioner Brady asked if they have a decibel meter. Mr. Krellwitz stated that they do have a meter but have not had to use it.

Commissioner Brady asked if Commissioners can come to see the event. Mr. Krellwitz said they would be happy to have the Commissioners take a pre-event tour and/or visit during the event.

Chair Kramer opened the floor to public testimony; there was none.

Vice-Chair Hege asked if the internal security ratio is based on a formula. Sheriff Magill stated that the ratio is state standards. He said that the organizers have certified security onsite plus and incident area.

Vice-Chair Hege asked if the water concern has been worked out based on the plan that was submitted. He said he is comfortable with the approach they have used in the past. Ms. Grendel stated that she would like to have a more thorough

look at the plan. She said tanks need to meet potable water standards and a plan will prepare them should they need to access additional water.

Chair Kramer asked when they can expect that decision. Ms. Grendel replied that she could do that today. Chair Kramer said that the Board needs to make a decision this morning. Ms. Grendel said that looking at it right now, in general, if they can provide storage tanks and can have access to satisfy the OAR, that would satisfy NCPHD.

Mr. Krellwitz stated that their onsite water storage is provided by Bishop Sanitation with certified tanks. They have large equipment to move the tanks back and forth. Mr. Dougherty noted that this is the first time we have applied the new ordinance; they will try to streamline this aspect for future applications.

Vice-Chair Hege asked if the order in the packet needs to be modified to accommodate the issues. Mr. Dougherty said that the finding is very broad and we have on record the recommendations geared toward water.

Commissioner Brady asked if any modifications to the order are needed for the sound variance to extend it past midnight. County Counsel Kristen Campbell said it should be noted that the Board has considered the variance and it is within the Board's authority to grant it. Mr. Dougherty stated it would be a variance to 2.70 and does not need to be a condition of approval. He suggested that the Board could approve the order with a variance to 2.70 Subsection A.

{{Vice-Chair Hege moved to approve Order 23-022 with a variance to 2.70 Subsection A approving an Outdoor Mass Gathering for SOAK 2023, an arts festival and camping event, May 25-29, 2023, File 921-23-000004-PLNG. Chair Kramer seconded the motion which passed unanimously.}}

Chair Kramer closed the hearing at 9:38 a.m.

Agenda Item – Climate Resilience Vision Document

Debi Ferrer reviewed the first portion of the presentation included in the Board Packet saying that climate change is no longer some future problem that we can postpone dealing with. We are experiencing the impacts of climate change in our own county and across Oregon. Our snowpack is declining, threatening our water supply. Our agricultural lands are experiencing record long-term drought. We are witnessing increasing frequency and severity of wildfires which threaten our forests, our farms, and our homes every summer. The smoke from these fires

has seriously compromised our air quality in recent years. You probably all remember when The Dalles hit a state record 118 degrees two summers ago. That wasn't some freak outlier. At a recent Watershed Council Meeting, Drake Gilbert reported that the number of days over 100 degrees in The Dalles is increasing. In 2021 we had 20 such days and in 2022 we had 22 such days, compared to fewer than 10 such days in most years past. The effects of climate change impact our health and well-being. They will stress both people and infrastructure.

Ms. Ferrer went on to say that responding to climate stresses at the local level can be an opportunity to build a healthier, more prosperous, and more resilient community. She went on to explain the process they followed to develop the Vision Document, including inviting community members and stakeholder agencies to participate. She said the group researched what is already happening in our community and what other communities have done – focusing primarily on Pacific Northwest communities.

Ms. Ferrer said that from that work they drafted an extensive list of possible actions and a compilation of actions other communities have taken; they removed those that didn't meet our mission statement (local, feasible, affordable) and those that are already being addressed by other agencies in the area. The outcome represents areas that the committee believes are areas our community needs to address. Finally, they researched funding opportunities and discovered there are literally billions of dollars available.

County Clerk Lisa Gambie reviewed the next portion of the presentation included in the Board Packet to explain the recommendations for actions which are outlined in the first section of the Vision Document along with illustrations of who is already doing what. She said that it is a living document and they continue to add to the resource map. She said the back of the document contains funding opportunities. She said that Ms. Howsley-Glover did a lot of work to format the document in a way that lets the reader know what we value in our community. She went on to review the top two recommendations in each area. She said they hope to take this to other municipalities to suggest ideas they can pursue; they want this to be a visible, usable, living document.

Ms. Ferrer continued to review the presentation, saying that funding is available and now is a good time to access state and federal dollars to invest in our community. This plan can help to leverage those funds. She reviewed some of the benefits of applying the plan such as leveraging taxpayer dollars and

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improving quality of life. She said that the Joint Ad Hoc Climate Resiliency Committee is asking the County to adopt the report and use the recommendations to inform decision-making.

The Dalles City Council Member Dan Richardson said that the City Council did not adopt the plan last week as one Council Member asked for more time to review it. He noted that the other 4 Council Members were in favor. He said that the intent is to share it with staff and ask them to come back in the future with what is applicable and how we can take action. He said that the Committee is not issuing marching orders but providing motivation to talk about addressing issues in actionable terms. It will require creativity and forward thinking; on average, we are getting drier and hotter. We need to think about it and act in a real-world way. The Committee members provided a real act of service to put this together. We need to evaluate what is feasible and affordable.

Ms. Gambee pointed out that when seeking funding, the grant agencies usually ask if there is a plan, support or work being done; this document will provide that.

Mr. Stone commented that one of the great things about this is the compilation of information and resources that will help us to provide our core services. We are already doing a lot of the items identified such as the work at the Fairgrounds where we are replacing an aging water system and have a grant for the heating and cooling. We are also pursuing funding for electronic vehicle (EV) charging stations. We can incorporate some of the recommendations into our daily work. He recommended that the Board accept the report and charge him with getting it out to our departments for work.

Chair Kramer thanked the Committee for the significant effort they put into this document. He said a lot is being done already and we have not harvested all of the low-hanging fruit – that warrants more conversation. He noted that WyEast has been ongoing for about 12 years; they started by working with farmers' markets and are now working with electric tractors and updated, modern irrigation systems. We, as a region, are setting a model for the state. We have a lot more to do and this is a good starting point. He pointed out that not all of us are using electric lawn care equipment and only 10% of us are recycling – we need to do a better job and that comes through education. He applauded the Committee for the work they have done. He said he is willing to accept the report but is not ready, at this time, to set policy.

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Commissioner Brady said he also appreciates this work – it is an issue that is hard to wrap your arms around. He said that he attended the World Climate Conference 20 years ago; there is a lot to do and we are playing catch-up. He said that Ms. Gambia gave us an excellent reason to accept this in order to promote what other partners are doing. This gives us every reason to say that we share an interest in energy efficiency with our partners. He said he supports Mr. Stone's recommendation; details will come back for us to use in the future.

Vice-Chair Hege said that he likes that the document is very practical. There is a lot of low-hanging fruit and that would give us a good start. He said he has a lot of questions and will meet with Ms. Gambia to do a deeper dive into the document. He stated that there are entities that are doing a good job and others that could use some encouragement. He said this is the start of something and as we move through decision-making we can ask ourselves if what we are doing supports this plan.

Vice-Chair Hege went on to say that he did not see anything in the plan about harvesting rain water; there is a surprising amount of precipitation that can be collected inexpensively. He also pointed out that electric bikes are becoming more popular and are a good way to get around.

Chair Kramer said that there were 10 people on the committee with another 20-30 people providing input. He said it is his goal to meet with the folks on the committee to get a better grasp of the final product.

Council Member Richardson said that one item is the recognition of plans in other communities; some of these plans are technically informed. He said that is something to consider.

Ms. Ferrer said another thing to consider is that other communities took up to 5 years to develop their plan; this committee had one year. She said they hope this document is the start of something bigger – perhaps a more formal, technical action plan.

Commissioner Brady proposed that they accept the document as a starting point for conversation. The document does not commit us to any specific action but can be used within our departments to have the deeper conversations. Mr. Stone said he agrees that the Board should accept the document which then becomes his action plan. There are years of work in this document as it is. This gives us the flexibility to move the document as a filter to future decisions. He suggested that

we let County departments take it and run with it.

*****The Board was in consensus to accept the Climate Resiliency Vision Document and direct the Administrative Officer to bring it to County departments for work.*****

Agenda Item – Commercial Property Assessed Clean Energy Program

Mid-Columbia Economic Development District (MCEDD) Executive Director Jessica Metta reviewed the presentation included in the Board Packet, saying this ties in with just what the Board has been discussing. This is a tool that can be adopted to support commercial property investment in energy efficiency. This program is available in 32 states and the District of Columbia. It is active in Hood River County which contracts with MCEDD for administration of the program.

Ms. Metta explained that the property owner would find the lender and then apply for the loan. There is no liability for the County; it is a benefit assessment lien that stays with the property. The loan is very secure with no money down and low interest rates. The term of the loan is for the useful life of the improvement which means the payments are very low. Oregon also allows for seismic improvements.

Ms. Metta said that one of the questions previously had been if government buildings are eligible; they are not. She stated the program is set up on their website. Hood River has prepared supporting documents they modified from Clackamas County. She said that the administrative burden seems reasonable and there will not be that many applications.

Ms. Metta said that another question had been around the availability of funding and why this program. She said that this is just another tool to help make projects happen. In a rural area, it will be somewhat limited but could encourage some of these climate-supporting activities.

Commissioner Brady said this is not something we have been waiting for but it can be helpful. In light of the recent Federal Reserve rate increase to 5%, he asked if this type of loan depends on negotiations or are the rates set.

Shelby Dupont with Moving Green Capital, a lender helping to fund these projects, explained that CPACE has its own loan product and it is often below market rate for interest. The interest rate is fixed but is spread over a long period of time and is an attractive funding source. She said it can help projects pencil

out in a way that allows them to move forward.

Vice-Chair Hege asked if there are any reasons to not adopt the program in Wasco County. Mr. Stone said that based on the document just adopted by the Board, this is in line with that. Maybe the only potential issue is someone putting a requirement on a property that may reduce the salability way into the future.

Vice-Chair Hege asked what the County would need to do. Ms. Metta said the next step would be a draft resolution, ordinance and possibly an IGA with MCEDD. Vice-Chair Hege asked if we can back out of the program. Ms. Metta replied that they could.

Chair Kramer asked how the liens are recorded. Mr. Stone replied that they would not be any different from any other lien and would be processed in the same way.

*****The Board was in consensus to move forward with the necessary steps to implement the Commercial Property Assessed Clean Energy Program in Wasco County.*****

Juvenile Crime Prevention Plan

Juvenile Services Director Molly Rogers said that the JCP Plan is similar to what Mr. Bachman presented earlier. She said she is happy to answer any questions.

Vice-Chair Hege asked if we have had these before. Ms. Rogers responded that we have been doing this since 2015. The program began in 1999. Vice-Chair Hege said this is exceptional work and amazing information.

*****The Board was in consensus to sign a letter of support for the Juvenile Crime Prevention Plan.*****

Consent Agenda – 4.5.2023 Minutes

{{Vice-Chair Hege moved to approve the consent agenda which includes the 4.19.2023 Regular Session Minutes, Justice Reinvestment Grant Proposal Letter of Support and the revised Mt. Hood Economic Alliance IGA. Commissioner Brady seconded the motion which passed unanimously.}}

Commissioner Brady asked how active the Mt. Hood Economic Alliance is. Chair Kramer said the MHEA is the lender of last resort and they try to balance with

MCEDD's Loan Advisory Board to get funds out the door.

Commission Call

Commissioner Brady ran a video presentation about a community garden project that recently occurred at Heritage Heights Apartments on 10th Street in The Dalles. The video will be posted to the County website.

Vice-Chair Hege reviewed a presentation (attached) outlining the activity of the Community Outreach Team's recent trip to Washington D.C. to meet with legislators. He explained that they go to ask for project funding and for policies. He noted that our National Association of Counties membership dues are low but we get a lot of support from that organization.

Commissioner Brady asked what the overall success was for the trip. Vice-Chair Hege replied that they got some viable suggestions for QLife funding and they will work on that through our Emergency Manager. He said that there is a lot of value in the relationships that are built with legislators and their staff as well as regional public officials.

Chair Kramer said he is still working in Salem and will be testifying for a hearing tomorrow on HB2506 for super siting. He noted that the Senate walked out today so things have slowed down.

Chair Kramer stated that in his opinion we need to start talking about Public Health to get that back in-house. It is not viable for Wasco and Sherman County to act as a district; it is not balanced.

Vice-Chair Hege reported that we heard from NACo about a law suit that would outlaw the use of fire retardant. There is upcoming legislation to address that. House Resolution 1450, related to the Good Neighbor Program and fire fuel reduction, is trying to keep funding local. He encouraged the other Commissioners to take a look at that.

Chair Kramer asked if there was any discussion about the ARPA claw-back of funding. Vice-Chair Hege said that it was not a top concern as they think it will probably die.

Wasco County's representative on the Columbia River Gorge Commission, Rodger Nichols, said that the CRGC will meet next Tuesday for most of the day. He added that there are two hearings today in Goldendale around the pump

storage project.

Chair Kramer reported that he was able to talk to Governor Kotek about the Gorge Commission as it relates to the expansion of the urban growth boundary and how we need a balance between economic development and recreation which should go hand in hand. He added that he also talked to her about mental health issues. He reported that one mental health provider has written a 4 page document outlining the deficiencies of Medicare and Medicaid in addressing mental health issues.

Commissioner Brady said that he spoke with Mr. Stone about the questions recently submitted by Public Health in regard to a possible return to the County as a department. The answer to most of the questions is that things are really not going to change in regard to the delivery of services. He said the major hang up is the State telling us how we can provide services to Sherman County.

Chair Kramer adjourned the meeting at 11:50 a.m.

Summary of Actions

MOTIONS

- **To approve The Next Door Fee for Service Agreement supporting the Rural Transportation Equity Grant.**
- **To approve Grant Agreement 179362 between Wasco County and the Oregon Department of Human Services to create a cleaner air, warming and cooling space at the Wasco County Fairgrounds to serve the vulnerable residents of Wasco County in the event of an emergency.**
- **To approve the consent agenda – 4.19.2023 Regular Session Minutes; Letter of Support for the Justice Reinvestment Program Proposal and the revised MHEA IGA.**
- **To proclaim May 7 through May 13, 2023 as Public Service Recognition Week and call upon all Wasco County citizens to celebrate public servants and their contributions this week and throughout the year.**
- **To approve Order 23-022 approving an Outdoor Mass Gathering for SOAK 2023, an arts festival and camping event, May 25-29, 2023, File 921-23-000004-PLNG.**

CONSENSUS

- **To sign the BiOp NEPA comment letter.**
- **To move forward with the renewal of the County's membership in**

- the Association of Oregon Counties, including the payment of dues.**
- **To sign a letter of support for the Juvenile Crime Prevention Plan.**
 - **To provide a letter of support for the Justice Reinvestment Program Phase 1 application.**
 - **To accept the Climate Resiliency Vision Document and direct the Administrative Officer to bring it to County departments for work.**
 - **To move forward with the necessary steps to implement the Commercial Property Assessed Clean Energy Program in Wasco County.**

Wasco County
Board of Commissioners

Steven D. Kramer, Commission Chair

Scott C. Hege, Vice-Chair

Philip L. Brady, County Commissioner



AGENDA ITEM

Road Vacation

[DIRECTOR'S REPORT](#)

[ROAD VACATION PHOTOS](#)

[ORDER 23-030 VACATING A PORTION OF TYGH RIDGE ROAD](#)

[MOTION LANGUAGE](#)

IN THE BOARD OF COMMISSIONERS
OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF THE PROPOSED)	
VACATION OF A 0.70 MILE SECTION OF)	REPORT OF PUBLIC WORKS
TYGH RIDGE ROAD, EAST OF DUFUR,)	DIRECTOR
OREGON, TOWNSHIP 2 SOUTH, RANGE)	
14 EAST, SECTIONS 27 AND 28,)	
WILLAMETTE MERIDIAN.)	

TO THE HONORABLE BOARD OF COMMISSIONERS OF WASCO COUNTY,
OREGON:

In compliance with Order #23-021 of the Board of Commissioners dated April, 19th, 2023, I have investigated the County Road as follows:

LEGAL DESCRIPTION

Those portions of existing Right-of-Way conveyed to Wasco County or dedicated to the public, in the West 1/2 of Section 27 and the East 1/2 of Section 28, Township 2 South, Range 14 East of the Willamette Meridian, Wasco County Oregon, lying West of the 80 foot wide Right-of-Way described by Quitclaim Deed to Wasco County recorded October 30, 1961, in Deed Book 144, Page 481, Wasco County Deed Records. The described road section is approximately 0.70 miles in length.

Attached hereto, and by this reference made a part hereof, is a map with photos marked as Exhibit "A" showing the location of the above described section of road.

Background

The Wasco County Public Works has discovered an error in the mapping of Tygh Ridge Road. Between 1958 and 1961, portions of Tygh Ridge Road were reconstructed. As part of this project, a certain section of road that was no longer needed for road purposes should have been automatically been vacated when the new road section was accepted. That did not happen, and it resulted in creating two sections of road right-of-

way - one that is used for Tygh Ridge County Road and one that has not been used for any public purpose for over sixty years, but is shown on maps to be a county road.

The petitioners own all the land around and within the sections of the road right-of-way to be vacated. The landowners are worried about the potential for trespassing, dumping, and other issues and wish to protect their property by officially vacating this road section.

Facts and Findings

A portion of the current right-of-way contains a narrow dirt and gravel road, which basically acts as the landowner's driveway. The remainder of the right-of-way use is split between scrub land and wheat field. Not all of the road section is easily discernable and it serves no publicly owned lands or resources.

The County has no current or future road needs for this right-of-way. Wasco Electric Cooperative is an electric utility company that may have some facilities within this right-of-way. The landowner is currently on the board of directors for the cooperative and they have an agreement in place that ensures access and maintenance to the utility poles and lines.

Fiscal Impact

The right-of-way would revert to private ownership and onto the tax rolls. The County does not maintain this right-of-way now, so vacation would have no fiscal impact to the Public Works Department.

Recommendation

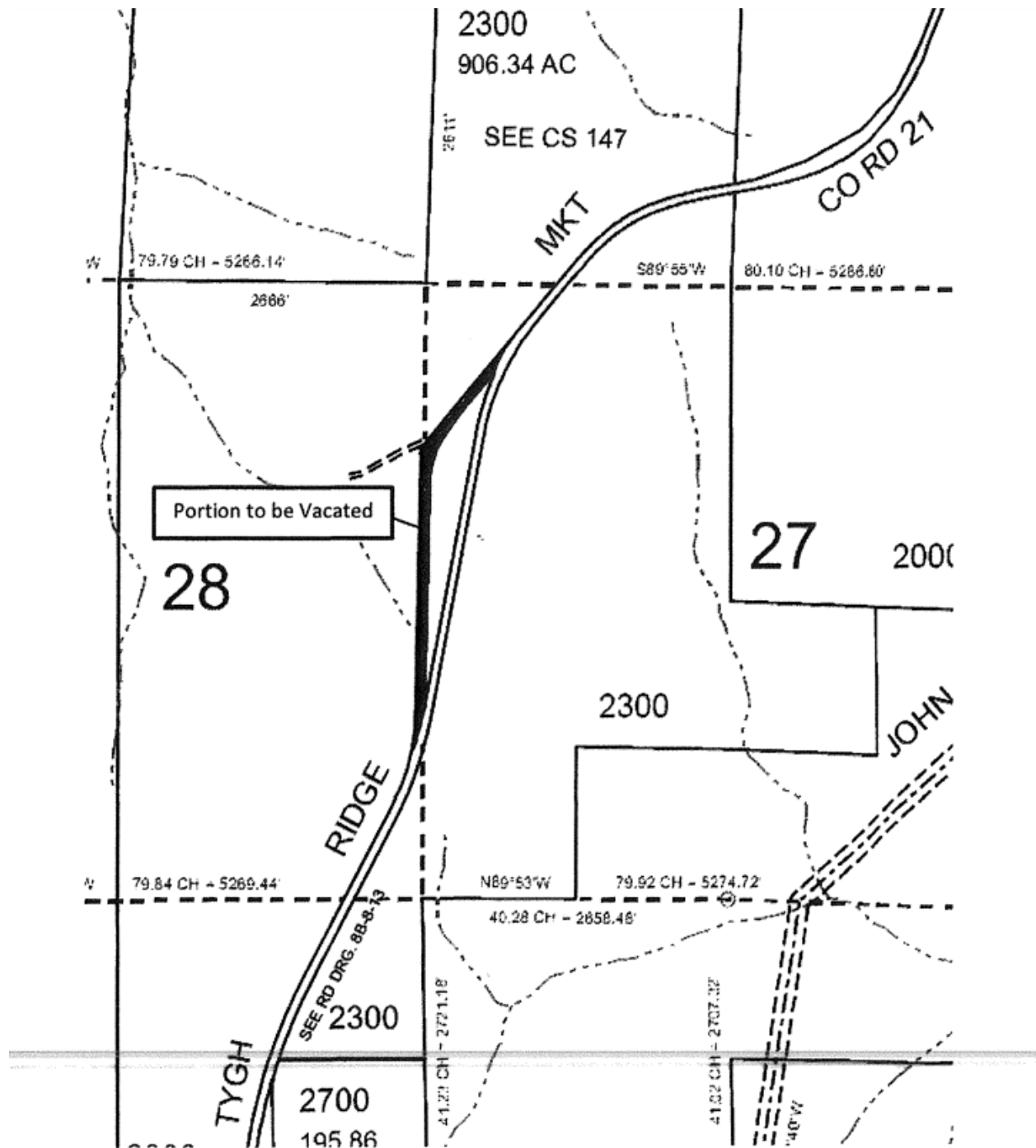
100% of the adjacent landowners have petitioned, so no public hearing is required. There is no public benefit to retaining this right-of-way. *It is my recommendation that the Board of Commissioners grant the vacation request.*

Dated this 17th day of May, 2023.

Arthur Smith
Director, Wasco County Public Works

EXHIBIT A – Maps & Photos

Section of Tygh Ridge Road – proposed vacation



Tygh Ridge Road section to be vacated - Highlighted



Tygh Ridge Road section (to be vacated) off of Tygh Ridge County Road (paved) – looking South



Tygh Ridge Road section (to be vacated) – looking South



Tygh Ridge Road section (to be vacated) – looking North



Tygh Ridge Road section (to be vacated) off of Tygh Ridge County Road (paved) – looking North





IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF THE VACATION OF A 0.70 MILE SECTION OF TYGH RIDGE ROAD, EAST OF DUFUR, OREGON,
TOWNSHIP 2, SOUTH RANGE 14 EAST, SECTIONS 27 AND 28, WILLAMETTE MERIDIAN

ORDER #23-030

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 Commissioners being present; and

IT APPEARING TO THE BOARD: That a petition, attached and by this reference incorporated herein, has been duly filed with this Board seeking the vacation of the below described Road; That upon initiation of these proceedings by said petition the County Road Official was directed by this Board to prepare and file with this Board a written report describing the ownership and uses of the Road and a determination of whether the vacation would be in the public interest; That said report, attached and by this reference incorporated herein, has been received by this Board; and

IT FURTHER APPEARING TO THE BOARD: That as provided in ORS 368.351 because the report indicates that the County Road Official assessment is that the vacation is in the public interest and these proceedings were initiated by a petition under ORS 368.341 that contained the acknowledged signatures of owners of 100% of any private property proposed to be vacated and acknowledged signatures of owners of 100% of property abutting any public property proposed to be vacated approving the proposed vacation a hearing in this matter may be dispensed with and vacation of the subject road ordered.

NOW, THEREFORE, IT IS HEREBY ORDERED: That the following described road located in Wasco County, Oregon, be and are hereby declared vacated:

LEGAL DESCRIPTION

Those portions of existing Right-of-Way conveyed to Wasco County or dedicated to the public, in the West 1/2 of Section 27 and the East 1/2 of Section 28, Township 2 South, Range 14 East of the Willamette Meridian, Wasco County Oregon, lying West of the 80 foot wide Right-of-Way described by Quitclaim Deed to Wasco County recorded October 30, 1961, in Deed Book 144, Page 481, Wasco County Deed Records. The described road section is approximately 0.70 miles in length.

Attached hereto, and by this reference made a part hereof, is a map marked as Exhibit "A" showing the location of the above described roads.

DATED this 17th Day of May, 2023.

WASCO COUNTY BOARD OF COMMISSIONERS:

Steven D. Kramer, Commission Chair

APPROVED AS TO FORM:

Scott C. Hege, Vice-Chair

Kristen Campbell, County Counsel

Philip Brady, County Commissioner



MOTION

SUBJECT: Road Vacation Order

I move to approve Order 23-030 vacating a 0.70 mile section of Tygh Ridge Road, East of Dufur, Oregon, Township 2, South Range 14 East, Sections 27 and 28, Willamette Meridian.



AGENDA ITEM

FEMA Floodplain Presentation

[PRESENTATION](#)

WASCO COUNTY, OREGON

Flood Map Update

Wasco County Commissioner Meeting

May 17, 2023



FEMA

WHY ARE THE FLOOD MAPS CHANGING?

Flooding is the most costly and deadly natural hazard in the U.S. It is also highly predictable.

- 1 Flood risk changes over time.
- 2 New data is released and technology improves.
- 3 Policies and national priorities are updated.



City of The Dalles Paper Flood Insurance Rate Map, developed in 1984

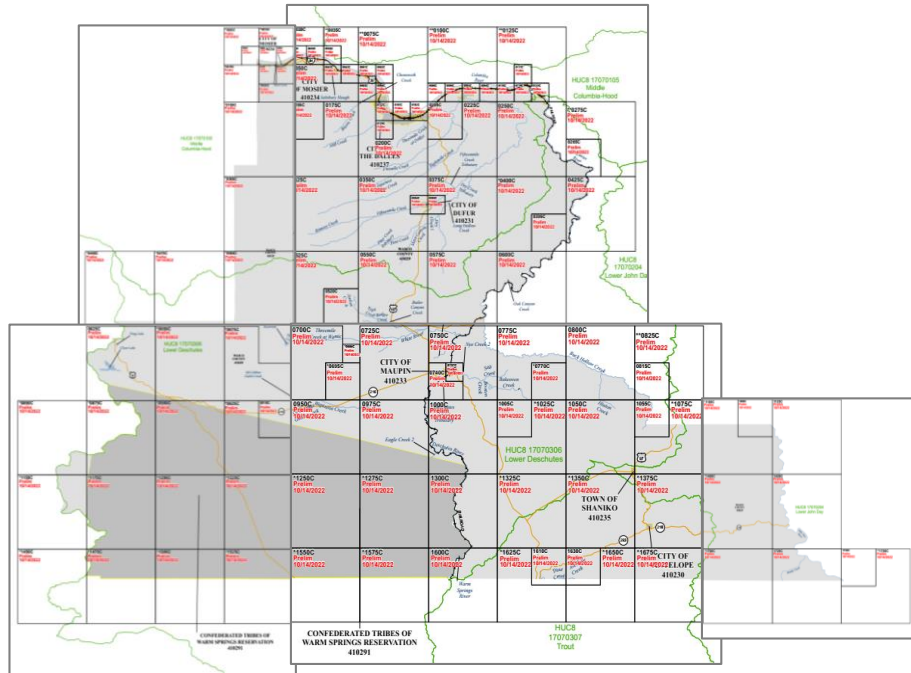


FEMA

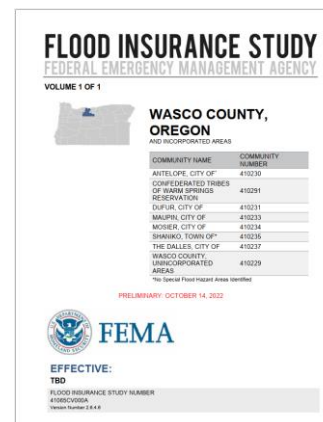
Federal Emergency Management Agency

FLOODPLAIN MAPPING UPDATE

- Five Index Pages
- A total of 70 Flood Insurance Rate Map (FIRM) panels
- One updated Flood Insurance Study (FIS) volume



Wasco County Index Page and Flood Insurance Study



SCOPE OF WORK

§ Detailed Streams

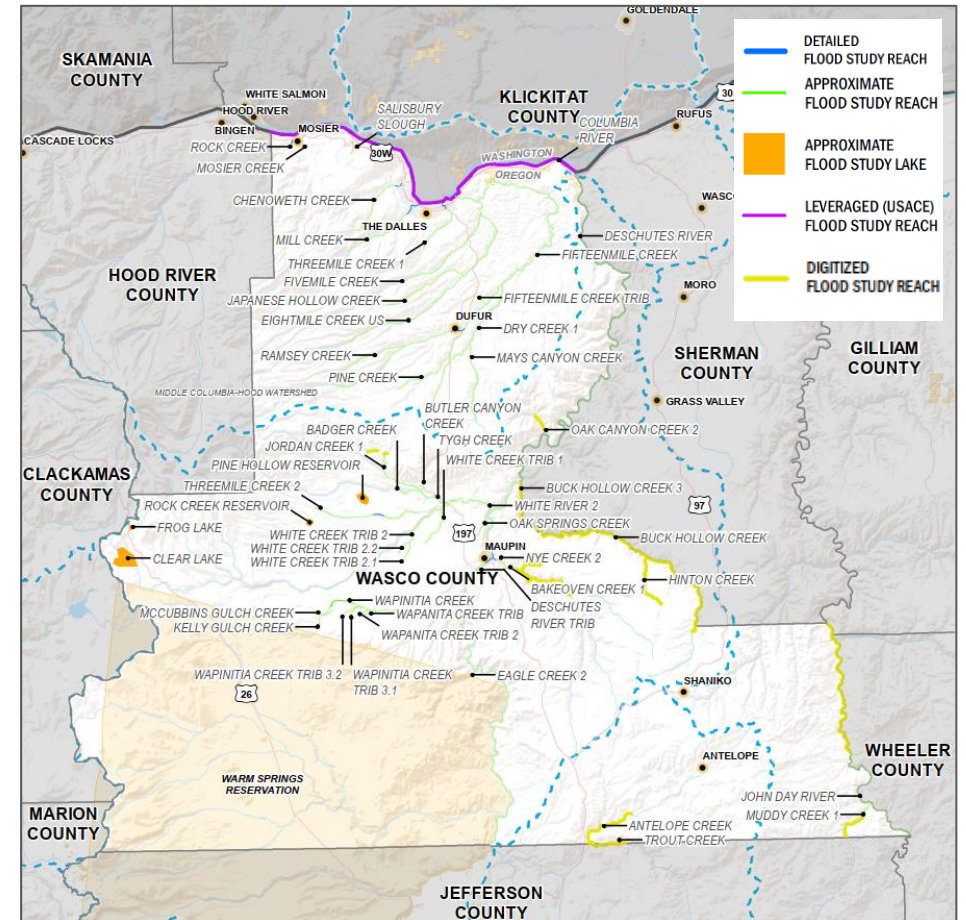
- Rock Creek (0.4 mi.)
- Mill Creek (1.9 mi.)
- Threemile Creek, The Dalles (0.6 mi.)
- Chenoweth Creek (0.7 mi.)
- Threemile Creek, Wamic (0.9 mi.)
- Fifteenmile Creek (1.3 mi.)
- Deschutes River (1.1 mi.)
- Bakeoven Creek (0.4 mi.)

§ Approximate Streams

- Various Streams - 321 miles

§ Columbia River – 31.7 miles

§ Four Lakes



Wasco County Study Extent Map.



WHAT ARE THE BENEFITS OF FLOOD MAPS?



**To Identify and
Assess
Flood Risk**



**To Establish
Rates for Flood
Insurance**



**To Determine
Local Land Use**



**To Inform
Engineers
and Developers**



**To Equip
Emergency
Managers**



FEMA

WHAT IS THE NFIP?

The National Flood Insurance Program (NFIP) aims to reduce the impact of flooding by:

- Reducing disaster costs.
- Reducing loss of life and property.
- Providing insurance to property owners, renters and businesses.
- Urging communities to adopt and enforce floodplain management regulations.



FEMA

Federal Emergency Management Agency

PURPOSE OF THE NFIP



- Maps flood risk and provides flood data to communities.
- Makes flood insurance available.
- Sets minimum floodplain construction standards.
- May reduce the dependency on structural flood control.
- Promotes floodplain management practices that increase resilience.



FEMA

Federal Emergency Management Agency

EFFECTIVE TO PRELIMINARY MAP EXAMPLES: WASCO COUNTY



Wasco County Effective Flood Insurance Rate Map (1984)



Wasco County Preliminary Flood Map (2022)

ESTIMATED PROPERTY IMPACTS

Effective vs. Preliminary: Estimated Property Impacts (Special Flood Hazard Area [SFHA] by Address Point)

TOTAL COUNTS:						
JURISDICTION	STRUCTURE COUNT (STUDY AREA)	IN SFHA (EFFECTIVE)	OUT SFHA (EFFECTIVE)	IN SFHA (PRELIMINARY)	OUT SFHA (PRELIMINARY)	NET CHANGE
Antelope, City of	85	0	85	0	85	0
Dufur, City of	270	83	187	31	239	-52
Maupin, City of	92	8	84	7	85	-1
Mosier, City of	62	1	61	2	60	1
Shaniko, City of	110	0	110	0	110	0
The Dalles, City of	592	49	543	127	465	78
Unincorporated Areas	2,303	533	1,770	716	1,587	183
Total	3,514	674	2,840	883	2,631	209

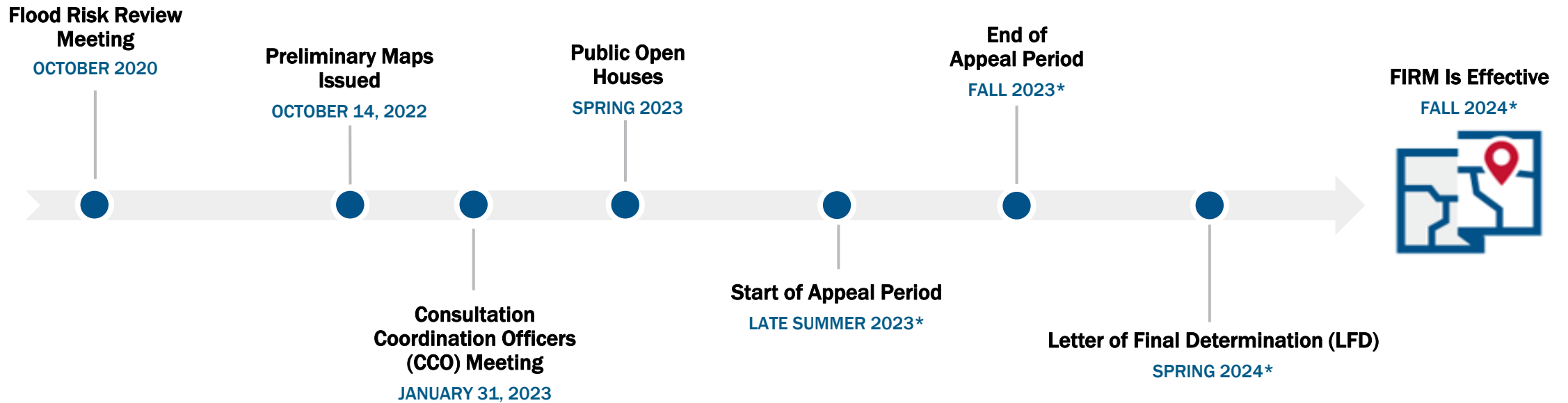
INDIVIDUAL STRUCTURES:					
JURISDICTION	STRUCTURE COUNT (STUDY AREA)	REMAINS OUTSIDE SFHA	REMAINS IN SFHA	ADDED TO SFHA	REMOVED FROM SFHA
Antelope, City of	85	85	0	0	0
Dufur, City of	270	186	30	1	53
Maupin, City of	92	79	2	5	6
Mosier, City of	62	60	1	1	0
Shaniko, City of	110	110	0	0	0
The Dalles, City of	592	440	24	103	25
Unincorporated Areas	2,303	1,312	258	458	275
Total	3,514	2,272	315	568	359



FEMA

Federal Emergency Management Agency

TIMELINE TO EFFECTIVE MAPS



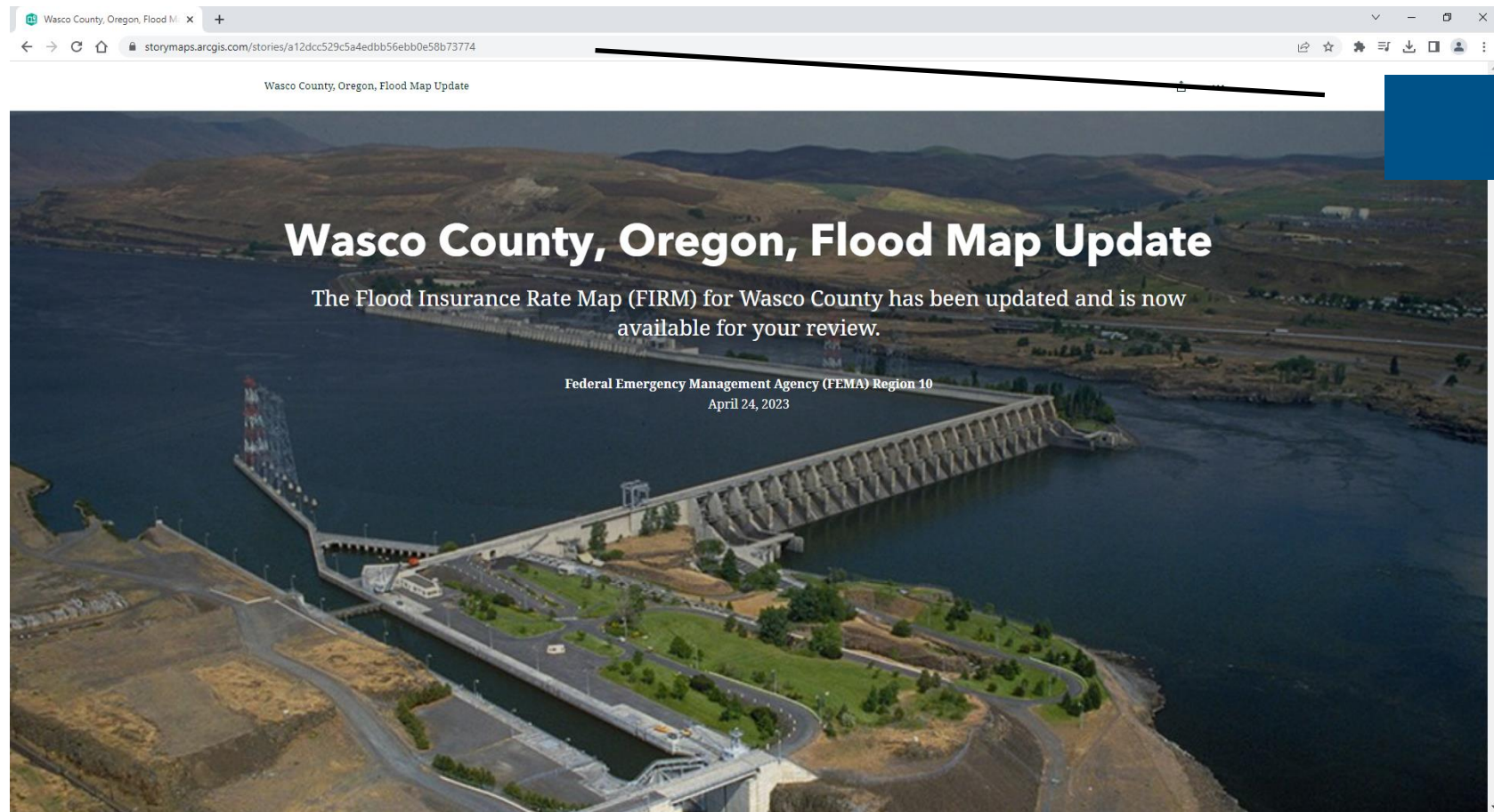
* All projected dates are subject to revision as the project progresses.

Once FEMA issues the Letter of Final Determination (LFD), communities have six months to update their regulations. They must adopt the study before the data becomes effective. If they do not, they can be suspended from the NFIP.



FEMA

VIRTUAL FLOOD MAP UPDATE SITE (STORY MAP)



FEMA

STORY MAP FEATURES

1

View, download or request a personalized map of your property or land.

2

Visit the Flood Study/Engineering tab to better understand the science behind the map update.

3

Learn more about flood insurance and contact a specialist to discuss policy options.

4

Learn more about the NFIP and local floodplain regulations.

5

Find contact information for the person or team who can best answer your flood map and NFIP questions.



FEMA

Federal Emergency Management Agency

FLOOD RISK OPEN HOUSE

These are some examples of materials found at the Open House. The frequently asked questions (left) and the stations overview (right) are shown here.



FEMA

WHAT ARE THE FLOOD MAPS USED FOR?

The new flood maps, officially known as Flood Insurance Rate Maps (FIRMs), identify areas of flood risk. They will influence financial, planning, investment, development, and renovation decisions.

For example:

- Your community will regulate building in and around high-risk flood areas. It does this to help reduce damage from future floods and to plan and build a more resilient community.
- Residents and business owners will understand their current flood risk and make better-informed decisions about buying flood insurance.
- Builders and developers can use the updated map data to determine where and how to build structures more safely.
- Real estate agents and lenders can better inform clients of the risk that may affect the property they are buying or selling. They can also notify clients of any flood insurance requirements.
- Insurance agents will know their clients' current flood risk. They can provide more informed recommendations about flood insurance coverage options and costs.

ARE THE FLOOD MAPS AS ACCURATE AS POSSIBLE?

The process to gather the data, analyze them and produce the flood maps can typically take 3 to 7 years. During this time, there are several opportunities for community involvement and input to make sure that the final map accurately reflects risk in your community.

When updating flood maps, the engineers must adhere to the following guidelines:

- The methods used in the flood risk assessment are scientifically and technically appropriate.
- The engineering practices followed meet professional standards.
- The best available technology is used to collect relevant data.



If you have questions, contact:
rscx@starr-team.com



WASCO COUNTY FLOOD RISK OPEN HOUSE RESOURCE TABLES



PROPERTY IDENTIFICATION AND DIGITAL MAPPING / PROPERTY LOOKUP

At the Property Identification and Digital Mapping station we offer by-request printing of maps which show individual properties and the flood zone. These maps can help you to determine if you're in a flood zone or floodway and what the risks are on, or near, your property. You can take that map to the other stations to get more detail on specifics about your property.



FLOOD INSURANCE / INSURANCE INFORMATION

The Flood Insurance table is your go-to resource to speak with insurance specialists. You can find out if your property must have flood insurance, how insurance can benefit you, what the insurance rate structures are in your zone, and how you can get the lowest rate.



FLOOD STUDY AND ENGINEERING / ENGINEERING STUDY

At the Flood Study and Engineering station you can speak with experts about the flood mapping process. You can also learn how Special Flood Hazard Areas (SFHAs) are determined, ask about your property and designated flood zone, and learn what to do if you think your house is outside of the SFHA.



FEMA FLOODPLAIN REGULATIONS

Visit the FEMA Floodplain Regulations station to learn about building requirements and restrictions in your flood zone or floodway. This will help you stay in compliance with the National Flood Insurance Program.



FEMA

RiskMAP
Increasing Resilience Together

INFORMATION AVAILABLE AT THE OPEN HOUSE

PROPERTY ID and DIGITAL MAPPING – [Joshua Crowley, Regional Service Center Lead, STARR II](#)

Provides property owners with a map of their property and explains the flood zone and risks on or near their property.

FLOOD STUDY/ENGINEERING - [Soumya Sagarika, Project Engineer, STARR II](#)

Explains the methodology, data and technical details of the Risk Mapping, Assessment and Planning study.

Discusses the comments and appeals process.

FLOODPLAIN REGULATIONS - [Scott Van Hoff, Regional Flood Insurance Liaison, FEMA](#)

Provides details about the NFIP and building requirements and restrictions.

FLOOD INSURANCE - [Scott Van Hoff, Regional Flood Insurance Liaison, FEMA](#)

Discusses insurance policy options and the rates that apply to mapped flood zones.



What Comes Next

- Planning the Open House
- Outreach materials
- Comments and appeals

THANK YOU!



FEMA



AGENDA ITEM

City of The Dalles LUDO Amendments

[STAFF MEMO](#)

[CITY PLANNING COMMISSION STAFF REPORT](#)

[FINDINGS OF FACT & CONCLUSUION OF LAW](#)

[CITY PLANNING COMMISSION NOTICE OF DECISION](#)

[PLANNING COMMISSION RESOLUTION RECOMMENDING APPROVAL](#)



MEMORANDUM

SUBJECT: City of The Dalles Code Revisions

TO: WASCO COUNTY BOARD OF COMMISSIONERS, TYLER STONE

FROM: KELLY HOWSLEY-GLOVER, PLANNING DIRECTOR

DATE: 5/10/2023

The City of The Dalles Planning Commission has recommended several revisions to the The Dalles Municipal Code. Many of the proposed revisions intend to improve procedures. There are also several amendments proposed for development standards to clarify regulations.

The proposed revisions will impact lands within the Urban Growth Boundary (UGB), requiring review by the Board of County Commissioners per our Joint Management Agreement with The City of The Dalles.

Staff is recommending approval of the proposed revisions.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

Zoning Ordinance Amendment 108-23

HEARING DATE: April 20, 2023

HEARING BODY: Planning Commission

PROCEDURE TYPE: Legislative

REQUEST: Approval of proposed minor changes to The Dalles Municipal Code, Title 10 – Land Use and Development.

PROPERTIES: All properties located within the Urban Growth Boundary.

APPLICANT: City of The Dalles, Community Development Department

PREPARED BY: Kaitlyn Cook, Associate Planner

BACKGROUND:

The proposed zoning ordinance amendments aim to maintain clear terminology, adapt to modern technology, and restructure a portion of the code. In addition to reorganizing sections of the Title 10 land use ordinance.

Terminology

The Land Use Ordinance is a document that changes often to adapt to new building practices and the community's needs. Due to these frequent changes, some portions of the code use inconsistent and unclear terminology. For example, one change that Staff is proposing is replacing the word "building" with "dwelling unit" when describing residential home spacing requirements.

Review Procedures

Staff is proposing the removal of the 45-day timeline for Administrative and Quasi-Judicial actions. All Administrative and Quasi-Judicial Actions will be processed consistent with the "120-Day" rule, per State ORS 227.178 (2).

In addition to removing the 45-day timeline, Staff is proposing to reduce the number of paper copies required with a land use application to encourage electronic submission.

Entrance Standards

The development standards in all residential zones are proposed for revision to permit more flexibility for building orientation and entrance standards. These revised standards will allow primary entrances to be located on the front and side building faces, while preserving the neighborhood characteristics by providing a pedestrian walkway to the street/sidewalk. This proposed amendment will allow for greater housing options on narrow lots.

NOTIFICATION:

Pursuant to TDMC 10.3.020.060, a notice of public hearing was published in the Columbia Gorge News on April 5, 2023, more than ten days prior to the April 20, 2023 Commission hearing. Notice of the public hearing was sent to all local news media, Wasco County Planning, and posted on the City's website on April 5, 2023. All City Council and Commission meetings are open to the public and allow the opportunity to provide testimony on all proposed amendments. Additionally, a notice of the proposed amendments were submitted to the Department of Land Conversation and Development on March 15, 2023, more than 35 days prior to the April 20, 2023 hearing. To date, no comment was received.

COMMENTS:

No comment received as of the date this report was published (April 13, 2023).

REVIEW:

See *Exhibit A*.

PROPOSED AMENDMENTS:

The proposed amendments for Zoning Ordinance Amendment 108-23 are included as *Exhibit B*. All proposed amendments are subject to revision or deletion. The Commission will forward a recommendation on the amendments to the City Council. Final decision on all proposed amendments will be made by the City Council.

RECOMMENDATION:

1. **Staff recommendation:** *Move to recommend to the City Council the approval of Zoning Ordinance Amendment 108-23, adopting amendments and findings attached herein.*
2. Move to recommend to the City Council the approval of a modified Zoning Ordinance Amendment 108-23, after adopting any changed amendments or findings discussed at the regular April 20, 2023, Planning Commission meeting.
3. Decline adoption and provide additional direction.

ATTACHMENTS:

- Attachment #1 – **Exhibit A:** *Findings of Fact and Conclusions of Law for Zoning Ordinance Amendment 108-23.*
- Attachment #2 – **Exhibit B:** *Proposed Amendments for Zoning Ordinance Amendment 108-23.*

EXHIBIT A

Findings of Fact and Conclusions of Law for Zoning Ordinance Amendment 108-23

City of The Dalles Municipal Code, Title 10 Land Use and Development

Section 10.3.110.030 Review Criteria.

Proposed text amendments shall be consistent with the Comprehensive Plan, and State Laws and Administrative Rules, including the State Transportation Planning Rule OAR 660-012-0060. Proposed text amendments shall be consistent with the adopted Transportation System Plan and the planned function, capacity, and performance standards of the impacted facility or facilities. Requirements of the State Transportation Planning Rule shall apply to those land use actions that significantly affect the transportation system, as defined by OAR 660-012-0060.

FINDING #1: Staff will address consistency with the Comprehensive Plan, State Laws, and Administrative Rules in subsequent findings. **Criterion met.**

City of The Dalles Comprehensive Plan

Goal #1. Citizen Involvement. *To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

Policy 3. *The land-use planning process and policy framework shall include opportunity for citizen input as a part of the basis for all decisions and actions related to the use of land.*

FINDING #2: Pursuant to TDMC 10.3.020.060, a notice of public hearing was published in the Columbia Gorge News on April 5, 2023, more than ten days prior to the April 20, 2023 Commission hearing. Notice of the public hearing was sent to all local news media, Wasco County Planning, and posted on the City's website on April 5, 2023. All City Council and Commission meetings are open to the public and allow the opportunity to provide testimony on all proposed amendments. Additionally, a notice of the proposed amendments were submitted to the Department of Land Conversation and Development on March 15, 2023, more than 35 days prior to the April 20, 2023 hearing. To date, no comment was received. **Criterion met.**

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.*

Policy 6. *Implement this Plan through appropriate ordinances and action. Implementing measures shall be developed to allow administrative review and approval authority.*

FINDING #3: The proposed amendments implementation process is consistent with the legislative application process outlined in TDMC 10.3.110.030 and follows proper noticing requirements of TDMC 10.3.020.060. These amendments aim to provide clear and objective standards with all residential development proposals, encouraging more

administrative approval authority by removing ambiguity and discretionary language. **Criterion met.**

Policy 8. Implementing ordinances shall be consistent with this plan.

FINDING #4: See Finding #3.

Goal #10. Housing. *To provide for the housing needs of citizens of the state.*

Policy 8. Flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options.

FINDING #5: The proposed amendments will modify the existing residential zoning district development standards to allow for more flexibility with building orientation and entrance standards. By allowing more flexibility with building and orientation standards, single-family residential development may be built on narrow lots to accommodate infill development and additional housing options. **Criterion met.**

Policy 16. Development standards in all density areas shall be revised in order to permit more flexibility in site planning and development. New standards shall consider flexibility for lot sizes, setbacks, accessory residential uses on the same lot, parking, alleyways and other development features.

FINDING #6: The development standards in all residential zones are proposed for revision to permit more flexibility for building orientation and entrance standards. These revised standards will allow primary entrances to be located on the front and side building faces, while preserving the neighborhood characteristics by providing a pedestrian walkway. This proposed amendment will allow for greater housing options on narrow lots. **Criterion met.**

Policy 17. Development compatibility standards shall be implemented for all density areas. Compatibility standards are intended to ensure that new development is compatible with its surroundings and enhances the character it is located within. New standards shall consider landscape, building setback, building height and bulk, main entrance, parking, building design and additional standards applicable in historic districts.

FINDING #7: The proposed building entrance and orientation standards shall affect the primary entrance standards to provide greater flexibility in housing types for narrow lots, as mentioned in Finding #6. These proposed amendments are compatible with the residential neighborhood surroundings as they will require a pedestrian connection from the primary entrance to the street/sidewalk. **Criterion met.**

Oregon Revised Statute (ORS)

ORS 197.307(4)

A local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. The standards, conditions and procedures:

- a) May include, but are not limited to, one or more provisions regulating the density or height of a development.*

- b) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.*

FINDING #8: The proposed amendments aim to remove ambiguity and code inconsistencies provide clarity and consistency with all residential development proposals. **Criterion met.**



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING DECISION **ZOA 108-23** **City of The Dalles**

DECISION DATE: April 20, 2023

APPLICANT: City of The Dalles

REQUEST: Approval of proposed changes to The Dalles Municipal Code, Title 10 Land Use and Development. The purpose of the amendment is to maintain consistency with terminology and provide clarity with the application process.

LOCATION: All properties within the City of The Dalles Urban Growth Boundary.

AUTHORITY: City of The Dalles Municipal Code, Title 10 Land Use and Development, Article 3.110 Ordinance Amendments

DECISION: Based on the findings of fact and conclusions in the staff report of ZOA 108-23, and after a hearing in front of the Planning Commission on June 20, 2019, the request by City of The Dalles is recommended for approval by the City Council.

Signed this 20th day of April, 2023 by

Joshua Chandler
Director
Community Development Department

The recommendation by the Planning Commission is not the final action by the City. Staff will schedule this application for a hearing by the City Council.



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION PC 615-23

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE DALLES MUNICIPAL CODE, TITLE 10 – LAND USE AND DEVELOPMENT

WHEREAS, an application was submitted for Zoning Ordinance Amendment 108-23 proposing minor changes to the City of The Dalles Municipal Code, Title 10 Land Use and Development; and

WHEREAS, the City Planning Commission conducted a public hearing on April 20, 2023 to take public testimony on proposed Zoning Ordinance Amendment 108-23; and

WHEREAS, the Planning Commission has considered the public testimony and reviewed the proposed amendment set forth in Zoning Ordinance Amendment 108-23, and based upon the proposed findings of fact and conclusions of law in the staff report and testimony presented during the hearing, the Planning Commission voted to recommend the amendment be forwarded to the City Council for their review and adoption;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
AS FOLLOWS:**

Section 1. The Planning Commission recommends that the proposed Zoning Ordinance Amendment 108-23 be approved and forwarded to the City Council for its review and adoption.

Section 2. This Resolution shall be effective upon its passage and approval. The Secretary of the Commission shall (a) certify to the adoption of the Resolution; (b) transmit a copy of the Resolution to the Applicant.

APPROVED AND ADOPTED THIS 20TH DAY OF APRIL, 2023.



Cody Cornett, Chair
Planning Commission

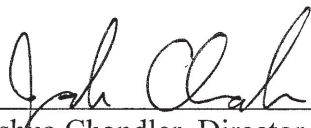
I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the regular meeting of the City Planning Commission, held on the 20th day of April, 2023.

AYES: Case, Cornett, Grant, Mascher, Poppoff

NAYS: None

ABSENT: Pena, Portela

ABSTAIN: None

ATTEST: 
Joshua Chandler, Director
Community Development Department
City of The Dalles



AGENDA ITEM

Energy Facility Siting Council – Letter of Comment

[ODOE REQUEST FOR COMMENT](#)

[COMMENT LETTER](#)



Oregon

Tina Kotek, Governor



550 Capitol St. NE
Salem, OR 97301
Phone: 503-378-4040
Toll Free: 1-800-221-8035
FAX: 503-373-7806
www.oregon.gov/energy

To: Special Advisory Groups for the Cascade Renewable Transmission Project

From: Christopher Clark, Senior Siting Analyst, Oregon Department of Energy

Date: April 4, 2023

Re: Comments on Notice of Intent to Apply for Site Certificate for the Cascade Renewable Transmission Project Requested by June 1, 2023.

Introduction:

On March 7, 2023, the Oregon Department of Energy (Department), staff to the Energy Facility Siting Council (EFSC), received a Notice of Intent to File an Application for a Site Certificate (NOI) for the Cascade Renewable Transmission System (facility), a proposed 320-kilovolt high-voltage direct current (HVDC) transmission line that would span approximately 100 miles between The Dalles and Portland. The NOI was submitted by Cascade Renewable Transmission, LLC, a joint enterprise of PB CRTS, LLC, a wholly owned subsidiary of PowerBridge, LLC, and Sun2o Partners, LLC.

The majority of the HVDC line would be installed in the bed of the Columbia River using a hydro jet cable burial machine, or “jet plow.” The jet plow temporarily fluidizes sediment in an approximately 18-inch-wide trench, places the cable in the trench, and allows the sediment to settle back over the cable, burying it at the prescribed depth in the riverbed. Where the cable cannot be buried, a concrete mattress or a rock berm would be used to keep the cable weighted down and protected from damage. An approximately 7.5-mile segment of the HDVC line would be buried in lands adjacent to the river near Stevenson, Washington to avoid the Bonneville Lock and Dam.

Additional underground segments would connect in-river transmission lines to two converter stations constructed near points of interconnection at both ends of the line. The Eastern Converter Station would be located near The Dalles and would connect to the Bonneville Power Administration’s Big Eddy Substation with approximately 500 feet of overhead 500-kV AC transmission line. The Western Converter Station would be located in the Rivergate Industrial District in North Portland and would be connected to Portland General Electric’s Harborton Substation with 230-kV AC cables installed under the Willamette River using horizontal-directional drilling.

In Oregon, the proposed site boundary would include lands and waters in and adjacent to Wasco County, the City of the Dalles, the City of Mosier, Hood River County, the City of Hood River, the City of Cascade Locks, Multnomah County, the City of Fairview, the City of Gresham, and the City of Portland.

Energy Facility Siting Process Overview:

In addition to obtaining necessary federal approvals, the applicant must obtain a Site Certificate from EFSC prior to the construction and operation of the proposed facility. The information provided in the NOI, and any comments provided by tribal governments, state agencies and local governments and the general public are used to prepare a Project Order outlining the requirements for the Application Site

Certificate. During the review of the Application, EFSC will determine if the proposed facility complies with the Council's standards established under Oregon Administrative Rule (OAR) chapter 345; other Oregon statutes and administrative rules applicable to the issuance of a site certificate; and the statewide planning goals adopted by the Land Conservation and Development Commission.

The applicant may choose to demonstrate compliance with the statewide planning goals by obtaining local land use approval from the affected local government or by seeking a determination of compliance from the Council. In the NOI the applicant indicated that it intends to seek a determination from the Council. To assist in the land use review, the governing bodies of all Oregon local governments within whose jurisdiction the facility is proposed to be located will be designated as Special Advisory Groups. In addition to reviewing application materials and providing comments, Special Advisory Groups, or their designees, will be asked to identify substantive criteria from government's acknowledged comprehensive plan and land use regulations that apply to the review of the proposed facility.

Information Requests

In accordance with ORS 469.350 and OAR 345-015-0120, the Department requests the following information:

- 1) The name, address and telephone number of the contact person assigned to review the application for your jurisdiction.
- 2) A list of local ordinances and land use regulations that might apply to construction or operation of the proposed facility, and a description of any information needed for determining compliance.
- 3) A list of any local permits that might apply to construction or operation of the proposed facility and a description of any information needed for reviewing a permit application.
- 4) Recommendations regarding the size and location of analysis areas for impacts to sensitive resources, including resources inventoried in your comprehensive plan.
- 5) A list of studies that your jurisdiction recommends be conducted to identify potential impacts of the proposed facility and mitigation measures.

Please send your comments with the information requested above by **June 1, 2023** to:

Oregon Department of Energy
ATTN: Christopher Clark, Senior Siting Analyst
550 Capitol Street NE
Salem, OR 97301
Email: christopher.clark@energy.oregon.gov

If you require additional time to prepare comments, please contact the project Siting Analyst, at the email above, or by phone at (503) 871-7254, as soon as possible.

Informational Meetings

There will be two public informational meetings on the Notice of Intent with opportunities for in-person and remote participation. The meetings will begin with an opportunity for in-person attendees to ask representatives from the Department and the applicant questions about the proposed facility and siting process, followed by formal presentations. Only the formal presentations will be available for remote attendees. Following the presentations, all attendees will have the opportunity to provide comment on the NOI or ask additional questions. Details on how to attend the meetings are provided below.

Meeting 1 – The Dalles		Meeting 2 – Portland	
Date:	May 2, 2023	Date:	May 3, 2023
Time:	5:30 PM for individual questions 6:30 PM for presentation	Time:	5:30 PM for individual questions 6:30 PM for presentation
Location:	Columbia Gorge Discovery Center MJ Murdock Theater 5000 Discovery Drive, The Dalles, OR 97058	Location:	Oxford Suites - Jantzen Beach Town Meeting Room 12226 N Jantzen Drive Portland, OR 97217
Call In:	+1-408-418-9388 Access Code: 234 950 44744	Call In:	+1-408-418-9388 Access Code: 233 783 12031
Webinar:	https://tinyurl.com/CRT-NOI-0502 Webinar number: 2349 504 4744 Password: EFSC (3372)	Webinar:	https://tinyurl.com/CRT-NOI-0503 Webinar number: 2337 831 2031 Password: EFSC (3372)

Oral comments on the NOI will be accepted at the informational meeting. The informational meeting is not a public hearing, and participation in the informational meeting is not required to establish eligibility to participate in the contested case during the review of the ASC.

Evaluation of Study/Analysis Areas

As described above, the Department requests your assistance determining the appropriate size of the analysis areas for potential impacts that may result from the construction and operation of the proposed facility. Analysis areas are the minimum areas an applicant must study for potential impacts from the construction and operation of a proposed facility in its Application for Site Certificate. In its Notice of Intent, the Applicant recommended the analysis areas shown in the table below. If you believe that any of these analysis areas should be increased or decreased based upon nearby resources, please provide this information in your comments on the NOI. This information will be used to assist the Department in development of the Project Order.

Impacted Resource	Analysis Area*
Air Quality	Site Boundary
Surface and Groundwater Quality	Site Boundary
Wildlife and Wildlife Habitat	0.5 miles
Threatened and Endangered Species	Site Boundary
Historic, Cultural, and Archaeological Resources	Site Boundary
Recreational Opportunities	Site Boundary
Scenic Resources	10 miles
Protected Areas	20 miles
Public Services (e.g. waste disposal, fire, water, traffic, housing)	10 miles
Land Use	0.5 miles
*The analysis area includes the area within and extending the indicated distance from the site boundary.	

Cost Recovery

The time that your jurisdiction spends during the EFSC review process may be eligible for reimbursement. To be able to be reimbursed, the Department needs an executed Interagency Agreement in place. If you have questions about whether your agency has an agreement in place, or

how or what type of work may be reimbursed, contact ODOE's Fiscal Analyst Sisily Fleming at sisily.fleming@energy.oregon.gov or by phone at (503) 559-7081.

Facility Location Map

A map of the proposed facility and its surrounding area is included below. Additional maps can be found in the NOI and GIS shapefiles are available upon request. Additional information will be posted to the Council's webpage for the project as it becomes available. The webpage can be found at: <https://www.oregon.gov/energy/facilities-safety/facilities/Pages/CRT.aspx>

Facility Location Map





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Oregon Department of Energy
ATTN: Christopher Clark, Senior Siting Analyst
550 Capitol Street NE
Salem, OR 97301
(Sent by email to christopher.clark@energy.oregon.gov)

Subject: Cascade Renewable Transmission Project

May 17, 2023

Dear Mr. Clark;

Per your letter dated April 4, 2023, the Wasco County Board of Commissioners is responding to your request for information ahead of the June 1, 2023 deadline.

1) The name, address and telephone number of the contact person assigned to review the application for your jurisdiction.

The application will be reviewed by the Wasco County Planning Director, Kelly Howsley Glover, who is available at 2507 E 2nd St, The Dalles, OR 97058 or via phone 541-506-2560.

2) A list of local ordinances and land use regulations that might apply to construction or operation of the proposed facility, and a description of any information needed for determining compliance.

The proposed project includes development in the National Scenic Area and non-National Scenic Area portions of Wasco County. As such, the following ordinances are applicable:

National Scenic Area

Columbia River Gorge National Scenic Area Management Plan

Wasco County National Scenic Area Land Use and Development Ordinance

It is possible, due to an existing Memorandum of Understanding between the Bonneville Power Administration and the US Forest Service (USFS), that the USFS will be the reviewing agency for the National Scenic Area portions in Wasco County. The applicant will be required to demonstrate compliance with National Scenic Area regulations and criteria, including cumulative impacts to the Scenic, Natural, Cultural and Recreation impacts. This includes ensuring protection of Columbia River Treaty Tribes rights.

Wasco County

Wasco County Comprehensive Plan

Wasco County Land Use and Development Ordinance

The project proposes development in the A-1 (160) Zone, an Exclusive Farm Use Zone. Per OAR 660-033-0120, this facility requires a conditional use review, and will be subject to Chapter 3, Chapter 5, 10, 19 and 20 of the Wasco County Land Use and Development Ordinance. Development is within the

Wasco County Geological Hazard Overlay Zone (OZ 2) and may require a written report by a certified engineer that demonstrates proposed development can be completed without threat to public safety or welfare. Development is within our Military Airspace Overlay Zone (OZ 15) and requires **early coordination** with NW Regional Coordination Team (Department of Defense) for possible mitigation measures. Development appears to be within the Sensitive Wildlife Habitat (OZ 8) Overlay Zone for deer and elk within the National Scenic Area, which requires consultation with Oregon Department of Fish and Wildlife.

It is important to note that, consistent with Goal 5 (OAR 660-023-0190) and Policy 13.1.7 (a) of the Wasco County Comprehensive Plan, we require a Comprehensive Plan Amendment at the time of application to list the facility as a significant energy facility resource. Comprehensive Plan Amendment criteria can be found in Chapter 15 of the Wasco County Comprehensive Plan (Wasco County 2040).

3) A list of any local permits that might apply to construction or operation of the proposed facility and a description of any information needed for reviewing a permit application.

Public Works will require:

- A Utility Permit: Detailed information about the project proposal
- Road Use Agreement: Detailed information about the project proposal

Building Codes Services may require:

- Electrical connection/panel inspections
- Permits/inspections for any structures owned by the private entity. Depending on the structure type it could include: foundation, anchorage, structural, plumbing, and electrical hook ups.
- Any electrical/plumbing hook ups for job trailers would also require permits/inspections

Planning will require:

- A Comprehensive Plan Amendment: Proposal for inventory addition to include site name, details about the proposal
- A conditional use permit, which should include information that addresses criteria in Chapters 3, 10, and 19 of the Land Use and Development Ordinance. Permits require a detailed site plan, fire safety certification, fire and emergency response plan, and review by a certified engineer for hazards.

4) Recommendations regarding the size and location of analysis areas for impacts to sensitive resources, including resources inventoried in your comprehensive plan.

This proposal has development within our FEMA Flood Zone (OZ 1) Overlay Zone which requires compliance with federal floodplain standards.

This proposal sites development within our Geological Hazard (OZ 2) Overlay Zone which requires a study by a certified engineer for impacts when development is within the identified hazard point.

This proposal sites development within our Sensitive Wildlife Habitat (OZ 8) Overlay Zone which requires consultation with the Oregon Department of Fish and Wildlife.

This proposal sites development within our Military Airspace Overlay Zone (OZ 15) that requires early coordination with the NW Regional Coordination Team/Department of Defense.

5) A list of studies that your jurisdiction recommends be conducted to identify potential impacts of the proposed facility and mitigation measures.

*Housing Study

*EMS Impact Study

*Fire Response Plan

*Traffic Control Plan

*Defined Work Schedule

*Construction Plans

*Defined Staging Area for Construction/Development

Thank you for your coordination.

Wasco County Board of Commissioners

Steven D. Kramer, Chair

Scott C. Hege, Vice-Chair

Philip L. Brady, County Commissioner



AGENDA ITEM

House Resolution 1586 & Senate Bill 796 Letters of Support (LOS)

[STAFF MEMO](#)

[FOREST PROTECTION & WILDLAND FIREFIGHTER SAFETY ACT LETTERS](#)



MEMORANDUM

SUBJECT: House Resolution 5186

TO: BOARD OF COUNTY COMMISSIONERS

FROM: KATHY CLARK

DATE: 5.10.2023

BACKGROUND INFORMATION:

The National Special Districts Coalition has provided this background for the proposed legislation:

Firefighting agencies use fire retardant as an effective tool for fire suppression without seeking a National Pollutant Discharge Elimination System (NPDES) permit under the Clean Water Act (CWA). This has been assumed as permissible based on Environmental Protection Agency communications dating back to 1993. However, the ability for federal agencies to fight fires without seeking such permits is unofficial. A lawsuit filed in a Montana U.S. District Court calls into question the assumption, alleging the use of fire retardant for firefighting without NPDES permit is a CWA violation. The Forest Protection and Wildland Firefighter Protection Act would resolve this question.

In summary, the bipartisan legislation would codify the exemption that federal, state, and local firefighting agencies – including fire protection districts – leverage in order to use fire retardant to slow the advancement of wildfire. In doing so, firefighters will continue to have a reliable tool to keep WUI communities safe and critical infrastructure intact.



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**The Honorable Cliff Bentz
US House of Representatives
409 Cannon House Office Building
Washington, D.C. 20515**

Dear Representative Bentz,

Wasco County is home to 6 Fire Districts, 3 Rangeland Fire Protection Associations and 2 volunteer Fire Departments providing fire protection services to our nearly 27,000 constituents. As the elected representatives of those citizens, we are writing to ask you to join us in supporting of the *Forest Protection and Wildland Firefighter Safety Act of 2023* (H.R. 1586), critical legislation that will ensure firefighters may continue using fire retardant as a proven, effective tool to combat wildfires and protect our communities.

Fire retardant is a fundamental tool used to slow wildfire advancement. Federal, state, and local fire agencies have long-used fire retardant with the understanding that National Pollution Discharge Elimination System (NPDES) permits are not required due to fire control's classification as a silvicultural activity and based on Environmental Protection Agency communication dating back to 1993. However, this is an informal policy.

The *Forest Protection and Wildland Firefighter Safety Act* would codify an exemption for firefighting agencies to seek NPDES permits for the use of fire retardant against wildfire. Doing so would give firefighting agencies the confidence to use tools they need to tactfully fight wildland fires across the country before they enter wildland-urban interface communities.

The legislation is drafted with the understanding that common retardants do not contain chemicals or substances that compromise the ability to deliver drinking water to communities, are applied with discretion regarding proximity to waterways, and mitigate ever-worsening wildfire's further destruction to structures and entire communities - which amplifies contamination of air, soil, and water and degrades the quality of watersheds that are crucial to the economic and environmental vibrancy of entire regions.

The inability for firefighters to access critical resources to fight fire before it enters our community could have devastating effects. The *Forest Protection and Wildland Firefighter Safety*

Act directly addresses concerns of regulation potentially slowing or ceasing effective firefighting, thus easing some anxieties of wildfire's existential threats.

In summary, codifying the NPDES exemption for firefighting agencies' use of fire retardant would allow federal, state, county, city, town, and district fire agencies to effectively respond to wildfire using this fundamental tool. **In doing so, fire agencies may continue to protect us and our communities without fear of violating the *Clean Water Act*.**

For these reasons, the Wasco County supports H.R. 1586, the *Forest Protection and Wildland Firefighter Safety Act of 2023*, and asks for your support. We can be a resource to you and your staff on this important issue. Please do not hesitate to contact us.

Sincerely,
Wasco County Board of Commissioners

Steven D. Kramer, Chair

Scott C. Hege, Vice-Chair

Philip L. Brady, County Commissioner



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The Honorable Ron Wyden
US Senate
221 Dirksen Senate Office Bldg.
Washington, D.C. 20510

The Honorable Jeff Merkley
US Senate
531 Hart Senate Office Bldg.
Washington, D.C. 20510

Dear Senators Wyden and Merkley,

Wasco County is home to 6 Fire Districts, 3 Rangeland Fire Protection Associations and 2 volunteer Fire Departments providing fire protection services to our nearly 27,000 constituents. As the elected representatives of those citizens, we are writing to ask you to join us in supporting of the *Forest Protection and Wildland Firefighter Safety Act of 2023* (S. 796), critical legislation that will ensure firefighters may continue using fire retardant as a proven, effective tool to combat wildfires and protect our communities.

Fire retardant is a fundamental tool used to slow wildfire advancement. Federal, state, and local fire agencies have long-used fire retardant with the understanding that National Pollution Discharge Elimination System (NPDES) permits are not required due to fire control's classification as a silvicultural activity and based on Environmental Protection Agency communication dating back to 1993. However, this is an informal policy.

The *Forest Protection and Wildland Firefighter Safety Act* would codify an exemption for firefighting agencies to seek NPDES permits for the use of fire retardant against wildfire. Doing so would give firefighting agencies the confidence to use tools they need to tactfully fight wildland fires across the country before they enter wildland-urban interface communities.

The legislation is drafted with the understanding that common retardants do not contain chemicals or substances that compromise the ability to deliver drinking water to communities, are applied with discretion regarding proximity to waterways, and mitigate ever-worsening wildfire's further destruction to structures and entire communities - which amplifies contamination of air, soil, and water and degrades the quality of watersheds that are crucial to the economic and environmental vibrancy of entire regions.

The inability for firefighters to access critical resources to fight fire before it enters our community could have devastating effects. The *Forest Protection and Wildland Firefighter Safety*

Act directly addresses concerns of regulation potentially slowing or ceasing effective firefighting, thus easing some anxieties of wildfire's existential threats.

In summary, codifying the NPDES exemption for firefighting agencies' use of fire retardant would allow federal, state, county, city, town, and district fire agencies to effectively respond to wildfire using this fundamental tool. **In doing so, fire agencies may continue to protect us and our communities without fear of violating the *Clean Water Act*.**

For these reasons, the Wasco County supports Senate Bill 796, the *Forest Protection and Wildland Firefighter Safety Act of 2023*, and asks for your support. We can be a resource to you and your staff on this important issue. Please do not hesitate to contact us.

Sincerely,
Wasco County Board of Commissioners

Steven D. Kramer, Chair

Scott C. Hege, Vice-Chair

Philip L. Brady, County Commissioner



AGENDA ITEM

Executive Session

[PURSUANT TO ORS 192.660 \(E\) REAL PROPERTY TRANSACTIONS](#)

[RETURN TO AGENDA](#)

**ESG CERTIFICATION OF LOCAL GOVERNMENT APPROVAL FOR NONPROFIT ORGANIZATION RECEIVING
2023-2025 ESG FUNDS**

I, Phil Brady, duly authorized to act on behalf of Wasco County, hereby approve ESG funds to be used for the following emergency shelter activities proposed by Mid-Columbia Community Action Council, which are to be located in Wasco County, Oregon.

Emergency Shelter Activities:

Annex Transitional housing/shelter operations at 200 W. 2nd St. in The Dalles, Oregon

By: _____
Signature Date

Phil Brady
Printed Name of Signatory Local Official

Commissioner, Wasco County
Title

Exhibit B
Annual Code Review 2023:

Language to be removed

Language proposed

The Dalles Municipal Code

10.3.020.010 Purpose

A. This Article describes the review procedures required to make final decisions regarding applications for ministerial actions, ~~planning~~ **administrative** actions, and legislative actions, and to provide for appeals from aggrieved persons or parties.

#

10.3.010.040 Applications

Application for ministerial, ~~planning~~ **administrative**, and legislative actions shall be made on forms provided by the Director, comply with all applicable sections of this Title, and, where applicable, meet the following criteria:

#

10.3.010.035 Pre-Application Requirements

Applicants participating in the pre-application process (referred to as site team review) shall provide all information required in the code for the type of land use review sought. **One electronic copy** ~~Eighteen copies~~ of the application and site plan are required.

#

10.3.020.030 Ministerial Actions

C. Time Limits. The Director shall approve or deny an application for a ministerial action within 21 days of ~~accepting~~ the application **being deemed complete** unless the time limit is extended with the consent of the applicant.

#

10.3.020.040 Administrative Actions

~~D. Time Limits. All applications processed as administrative actions shall be approved, approved with conditions, denied, or postponed with consent of the applicant within 45 days after the filing of a complete application.~~

#

10.3.020.050 Quasi-Judicial Actions

C. Public Hearings.

~~1.—Complete applications for quasi-judicial planning actions shall be heard at a regularly scheduled Commission or Council meeting within 45 days from the date the application is deemed complete.~~

~~1. 2.~~ Hearings on applications for quasi-judicial actions shall be conducted per the procedures in Section 10.3.020.070: Public Hearings.

~~2. 3.~~ Unless otherwise ordered by the hearings body, the Director shall take complete applications for quasi-judicial actions in the order in which they are filed

~~3. 4.~~ The hearings body shall hold at least one public hearing on a complete application.

~~4. 5.~~ The burden of proof is placed on the applicant seeking a planning action.

~~5. 6.~~ The applicant's attendance is required at the prescribed public hearing for the action, unless otherwise authorized by the hearings body.

~~6. 7.~~ Prior to the public hearing the applicant is recommended, but not required, to conduct an outreach meeting with nearby residents and others who may be affected by the development.

#

10.3.030.020 Review Procedures

B. Applications. In addition to the requirements of Article 3.010: Application Procedures, site plan review applications shall be accompanied by **one electronic copy of plans consistent with Article 6.180. Paper copies may be required as a condition of approval with all applications.** ~~at least 15 copies of the site plan, and, when required, 3 copies of the detailed landscape and construction/design plans as specified below in Section 10.3.030.030: Required Plans. When plans are drawn using CAD software, 1 digital disc copy shall be submitted in addition to the required hard copies.~~

#

10.3.030.030 Required Plans

A.—Site Plan. The site plan shall clearly indicate all of the following information applicable to the particular development proposal:

~~1.—Project name.~~

~~2.—A separate vicinity map indicating location of the proposed development.~~

~~3.—Scale. The scale shall be at least 1 inch equals 50 feet (1:50), unless a different scale is authorized by the Director.~~

~~4.—North arrow.~~

~~5.—Date.~~

~~6.—Location and names of all existing streets and location of proposed streets within or on the boundary of the proposed development.~~

~~7.—Lot layout with dimensions for all lot lines.~~

- ~~8. Location, dimensions, and height of all existing and proposed buildings, structures, fences and gates. Indicate which buildings, structures and fences are to remain and which are to be removed~~
- ~~9. Location and dimensions of all yards and setbacks from all property lines and distances between existing and proposed buildings.~~
- ~~10. Location and dimensions of all driveways and bicycle and vehicle parking areas.~~
- ~~11. Number of vehicle and bicycle parking spaces, parking lot layout, and internal traffic circulation pattern.~~
- ~~12. Specify centerline locations and width of existing and proposed access from street to property. In addition, specify the centerline location and width of driveways near the site, using the following method: (a) based upon the street classification of the adjacent street, determine the maximum distance specified in Article 6.050, Table 1; (b) for both sides of the street fronting the property, and extending in all directions of the street, extend at least the distance determined above, until either nearest offsite accessway or nearest intersecting public street, whichever is less; (c) repeat for all streets adjacent to the site.~~
- ~~13. All points of entrance and exit for pedestrians, bicycles and vehicles, including service vehicles.~~
- ~~14. Location and description of any slopes greater than 20%, and any proposed cut and fill activity.~~
- ~~15. General nature and location of all exterior lighting.~~
- ~~16. Outdoor storage and activities where permitted, and height and type of screening.~~
- ~~17. Drainage and grading plan.~~
- ~~18. Location, size, height, material and method of illumination of existing and proposed signs.~~
- ~~19. Location of existing utilities, easements, and rights of way.~~
- ~~20. Location of any significant natural features including, but not limited to, water courses, trees, rock outcroppings, ponds, drainage ways and wetlands.~~
- ~~21. Location of existing fire hydrants.~~
- ~~22. Location of existing and proposed trash storage area(s) including enclosure construction design and access for pick up purposes.~~
- ~~23. Any additional information required by the Director to act on the application.~~

~~B. Detailed Landscape Plans. Detailed landscape plans shall clearly indicate the following information:~~

- ~~1. Project name.~~
- ~~2. Scale. The scale shall be at least 1 inch equals 50 feet (1:50) or larger.~~
- ~~3. North arrow.~~
- ~~4. Date.~~

5. ~~Location and initial sizes of plants and tree species, and other proposed landscape material.~~

6. ~~Pipe location and size, point of connection, and water requirements of automatic sprinkler systems, and location and details of cross connection control device.~~

C. ~~Detailed Construction/Design Plans. The detailed construction/design plans shall clearly indicate the following information:~~

1. ~~All information required for the site plan.~~

2. ~~Location of existing rights-of-way.~~

3. ~~Existing streets, sidewalks, curbs and utilities.~~

4. ~~Existing and proposed street trees.~~

5. ~~Parking lot striping and pavement cross section.~~

6. ~~Perimeter curb location and details.~~

7. ~~Utility service types, sizes, locations and details (including hydrants, manholes, clean-outs, vaults, meters, inlets/catch basins, parking, drive pads, distance to drive pads on adjacent property, curb and sidewalk, retaining walls, and retaining wall drainages).~~

8. ~~Location and details of cross connection control devices.~~

9. ~~Fence and gate locations and details.~~

10. ~~Street and parking lot lighting locations and details.~~

11. ~~Site drainage and grading plan and construction details sufficient to evaluate whether runoff generated from improvements is collected on site and disposed of in a manner which eliminates sheet flow of stormwater onto sidewalks, public rights-of-way and abutting private property.~~

12. ~~Erosion control plan and/or traffic control plan as required by the City Engineer.~~

13. ~~Where City street, curb, sidewalk or utility extensions are required, provide complete plan, profile, and construction detail drawings, including signs, striping and pavement markings, and specifications when required by the City Engineer, prepared and stamped by a licensed professional engineer for the proposed improvements within public rights-of-way.~~

14. ~~City Engineer and all other required state and federal approvals for extensions.~~

#

10.3.030.050 Performance Guarantee

Where the applicant wishes to delay making required public improvements for a specified time period agreed to by the approving authority, the applicant shall file an agreement to insure ensure full and faithful performance on making those required public improvements, including a private street per the provisions of Section 10.9.040.060(I): Performance Guarantee of this Title.

#

10.3.050.030 Review Procedures

A. Applications. In addition to the requirements of Article 3.010: Application Procedures, conditional use permit applications shall be accompanied by **one electronic copy of plans consistent with Article 6.180. Paper copies may be required as a condition of approval with all applications.** ~~at least 15 copies of a concept site plan, and, when required, 2 copies of the detailed landscape and construction/design plans, per the provisions of Article 3.030: Site Plan Review.~~

B. Review.

1. Conditional use permits shall be processed as quasi-judicial actions, per the provisions of Section 10.3.020.050: Quasi-Judicial Actions, and approved or denied by the Commission.
2. Site plan approval, and when required, detailed landscape plan and detailed construction design plan approval, per the provisions of Article **6.180: Required Plans** ~~3.030: Site Plan Review~~, shall always be a condition of conditional use approval. Concept site plans can be submitted for review by the Commission in lieu of the detailed site plan required for building permit approval. See subsection C of this section.
3. The Commission may require a performance guarantee, per the provisions of Section 10.9.040.060(I): Performance Guarantee to ensure compliance with any conditions of approval.

#

10.3.070.040 Conditions of Approval

In granting the variance, the Commission may attach any reasonable conditions deemed necessary to ~~insure~~ **ensure** ~~that~~ the review criteria are met.

#

10.3.080.050 Conditions of Approval

In granting the adjustment, the approving authority may attach any reasonable conditions deemed necessary to ~~insure~~ **ensure** ~~that~~ the review criteria are met.

#

10.3.086.040 Lot Coverage

Lot coverage is limited to no more than 50% impervious surface area. Impervious surfaces include driveways, building footprints, sidewalks, paved parking, compact gravel, and other surfaces that do not allow rain to percolate into the soil.

NOTE: Un-compacted gravel surfaces or pervious pavers may be demonstrated to be partially pervious using a professionally accepted methodology. If this calculation is prepared by the applicant's engineer and approved by the City Public Works Director, the graveled or permeable paved surface shall be counted in the lot coverage figure in accordance with its relative permeability (e.g., if a graveled path is demonstrated to be 15% permeable then 85% of the graveled path area would be counted in the impervious surface calculation).

The purpose of this requirement is to help ~~insure~~ **ensure** that surface and stormwater are contained on site. Stormwater low impact development techniques that encourage the natural treatment and infiltration of stormwater to mimic pre-development site conditions shall also be

employed. Examples of low impact development techniques include directing stormwater to landscape areas with amended soils or into improved drainage areas under porches or eaves, green or living roofs, the use of pervious pavers, and retention of existing mature trees. Aggressive employment of stormwater low impact development techniques may allow for additional lot coverage if an applicant develops a project design that demonstrates the ability to handle surface and stormwater in common areas without limiting the community or public benefits of the established common areas. Private areas may also be relied on for stormwater infiltration if determined to be adequately protected by easement to ensure the continued availability of these areas as infiltration areas.

A qualified, Oregon-licensed professional engineer, considering at a minimum a 25-year storm event of 15 minutes duration, shall perform an on-site stormwater analysis. The stormwater control plan shall be approved by the Director of Public Works or Director's authorized designee and shall provide for the on-site collection, containment, and release of stormwater such that it will not have a deleterious impact to other properties, public or private. Prior to completion the Public Works Director or Director's authorized designee shall inspect all improvements. The applicant's licensed engineer shall provide a minimum of 2 sets of infrastructure "as built" drawings and confirm that all stormwater infrastructure was constructed according to the approved design. (Ord. 19-1373)

#

10.3.010.030 Pre-Application Conference

Applicants for administrative, quasi-judicial, or legislative actions shall be required to participate in a pre-application conference with the Director prior to submitting an application. The purpose of the conference is to:

- A. Review for Consistency. ~~Insure~~ **Ensure** that the application is consistent with the substantive and procedural requirements of this Title and the applicable elements of The Comprehensive Plan.
- B. Exchange Information. Provide for an exchange of information regarding all procedural matters relevant to the processing of the respective application and to identify policies and regulations that create opportunities or pose significant constraints for the proposed development.
- C. Describe Applicant's Responsibilities. Provide a description of applicant's responsibilities and the type and level of information which will be required from the applicant to enable the reviewing authority to act on the request.

#

10.5.010.060 Development Standards

Building Orientation	The front building line shall be building shall be oriented parallel to the street or private accessway. Orientation on private accessway is allowed only if there is no street frontage. Practical adjustments may be made to accommodate street curvature. The front building line shall include the front door. Primary building entrances are required to have a clear pedestrian connection to the street/sidewalk constructed of concrete, asphalt, pavers, or other hard surface. Primary entrance located on
----------------------	--

	the rear building face is prohibited. Front building orientation cannot be modified from its original design to meet this criteria.
--	--

#

10.5.030.060 Development Standards

RM Medium Density Residential	Standard			
	Single-Family Attached, Row Houses, or Townhomes (3 or ore units)	One and Two Dwelling Units per Lot (Single-Family Detached and Duplex)	Three Dwelling Units per Lot	Four or More Dwelling Units per Lot
Minimum Lot Area	2,000 sq. ft. per dwelling unit	4,000 sq. ft.	2,000 sq. ft. per dwelling unit	2,000 sq. ft. per dwelling unit

Building Orientation	The front building line shall be building shall be oriented parallel to the street or private accessway. Orientation on private accessway is allowed only if there is no street frontage. Practical adjustments may be made to accommodate street curvature. The front building line shall include the front door. Primary building entrances are required to have a clear pedestrian connection to the street/sidewalk constructed of concrete, asphalt, pavers, or other hard surface. Primary entrance located on the rear building face is prohibited. Front building orientation cannot be modified from its original design to meet this criteria.
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#

10.5.020.060 Development Standards

RH High Density Residential	Standard			
	Single-Family Attached, Row Houses, or Townhomes (3 or more units)	One and Two Dwelling Units per Lot (Single-Family Detached and Duplex)	Three Dwelling Units per Lot	Four or More Dwelling Units per Lot
Minimum Lot Area	1,500 sq. ft. per dwelling unit	2,500 sq. ft.	1,500 sq. ft. per dwelling unit	1,500 sq. ft. per dwelling unit

Building Orientation	The front building line shall be building shall be oriented parallel to the street or private accessway. Orientation on private accessway is allowed only if there is no street frontage. Practical adjustments may be made to
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	accommodate street curvature. The front building line shall include the front door. Primary building entrances are required to have a clear pedestrian connection to the street/sidewalk constructed of concrete, asphalt, pavers, or other hard surface. Primary entrance located on the rear building face is prohibited. Front building orientation cannot be modified from its original design to meet this criteria.
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10.5.030.070 Design Standards

E. Multiple Buildings Dwelling Units and Detached Dwellings (3+) on One Lot—Separation Between Buildings Dwelling Units, Three or More Detached Dwellings Per Lot, Parking Areas, Walks, and Drives. To provide privacy, light, air, and access to the dwellings within the development, the following minimum standards shall apply:

1. ~~Buildings Dwelling Units~~ with windowed walls facing buildings with windowed walls: 10 feet **of** separation.
2. ~~Buildings Dwelling Units~~ with windowed walls facing buildings with a blank wall: 10 feet **of** separation.
3. ~~Buildings Dwelling Units~~ with opposing blank walls: 10 feet **of** separation.
4. ~~Building Dwelling Units~~ separation shall also apply to building projections such as balconies, bay windows, and room projections.
5. ~~Buildings Dwelling Units~~ with courtyards shall maintain separation of opposing walls as listed in paragraphs 1 through 4 above for walls in separate buildings.

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10.5.030.060 Development Standards

Side Yard (interior)	5 ft. minimum, except where dwelling has a zero setback on opposite side, including end unit of townhome dwelling units, and 10 ft. separation between buildings dwelling units .
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10.5.030.070 Design Standards

E. Multiple Buildings and Detached Dwellings (3+) on One Lot—Separation Between ~~Buildings dwelling units~~, Three or More Detached Dwellings per lot, Parking Areas, Walks, and Drives. To provide privacy, light, air, and access to the dwellings within the development, the following minimum standards shall apply:

1. ~~Buildings Dwelling units~~ with windowed walls facing buildings with windowed walls: 10 feet **of** separation.
2. ~~Buildings Dwelling units~~ with windowed walls facing buildings with a blank wall: 10 feet **of** separation.
3. ~~Buildings Dwelling units~~ with opposing blank walls: 10 feet **of** separation.
4. ~~Building Dwelling units~~ separation shall also apply to building projections such as balconies, bay windows, and room projections.

5. ~~Buildings~~ **Dwelling units** with courtyards shall maintain separation of opposing walls as listed in paragraphs 1 through 4 above for walls in separate buildings.

#

10.5.050.030 Permitted Uses

A. Primary Uses. ~~Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, the specific standards and procedures for the particular sub-district where the use is proposed, and all other applicable requirements of this Title and other City ordinances:~~

#

10.5.060.020 Permitted Uses

A. Primary Uses. ~~Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, and all other applicable requirements of this Title and other City ordinances:~~

#

10.5.070.020 Permitted Uses

A. Primary Uses. ~~Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, and all other applicable requirements of this Title and other City ordinances:~~

#

10.5.080.020 Permitted Uses

A. Primary Uses. ~~Permitted Outright. The following primary uses shall be processed per the provisions of Article 3.030: Site Plan Review:~~

#

10.5.090.020 Permitted Uses

A. Primary Uses. ~~Permitted Outright. The following primary uses shall be subject to the provisions of Article 3.030: Site Plan Review, and all other applicable requirements of this Title and other City ordinances:~~

#

10.5.110.010 Purpose

This district implements the P/OS - Parks and Open Space Comprehensive Plan Designation and is intended to ~~insure~~ **ensure** sufficient open areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities. Allowed uses show lower level activity and potentially less offsite impact than uses allowed conditionally.

#

10.5.080.010 Purpose

This district implements the CR - Recreational Commercial Comprehensive Plan designation and is intended to provide areas for mixed business, commercial, service, recreational, and light industrial uses. Site planning for permitted uses shall ~~insure~~ **ensure** protection and enhancement of the significant environmental areas located along the Columbia River and related streams and creeks. Streets, sidewalks, bikeways, and water, sewer, and storm drainage systems shall be constructed or improved as needed.

#

10.6.010.030 General Provisions

B. Landscaping Plans. Where landscaping is required by this Title, detailed landscape plans may be submitted with the development application. If not submitted for approval with the application, approval of detailed landscape plans shall always be a condition of the concept plan approval of the site plan review process. Requirements for detailed landscape plans are listed in ~~Section 10.3.030.030(B):~~ **Article 6.180 Required Plans(B)**. Building permits shall not be issued until the approving authority has determined the landscape plans comply with both the purpose and specific requirements of this Article.

#

10.6.020.010 Purpose

A. The purpose of this Article is to encourage small commercial ventures which could not necessarily be sustained if forced to operate in commercial quarters and/or which are appropriately operated within a residence or accessory structure. Home businesses are recognized for their contribution in reducing the number of vehicle trips often generated by conventional businesses. Home businesses are conducted in such a manner as not to give an outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term.

B. This Article seeks to ~~insure-ensure~~ that home businesses do not infringe upon the right of neighboring residents to enjoy the peaceful and safe occupancy of their homes. Large-scale commercial or professional operations, which would normally be conducted in a commercial or industrial zone district, shall continue to be conducted in those districts and not in a home.

#

10.6.010.050 Screening – Hedges, Fences, Walls other than Retaining Walls, Berms

1. Residential ~~Areas~~ Zones.

- a. Hedges, fences, and walls shall not exceed 4 feet in height within a required front yard or in an exterior side yard within a 10-foot triangle adjacent to an alley or driveway.
- b. Hedges, fences, and walls shall not exceed 6 feet in height within required side and rear yards, unless additional height is determined by the Director to be necessary for privacy screening from an adjacent use. In no case shall a fence or wall exceed 8 feet in height in a required side or rear yard.

- c. Hedges, fences and walls not located in required yards may exceed the height standards listed above.
2. Commercial and Industrial ~~Areas~~ **Zones**. Barbed wire may be allowed above the fence or wall height requirement.
3. All Areas. Fences and walls over 4 feet in height (not counting any permitted barbed wire) shall require a building permit prior to construction.

#

10.6.090.010 Height Limitation Exceptions

B. Airport Protection. In order to ~~insure~~ **ensure** safety in the operation of public-use airports, no structure, object or natural growth shall be erected, altered, or allowed to intrude into any airway imaginary surface established under the provisions of Federal Aviation Regulations (FAR) Part 77. Variances may be granted only after approval by the Federal Aviation Administration (FAA) and the Oregon Aeronautics Division of the Oregon Department of Transportation.

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10.3.030.030 Required plans

Article 6.180 Required Plans

A. Site Plan. The site plan shall clearly indicate all of the following information applicable to the particular development proposal:

- 1. Project name.**
- 2. A separate vicinity map indicating location of the proposed development.**
- 3. Scale. The scale shall be at least 1 inch equals 50 feet (1:50), unless a different scale is authorized by the Director.**
- 4. North arrow.**
- 5. Date.**
- 6. Location and names of all existing streets and location of proposed streets within or on the boundary of the proposed development.**
- 7. Lot layout with dimensions for all lot lines.**
- 8. Location, dimensions, and height of all existing and proposed buildings, structures, fences and gates. Indicate which buildings, structures and fences are to remain and which are to be removed**
- 9. Location and dimensions of all yards and setbacks from all property lines and distances between existing and proposed buildings.**
- 10. Location and dimensions of all driveways and bicycle and vehicle parking areas.**
- 11. Number of vehicle and bicycle parking spaces, parking lot layout, and internal traffic circulation pattern.**

12. Specify centerline locations and width of existing and proposed access from street to property. In addition, specify the centerline location and width of driveways near the site, using the following method: (a) based upon the street classification of the adjacent street, determine the maximum distance specified in Article 6.050, Table 1; (b) for both sides of the street fronting the property, and extending in all directions of the street, extend at least the distance determined above, until either nearest offsite accessway or nearest intersecting public street, whichever is less; (c) repeat for all streets adjacent to the site.

13. All points of entrance and exit for pedestrians, bicycles and vehicles, including service vehicles.

14. Location and description of any slopes greater than 20%, and any proposed cut and fill activity.

15. General nature and location of all exterior lighting.

16. Outdoor storage and activities where permitted, and height and type of screening.

17. Drainage and grading plan.

18. Location, size, height, material and method of illumination of existing and proposed signs.

19. Location of existing utilities, easements, and rights-of-way.

20. Location of any significant natural features including, but not limited to, water courses, trees, rock outcroppings, ponds, drainage ways and wetlands.

21. Location of existing fire hydrants.

22. Location of existing and proposed trash storage area(s) including enclosure construction design and access for pick up purposes.

23. Any additional information required by the Director to act on the application.

B. Detailed Landscape Plans. Detailed landscape plans shall clearly indicate the following information:

1. Project name.

2. Scale. The scale shall be at least 1 inch equals 50 feet (1:50) or larger.

3. North arrow.

4. Date.

5. Location and initial sizes of plants and tree species, and other proposed landscape material.

6. Pipe location and size, point of connection, and water requirements of automatic sprinkler systems, and location and details of cross connection control device.

C. Detailed Construction/Design Plans. The detailed construction/design plans shall clearly indicate the following information:

1. All information required for the site plan.
2. Location of existing rights-of-way.
3. Existing streets, sidewalks, curbs and utilities.
4. Existing and proposed street trees.
5. Parking lot striping and pavement cross section.
6. Perimeter curb location and details.
7. Utility service types, sizes, locations and details (including hydrants, manholes, clean-outs, vaults, meters, inlets/catch basins, parking, drive pads, distance to drive pads on adjacent property, curb and sidewalk, retaining walls, and retaining wall drainages).
8. Location and details of cross connection control devices.
9. Fence and gate locations and details.
10. Street and parking lot lighting locations and details.
11. Site drainage and grading plan and construction details sufficient to evaluate whether runoff generated from improvements is collected on site and disposed of in a manner which eliminates sheet flow of stormwater onto sidewalks, public rights-of-way and abutting private property.
12. Erosion control plan and/or traffic control plan as required by the City Engineer.
13. Where City street, curb, sidewalk or utility extensions are required, provide complete plan, profile, and construction detail drawings, including signs, striping and pavement markings, and specifications when required by the City Engineer, prepared and stamped by a licensed professional engineer for the proposed improvements within public rights-of-way.
14. City Engineer and all other required state and federal approvals for extensions.

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10.9.050.040 Conceptual Development Plan Applications

B. Graphics. A conceptual development plan application shall include all of the requirements of ~~Section 10.3.030.030(A): Site Plan~~ **Article 6.180 Required Plans** as part of the site plan review requirements for a conditional use, and all of the following graphic information where applicable:

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10.9.040.030 Subdivision Applications

D. After a subdivision application has been filed, no building permits shall be issued until construction drawings and specifications have been approved by the City Engineer. Exception provisions in ~~Section 10.3.030.030(I)~~ **Article 6.180 Required Plans** apply here also.

#

10.11.050 Park Perimeter Screening

B. Perimeter Screening Adjacent to Public Streets. Applicants may choose one of the following options for screening adjacent to public streets **A 6-foot high sight-obscuring screen shall be provided through the use of fencing and vegetation and/or an earthen berm and vegetation as follows:**

~~1. A 6-foot high sight-obscuring screen shall be provided through the use of fencing and vegetation and/or an earthen berm and vegetation as follows:~~

~~a. 1.~~ **1.** Fencing. Any fence shall have an average 15-foot setback from the public right-of-way and shall meet the requirements of Article 6.100: Vision Clearance. Fencing closer than 15 feet to the public right-of-way shall conform to the subject district's restrictions on front yard fencing. Long expanses of fence or wall along public streets shall be designed to prevent visual monotony through the use techniques such as offsets, landscaping, and changes in materials.

~~b. 2.~~ **2.** Berms. Any earth sculpting shall be used in conjunction with plant materials and when combined the screen will be a height of 6 feet in 2 years. This combination is subject to the following standards:

~~i. a.~~ **a.** The berm shall not have a slope over 40% (1:2.5) on the side away from the area screened from view. The slope for the other side (screened area) may vary.

~~ii. b.~~ **b.** At least one row of deciduous and/or evergreen shrubs spaced not more than 5 feet apart shall be planted on the berm.

~~iii. c.~~ **c.** Lawn, low growing evergreen shrubs, and evergreen ground cover shall cover the balance of the setback area.

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10.13.050.030 Freestanding and Projecting Signs

E. To ~~insure~~ **ensure** traffic safety, signs shall be located in accordance with the "clear vision area" provisions of this Title.

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10.13.060.030 Clearance and Safeguard

To ~~insure~~ **ensure** public safety, the installation and maintenance of all signs shall be subject to the following provisions.

A. The installation or erection of any sign requiring the operation of any crane or other equipment must be conducted in a manner so as to maintain a minimum clearance from any and all high-voltage electric power or other type electrical lines, as dictated by the National Electric Safety Code.

B. All freestanding sign installers must utilize the "call before you dig" utilities locate service (1-800-332-2344) offered by the Oregon Utilities Coordinating Council to ~~insure~~ **ensure** clearance from underground utilities.

C. All signs together with all of their supports, braces, guys, and anchors shall be kept in good repair and be maintained in a safe condition.

#

10.6.140.060 Review Criteria

G. Federal Aviation Administration (FAA) Requirements. In order to ~~insure~~ **ensure** safety in the operation of public-use airports, no structure shall be erected, altered, or allowed to intrude into any airway imaginary surface established under the provisions of the Federal aviation Regulations (FAR) Part 77. An exception to this requirement may only be granted after approval by the FAA and the Oregon Aeronautics Division of the Oregon Department of Transportation.

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10.9.040.060 Final Subdivision Plat Review

E. Monumentation Requirements.

4. Interior “post monumentation” may be permitted by the approving authority at the time of approval of the tentative subdivision plat or upon special request prior to filing the final subdivision plat, provided that:

- a. The applicant has shown it is necessary and practical to delay interior monumentation.
- b. The applicant agrees to furnish a bond or cash deposit to the City in an amount equal to 150% of the estimated cost of performing the work for interior monuments.
- c. The applicant signs an agreement with the project surveyor, County Surveyor and City Engineer. The agreement shall state the amount of the bond or cash deposit to be furnished at the time of submitting the final subdivision plat, how the surveyor is to be paid for the work of establishing the interior monuments, and that the rules for post monumentation as provided in ORS Chapter 92 shall be followed; establishes a date when monumentation will be completed; and, sets out other particulars that may be necessary to ~~insure~~ **ensure** complete monumentation at a later date.

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