

This letter is to notify you that Wasco County has proposed land use regulations that may affect the permissible uses of your property and other properties.

By requirement of the Columbia River Gorge Commission, Wasco County has proposed Ordinance 21-003. On September 7, 2021, The Planning Commission will hold a public hearing on the National Scenic Area Land Use and Development Ordinance (LUDO) updates described below to be followed by Board of County Commissioners hearings on October 20 and November 3. Wasco County has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property. Ordinance Number 21-003 is available for inspection at the Planning Department at 2705 E 2nd Street, The Dalles, OR 97058. A hard copy of Ordinance Number 21-003 can be purchased at a cost of \$.25 per page. The Ordinance, revised LUDO, one sheet summary, and more information are available on the County website. For additional information concerning Ordinance Number 21-003, you may call the Wasco County Planning Department at 541-506-2560 or email kellyg@co.wasco.or.us. **The above language is required by state law. To understand all the proposed changes and the potential impacts, we recommend reading a draft of the revisions at the link below or available on request.**

The Columbia River Gorge Commission adopted an update to the National Scenic Area Management Plan in October 2020. This update was transmitted to Wasco County in March 2021 to be incorporated into the Wasco County National Scenic Area Land Use and Development Ordinance by December 2021. **These changes are mandatory.**

While the changes include many updates, there are several critical updates Wasco County would like you to be aware of that could impact the use and value of your property. We recommend reading through the revised draft here: https://www.co.wasco.or.us/departments/planning/long_range/gorge_2020_comments.php but have prepared a summary overview of the substantive changes that may affect the permissible uses and value of your property.

The proposed, revised National Scenic Area LUDO:

- Eliminates cluster developments from all zones
- Eliminates cottage industries and replaces with home occupation
- Prohibits approval of a variance from setbacks and buffers within the General Management Area (GMA) for additions
- Adds new standards for approval of renewal energy systems
- Removes allowance for dwellings in the Industrial Forest (F-1) Zone
- Requires primary dwelling, to be used for a temporary hardship dwelling, to have been in continuance use
- Limits life estates from all forest zones
- Requires new cultivation demonstrate sufficient water availability
- Increases the requirement in annual income for farm dwellings to \$80k/year
- Expands winery provisions to allow for cideries
- Adds a new requirement for outdoor lighting to be limited in intensity
- Eliminates variance for new buildings or alterations for structures existing prior to 1976
- Requires local government to require additional vegetative screening after five years if approved vegetation is insufficient
- Removes ability to expand existing quarries and new production of mineral resources within three miles of Key Viewing Areas
- Expands allowances for products at farm stands to include up to 25% incidentals to farm products
- New standards for roads not in conjunction with farm and forest use/practices
- Requires Oregon white oak not be removed if practicable alternatives exist
- Development must achieve no loss of wetland acreage and functions
- Expansion of existing development must be compatible with scale of similar, nearby buildings

- New urban area boundary policies that only allow for an expansion up to 20 acres
- Requires mass transit facilities for Recreation Intensity Class 3 day use sites
- Changes the definition of legally established to require it have been in continuance, lawful use

The revised draft also includes a variety of other modifications to the process, terms, or allowances that, while not anticipated to have an impact on the uses/values of property, are important to be aware of. This includes:

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

In addition to the changes outlined above, there are numerous changes to terms, references and format which are best understood through reading the annotated draft available here:

https://www.co.wasco.or.us/departments/planning/long_range/gorge_2020_comments.php

These changes are all required by the Columbia River Gorge Commission. Wasco County only has the ability to be more restrictive than the Management Plan, not less.

We invite your participation at the following public meetings:

Planning Commission Hearing

September 7th, 2021

3-6pm

Board of County Commissioners Hearing

October 20, 2021

9:30 AM

Board of County Commissioners Hearing

November 3, 2021

9:30 AM

These hearings will be paired with an update to the non-National Scenic Area Land Use and Development Ordinance, so please check the County website for an updated agenda as well as meeting access information closer to hearing dates.

If approved by the Board of County Commissioners, the revised National Scenic Area Land Use and Development Ordinance will advance to the Columbia River Gorge Commission for approval after November. A date for that hearing has yet to be determined.

If you need a translation service or other accommodation, please contact staff at wcplanning@co.wasco.or.us.

Si necesita este aviso en español, por favor envíe un correo electrónico kellyg@co.wasco.or.us .