



2040

COMPREHENSIVE PLAN

Pioneering pathways to prosperity.



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Credits

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Table of Contents

Introduction		Goal 3- Agricultural Lands	61
Introduction	7	Overview	62
History of Planning in Wasco County	8	Goal	64
Wasco County Zoning History	9	Policies	65
Legal Framework	13	References	68
Statewide Planning Goals	14	Appendix	69
Components of the Comprehensive Plan	16	Goal 4 – Forest Lands	70
Plan Development Process	19	Overview	71
Using the Plan	22	Goal	72
Future Updates, Revising the Map and Inventories	26	Policies	73
Values and Vision	30	References	76
Definitions	34	Goal 5 – Natural Resources, Scenic & Historic Areas, Open Spaces	77
Goal 1- Citizen Involvement	40	Overview	78
Overview	41	Goal	79
Goal	42	Policies	80
Policies	43	References	90
References	45	Appendix	92
Appendix	46		
Goal 2- Land Use Planning	55		
Overview	56		
Goal	57		
Policies	58		
References	60		



TABLE OF CONTENTS

Goal 6 - Air, Water and Land Resource Quality	209	Goal 11 – Public Facilities	252
Overview	210	Overview	253
Goal	212	Goal	254
Policies	213	Policies	255
References	216	References	258
		Appendix	259
Goal 7 – Natural Hazards	217	Goal 12 –Transportation	261
Overview	218	Overview	262
Goal	219	Goal	263
Policies	220	Policies	264
References	224	References	267
Goal 8 – Recreational Needs	225	Goal 13 – Energy Conservation	268
Overview	226	Overview	269
Goal	227	Goal	270
Policies	228	Policies	271
References	231	References	273
Appendix	232		
Goal 9 – Economic Development	235	Goal 14 – Urbanization	274
Overview	236	Overview	275
Goal	237	Goal	276
Policies	238	Policies	277
References	242	References	280
		Appendix	281
Goal 10 – Housing	243	Plan Revisions Process	283
Overview	244	Overview	284
Goal	245	Plan Revision	286
Policies	246		
References	249	Goal Exceptions	289
Appendix	250	Overview	290
		Criteria	291
		Committed Lands	291
		References	292
		Appendix	293



2040 COMPREHENSIVE PLAN

Introduction



Introduction

Wasco County 2040 is the official policy guide for decisions about growth, development, services, and resource management in Wasco County – outside of incorporated cities – in conjunction with the Oregon state land use planning program. The policies of the Comprehensive Plan serve as the basis for developing the implementing regulations of the Wasco County Land Use and Development Ordinance. The policies of the Comprehensive Plan are not in themselves implementing regulations and are not applied to individual applications except as provided by the Land Use and Development Ordinance.

The Comprehensive Plan is based on the physical, economic and social characteristics of the county; the desires and needs of county citizens, state laws, and programs and policies of other local, state, and federal governmental agencies. Overall, Wasco County 2040 is intended to provide a framework for consistent and coordinated public and private land use decisions.

This introduction chapter covers the history of planning in Wasco County, the Statewide Land Use Planning Goals that apply to Wasco County, the legal framework for Comprehensive Plans, components of the plan, an overview of the process to develop and adopt Wasco County 2040, how to use the plan, future updates and map revisions, the values and vision of Wasco County and definitions.



History of Planning in Wasco County

Wasco County was organized by the territorial legislature in 1850 and began as 250,000 square miles – the largest county ever established in the United States. It included all the land between the Cascade and Rocky Mountains, south of the Columbia River and north of the California and Nevada borders. Wasco County was reduced in 1859 to the land in Oregon east of the Cascades. It was eventually broken in to the eighteen Oregon counties which exist today.

The first subdivision ordinance and Planning Commission in Wasco County was adopted in 1953. This ordinance had property development standards and road/driveway standards as part of its scope. In 1956, a Zoning Ordinance was adopted with a broader scope that included the regulation of uses in conjunction with a zoning map.

By the late 1960s, Wasco County had formed area advisory committees to oversee planning work. A formal citizen involvement program was adopted by the County Court in 1973. At this time, planning was broken up into sixteen planning units with seven advisory groups. This preceded the Statewide Planning Goals being adopted in 1974 by the Land Conservation and Development Commission (LCDC) which was formed in 1973.

The Oregon Supreme Court, in 1975, determined that local comprehensive plans are the controlling land use documents which all other zoning and land use regulations must be consistent. This set the requirement for Comprehensive Plans from jurisdictions.

In 1977, changes to staff prompted the consolidation into five units with new advisory committees. The units represented different geographic areas of Wasco County. Plans for these units were adopted by the County Court in 1980 and sent to LCDC to be acknowledged as Comprehensive Plans.

At that time, LCDC recommended all plans be combined into one Wasco County Plan. The plans were then consolidated into the Wasco County Comprehensive Plan, which was subsequently adopted in 1983.

Amendments to the rules impacting farm and forest lands (Goals 3 & 4) in the 1990s saw revisions being made to the Wasco County Comprehensive Plan. There were also additional changes, for things like Goal 5 required updates, but the plan was never completely overhauled. This resulted in public, leadership, and county staff interest in revising the Comprehensive Plan. Specifically, there was concern that the nexus between the Comprehensive Plan and the Land Use and Development Ordinance was no longer clear. Regulations in the LUDO were perceived as being an obstacle to growth and development and no longer consistent with the Statewide Land Use Planning Goals. There was broad support to undertake a large scale overhaul of the Comprehensive Plan to ensure it is consistent with the goals of Wasco County and the State for the next twenty years.

In 2017, after several years of planning, Wasco County Planning Staff, with the support of the Planning Commission and Board of County Commissioners, formally requested permission from LCDC to pursue Voluntary Periodic Review to update the Comprehensive Plan. The request was approved contingent on a plan evaluation and proposed work plan.

The Citizen Advisory Group and Planning staff embarked on a series of visioning work sessions throughout the County to get feedback on the Comprehensive Plan update and identify the critical issues for residents and property owners. Over 1,200 people participated in that process, attending meetings or giving feedback through various channels. Staff and the Citizen Advisory Group utilized the information collected to develop a work plan, in conjunction with the statutory requirements for Periodic Review.

Wasco County 2040's work plan was officially approved by the Department of Land Conservation and Development in February of 2018. Following approval, the Wasco County Planning Department and CAG first worked to address Goals 1 and 2 to set a precedent for the process moving forward and to expand on the feedback received from the public and stakeholders during the visioning phase.

Every year, staff and CAG members held a series of "roadshow" community events to solicit comments and feedback or generate ideas about proposed work task revisions on the work plan. Following each roadshow series, a CAG work session would follow. Once amendments for the respective Chapters had been developed, staff would then present it to the Planning Commission, followed by two Board of County Commissioner hearings.

Community engagement was achieved through a variety of outreach and gathering methods including traditional media (radio and newspaper), social media, and a robust project website that included posts about relevant topics or issues, hosted polls and surveys, advertised events, and had a way for community members to submit feedback directly. Staff also made themselves available for community presentations, and citizen initiated meetings. In addition to increased turnout at the public meetings as momentum and awareness built, these methods were instrumental in helping staff and the CAG surpass participation goals.

Wasco County Zoning History

A foundational aspect of the land use planning program in Wasco County is zoning. Zoning implements the comprehensive plan by guiding development patterns and land use activities, mitigating land use conflict, and protecting significant resources.

Updates to the County's zoning have been made over the last several decades and have impacted land uses and activities. In preparing for Wasco County 2040, staff sought to understand past updates and their impacts; significant amount of research was done. Where particularly of interest to the public, history has been included in chapter sidebars, as well as shared with the public through the project website and handouts made available during the creation of this document.

The following is a brief history of Wasco County zoning. Because this information had to be recreated from several historic databases and archives, it is possible that summary is incomplete.

1950s

08.11.1953 The first zoning maps around “The Dalles Region” were adopted.

The stated purpose was “to regulate and restrict the location and use of buildings, structures and land for residence, trade, industry and other purposes...to promote the public health and general welfare; to secure safety from fire, panic or disaster; to lessen congestion on the streets and highways; to prevent overcrowding of land; to prevent excessive population density; to facilitate adequate provisions” for public facilities and services, “to conserve natural resources;...protect and improve property values; to encourage the most appropriate use of land.” These primarily consisted of agricultural zones for a portion of the County surrounding the City of The Dalles.

1970s

02.03.1970 The first Countywide zoning maps were adopted, adding zoning for residential, commercial and industrial uses. In addition to agricultural, residential, commercial and industrial zones, the new ordinance saw the creation of the F-1 and F-2 zones for forest uses. The agricultural recreational zone also was part of the new 1970 zoning.

08.23.1974 Overlay Zones are added to the zoning map and ordinance, including hazard mitigation zones like flood and geological, as well as resource protection zones like wildlife, historic and open space. These zones were designed to “combine with present zoning requirements” to add additional considerations or restrictions on uses and activities.

10.03.1974 The first Urban Growth Boundary around The Dalles was adopted.

11.22.1978 A Joint Management Agreement (JMA) established between Wasco County and the City of Mosier.

12.28.1978 JMA established between Wasco County and the City of Maupin

11.27.1979 JMA established between Wasco County and City of Dufur.

1980s

The 1980s were a transformational decade for the Wasco County Planning Department. In addition to the incorporation and ongoing legal battle over Rajneeshpuram, and subsequent fire bombing of the Department offices, Wasco County adopted its first Comprehensive Plan, began to work through the National Scenic Area Act and its implication for County lands, and solidified Joint Management Agreements with remaining urban areas.

12.02.1981 JMA established between Wasco County and the City of Antelope

03.12.1980 New Countywide Maps were adopted (many of the zones are similar or the same as the 1970s map).

INTRODUCTION

- 04.27.1983** New Urban Growth Boundary (UGB) maps for The Dalles were adopted.
JMA established between Wasco County and the City of The Dalles.
- 08.25.1983** After LCDC required revisions, including the merging of Area Comprehensive Plans, the Wasco County Comprehensive Plan was acknowledged by LCDC.
- 04.04.1984** During the Comprehensive Plan committed lands exception process, two areas were separated from the Comprehensive Plan approval for further work. These included “Rancho Rajneesh” work and the committed lands rezoning of portions of the Seven Mile Hill area from resource to FF-10.
- 05.14.1986** Rowena Rural Service Center zoning adopted.
- 11.17.1986** Columbia River Gorge National Scenic Area Act signed by President Ronald Reagan, creating the Columbia River Gorge National Scenic Area (NSA) spanning portions of six counties in two states, including the northernmost portion of Wasco County. Wasco County contains two designated Urban Areas, exempt from NSA regulations: The Dalles and Mosier.
- 06.30.1987** the Final Interim Guidelines are established by the Columbia River Gorge Commission and USDA Forest Service National Scenic Area Office. They are implemented directly by the Gorge Commission and the Forest Service while the County continued to implement county zoning.

1990s

- 1991** Management Plan for the Columbia River Gorge National Scenic Area established by the Columbia River Gorge Commission and USDA Forest Service National Scenic Area Office, replacing the Final Interim Guidelines. Until the County’s local ordinance was adopted in 1994, the Columbia River Gorge Commission implemented NSA regulations in Wasco County while the County continued to implement county zoning.
- 05.04.1994** Wasco County National Scenic Area Land Use and Development Ordinance (NSA LUDO) adopted with new Zoning for NSA lands in Wasco County. Wasco County, after adoption, began administering the federal program in Wasco County.
- 12.16.1997** “A-1” (Agriculture) zone adopted a 160 acre minimum per the recommendation of the Agriculture Resource Group. wildlife. The following OZs were
- 09.18.1997** Adoption of AR (Agriculture-Recreation) zone for Big Muddy Overlay Zone. The former site of Rajneeshpuram, Washington Family Ranch would donate the large ranch to Young Life to establish a youth camp.
- Changes to state law necessitated extensive work by a special advisory group, the Agricultural Resource Group. Due to minimum parcel size changes and other amendments to agricultural lands, Wasco County modified its agricultural zone to be 160 acre minimum.



INTRODUCTION

03.18.1998 Wasco County pursued a “Go Below” for orchard lands south of The Dalles to establish 40 acre minimum parcel sizes in keeping with traditional land use patterns.

Wasco County adopted the Transitional Lands Study Area. The TLSA project was initiated in 1993 in response to public, staff and leadership concern about development in northern Wasco County, specifically in the Seven Mile Hill Area. Concerns about groundwater availability, fire hazard, and wild life conflict resulted in two phases of work. The final product was to select, from alternatives, a recommendation to rezone portions for limited residential development while preserving other lands for resource uses.

2000s

11.16.2000 Tygh Valley Rural Community zones adopted.

02.01.2000 Wamic Rural Community zones adopted.

01.05.2005 More Environmental Protection Zones added. Wasco County completed a limited Periodic Review to address several Goal 5 issues including sensitive wildlife. The following OZs were added at this time: 6 (Reservoir Overlay Zone), 12 (Sensitive Birds) and 13 (Western Pond Turtles).

07.01.2009 Exclusive Farm Use Zone Revisions. Wasco County and the Agricultural Resource Group completed their task to revise the A-1 Zones to be consistent with state law.

2010s

09.29.2016 Wasco County requests to enter Voluntary Periodic Review from the Land Conservation and Development Commission (LCDC).

02.20.2018 DLCD approved Wasco County for Periodic Review. The work plan included revisions to the Sensitive Wildlife Overlay Zones.



Legal Framework

Senate Bill 100 (ORS 197), which was adopted in 1973 and later amended in 2003, substantially altered the legal framework for planning in Oregon. This state law requires that cities and counties adopt comprehensive plans and zoning ordinances that meet statewide goals and guidelines. ORS 197 is implemented through the Land Conservation and Development Commission (LCDC).

Specifically, **ORS 197.175** requires that: “...each city and county in this state shall:

- a) Prepare, adopt, amend and revise comprehensive plans in compliance with goals approved by the commission;
- b) Enact land use regulations to implement their comprehensive plans;
- c) If its comprehensive plan and land use regulations have not been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the goals;
- d) If its comprehensive plan and land use regulations have been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the acknowledged plan and land use regulations; and
- e) Make land use decisions and limited land use decisions subject to an unacknowledged amendment to a comprehensive plan or land use regulation in compliance with those land use goals applicable to the amendment.”

State law also requires, under **ORS 195.025**, that “...each county, through its governing body, shall be responsible for coordinating all planning activities affecting land uses within the county, including planning activities of the county, cities, special districts and state agencies, to assure an integrated comprehensive plan for the entire area of the county.” **ORS 215.050** addresses County government directly, requiring a County to adopt and revise both comprehensive plans and zoning ordinances. Zoning ordinances are identified as the implementing document for the Comprehensive Plan.

These rules are supported by **ORS 197.250** which requires Comprehensive Plans be in compliance with the Statewide Land Use Planning Goals. **ORS 197.320** gives the Land Conservation and Development Commission authority to take action against Wasco County for non-compliance.

Rules guiding Periodic Review and several of the Statewide Land Use Planning Goals are located in the Oregon Administrative Rules (OAR), Chapter 660. The Division for Periodic Review is 25. This division outlines the Periodic Review process including Voluntary Periodic Review (660-025-0035) and gives LCDC the exclusive jurisdiction to review completed periodic review work tasks for compliance with statewide planning goals all applicable statutes and administrative rules.

The Oregon Revised Statutes (**ORS**) **197.628-650** also cover rules related to Periodic Review. **ORS 197.628** defines periodic review as the process by which the State of Oregon can ensure Comprehensive Plans are up to date related to Statewide Land Use Planning Goals and any changes to local conditions.



Additional relevant OARs for this process include Division 6 (Goal 4 Forest Lands), Division 8 (Interpretation of Goal 10 Housing), Division 9 (Economic Development), Division 11 (Public Facilities Planning), Division 12 (Transportation Planning), Division 15, (Statewide Planning Goals and Guidelines), Division 22 (Unincorporated Communities), Division 23 (Procedures and Requirements for Complying with Goal 5), and Division 33 (Agricultural Land). Many of these divisions outline elements of the Statewide Land Use Planning Goals and the requirements for inventory, analysis, and rule.

The next section outlines the Statewide Land Use Planning Goals and their main policy objectives.

Statewide Planning Goals

The Land Conservation and Development Commission (LCDC) adopted the Statewide Planning Goals to provide a legal framework for local land use planning.



Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.



Goal 2: Land Use Planning

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.



Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.



Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.



Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.



Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.



Goal 7: Areas Subject to Natural Hazards

To protect people and property from natural hazards.



Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.



Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.



Goal 10: Housing

To provide for the housing needs of citizens of the state.



Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.



Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.



Goal 13: Energy Conservation

To conserve energy.



Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Note: Statewide Planning Goals 15-19 pertain only to Willamette valley and coastal areas.

Components of the Comprehensive Plan

Oregon's Statewide Planning Goals

The Oregon Statewide Land Use Planning Goals were adopted in 1973 and are the foundation for the statewide planning program. Oregon's statewide goals are achieved through local comprehensive planning.

State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. Local comprehensive plans must be consistent with the statewide planning goals and are reviewed by Oregon's Land Conservation and Development Commission (LCDC) to assure consistency. When LCDC officially approves a local government's plan, the plan is said to be "acknowledged".

Wasco County's Goals

Fourteen of Oregon's 19 Statewide Planning Goals relate to Wasco County. The remaining five goals are specific to communities on the coast or in the Willamette Valley. Wasco County 2040 is formatted to very clearly see the connections between Wasco County goals and the Statewide Planning Goals. Chapters 1 through 14 are directly mapped to the land use planning goals. For example, Chapter 1 covers Goal 1, Chapter 2 covers Goal 2, etc.

Overview

Each chapter begins with a brief summary of intent and purpose. Many of the chapters also include a side bar with additional information of interest, such as historical facts or current data that are critical to contextualizing the content of the chapter.

Statewide Planning Goal Excerpt

Chapters 1 through 14 include an excerpt of the relevant Statewide Land Use Planning Goal to provide context.

Policies

The policies of the County's Comprehensive Plan provide a framework of principles and guidelines for consistent decision making intended to lead the County in a strategic direction toward accomplishing its stated goals. Many of the new policies were developed in direct response to citizen input and address some of the challenges and opportunities facing Wasco County over the next 20 years.

The policies of the Comprehensive Plan are adopted by ordinance and have the force of law.

Implementation Measures

Putting policies into action requires agreed upon implementation measures. These strategies follow each policy statement. This format is similar to the 1983 Comprehensive Plan, and intends to provide clear direction to staff and the public on how each goal and policy will be achieved.

Many of these implementation measures will have a direct impact on the Land Use and Development Ordinance. This may include the revision, addition, or removal of rules and regulations. Like the policies, implementation measures were developed with extensive public and stakeholder feedback and research into state law requirements.

There are some instances where implementation measures are advisory, for example, the directive to increase outreach and information on certain land use planning topics. Similarly, there are implementation measures that provide procedural information to the Wasco County Planning Department.

Implementation is included in all OAR 660-015-0000 Goal guidelines and includes references to relevant ORS. Where relevant, staff has included these links or references to ensure continuity and consistency with local, state, and federal law.

Findings & References

As the goals and policies of the Comprehensive Plan were developed, a great deal of research took place that establishes the basis for the Plan. Official reports were reviewed, agencies and organizations were consulted, and an extensive public outreach and involvement campaign was launched. Where relevant, these facts and streams of input are referenced, in end note format, at the end of the policy section of the chapter. These serve as findings in support of policy and implementation measures.

Any references used in the development of the policy or implementation measure are captured at the end of each Chapter in a references section. The references are cited in APA format, standard for the Department at the time of publication.

Appendices

Each Chapter that requires inventories or additional information, including reference documents, has an appendix or series of appendices. To ensure clarity and usability of the document, these appendices are included directly following the corresponding chapter.

Maps

The Comprehensive Plan and Zoning Map illustrates the designations for lands including zoning, Overlay Zones, and boundaries. The map is adopted by reference.

The Wasco County GIS Department manages the databases for the Comprehensive Plan and Zoning Map. These databases contain a variety of layers including zoning designations and data provided by State and Federal agencies for Overlay Zone overlay purposes.

Many of the Overlay Zones (OZ) correspond to Goal 5 inventories that are included in Chapter 5 appendices. These include both point and area locations depending on the type of protected resource. These inventories are required by OAR 660-023. Modifications to these inventories and corresponding maps require legislative action including a Comprehensive Plan Amendment.

Similarly, any modifications to zoning, including individual or multiple property rezones require a Comprehensive Plan and Zoning Map amendment.

Two Goal 5 Overlay Zone maps, OZ 12 (Sensitive Birds) and OZ 13 (Western Pond Turtles) are confidential and cannot be shared with the public. Property owners may be able to view the mapped resource for OZ 12 or OZ 13 on their property in the Wasco County Planning Department office at the time of development application.

Plan Development Process

The adoption of this County Comprehensive Plan is the culmination of an intensive public process that occurred over a period of more than four years.

Wasco County 2040 Topic Timeline

2017	2018	2019	2020
Big Picture Visioning Process	Citizen Involvement	Agricultural Zone Flexibility	Natural Hazard Plans
	Land Use Planning Overview	Minimum Parcel Sizes	Waterways and Rivers
	Water Conservation	Housing Options	Big Game Habitat Maps
	Agri-Tourism	Transportation	Aggregate Resources
	Economic Development	Rural Service Area Development	Urbanization
	Development Incentives	City/County Agreements	Recreation Forest Zones

The intent was to thoroughly consider issues, opportunities and community values of Wasco County residents and business and develop a long range plan that could best address Statewide Planning Goals for Wasco County.

Public Kickoff Meeting

A public meeting was held to launch the Plan update process on April 11, 2017. This meeting of the Wasco County Planning Commission and Planning Staff was to introduce Comprehensive Plan concepts to the public and solicit feedback to ascertain whether the public felt a major Comprehensive Plan revision was necessary, as required by OAR 660-025-0070.

Request to LCDC for Periodic Review

Following the visioning phase, and determining that the Comprehensive Plan was in need of update, staff was required to present their request for voluntary periodic review to the Land Conservation and Development Commission.

The request was approved. The work plan was subsequently developed by Wasco County, with input from agency partners and the Periodic Review Assistance Team, and approved by DLCD.



Citizen Advisory Group (CAG)

The Citizen Advisory Group was made of the seven Planning Commission volunteers plus the two Planning Commission alternates. As a nine member body, they serve in an advisory capacity to Planning Staff. With their own Charter and rules of engagement, the CAG did much of their work in work sessions scheduled one month before legislative/evidentiary hearings to provide additional opportunities for public involvement.

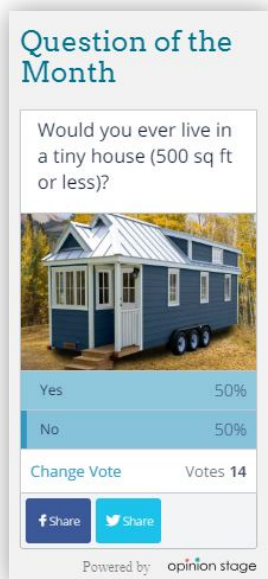
Roadshow Event Series

Between May and September, Wasco County Planning Staff and members of the CAG travelled around the County to seven different locations to continue getting feedback about general land use challenges and opportunities facing Wasco County over the next twenty years. This information was used, in conjunction with stakeholder feedback, to develop the Periodic Review work plan.



The roadshow event series continued annually, during different months and locations between 2018-2020, to continue engaging the citizens of Wasco County in discussions about the work tasks. Strategically, these meetings were held during the week to maximize attendance. In total, there were over 575 attendees at all the roadshow events of the course of four years. The format of the roadshow events series meetings varied depending on the topics.

Other Outreach and Engagement Methods



To reach the broadest amount of people and encourage wide levels of participation, the Wasco County Planning Department invested significant time and resources in developing a variety of outreach and engagement methods. This included a dedicated project website, surveys, polls, social media posts, and engaging press. With the combination of methods and public meetings, there were over 5,400 public interactions over the four years.

The public was encouraged to frequently engage with staff using online comment submissions, sending letters, sending emails or attending meetings. Staff also made themselves available for ad hoc meetings or to present to interested groups. Many of the meetings were advertised broadly using print media, radio, social media, posters, and through postcards or mailers.

In addition, a yearly Measure 56 (ORS 215.503) was sent to all property owners within Wasco County outside incorporated areas.

Following every major annual cycle of outreach, an outreach report was produced to share results with the public¹

¹ These are entitled: Wasco County 2040 Visioning Report (2017), Wasco County 2040 2018 Outreach Report, Wasco County 2040 2019 Outreach Report, and Wasco County 2040 2020 Outreach Report.

Key Stakeholders

Early on in the process, a list was compiled of key agency and organizational partners or individuals that work frequently with the Wasco County Planning Department and have input or are impacted by land use planning.

In 2017, the key stakeholders were approached with the opportunity to provide feedback in one of two ways: informational interviews or a stakeholder questionnaire. The focus of questions was to identify any particular challenges or opportunities for the land use planning program that could be addressed during Periodic Review.

Research and Information Gathering

A significant amount of research and analysis went in to all phases of the Comprehensive Plan. This included reading peer-reviewed articles, government reports, plans, best practices, and demographic data. Staff developed many data points into infographics or blog posts early on to educate the public about the current state of many Statewide Planning Goals in Wasco County, including agriculture, forestry, recreation, tourism, and population.

Staff also utilized information tracked from current planning inquiries to develop popular inquiry topics or development projects to identify relevant areas for inquiry. Where relevant, the research has been cited in reference sections, finding endnotes, or included in the appendices.

Public Hearings and Adoption of the Plan

Periodic review is adopted on a rolling basis, with each work task submitted as a separate plan amendment to the Department of Land Conservation and Development. The first work tasks were adopted in 2018, with a series of work tasks adopted every year through 2020.

Depending on the scale of the work tasks, most were accompanied by the road show series, a CAG work session, Planning Commission hearing and two Board of County Commission hearings. Adoption of the complete document, after final revisions and adjustments, happened in the end of 2020.

Using the Plan

Comprehensive Plans are the long-range land use planning document for a jurisdiction that sets policy and implementation measures to achieve community goals. As required by state law, Wasco County 2040 has been formatted and developed to make clear the policies and implementation strategies to address the relevant 14 Statewide Land Use Planning Goals.

State law (OAR 660-015-0000(2)) requires that all Comprehensive Plans have the following:

1. An inventory of existing conditions
2. General goals and objectives
3. Policies
4. Implementing ordinances and regulations

It is a document that serves multiple purposes:

5. As a basis for the development of public programs and regulations, e.g., policies on infrastructure; zoning regulations; land division regulations; etc.
6. To guide decisions on development as reviewed through implementing regulations, such as the Land Use and Development Ordinance.
7. As a basis for the measurement and evaluation of changes in the physical, social or economic makeup of the county.
8. To promote intergovernmental coordination.
9. To strengthen communications with the public.
10. As a basis for private decision-making regarding the nature and timing of land development and conservation activities.

Wasco County 2040 can be used in the following ways:

To ensure land use decisions are consistent with community vision and values.

Many land use reviews will require findings that demonstrate a proposed development or land division is consistent with the Comprehensive Plan. This requires an analysis that shows the Land Use and Development Ordinance rules and regulations have a clear nexus to the goals, policies, and implementation measures within the Comprehensive Plan.

The findings must demonstrate a proposed development is consistent with these elements, which represent the community vision and values for Wasco County.

To ensure land use decisions are consistent with state law

The Comprehensive Plan is intended to clearly show how Wasco County intends to achieve the Statewide Planning Goals and Guidelines. It also provides the framework for Goal work that takes place outside a development review, like with a zone change or modification to an inventory.

As the source for research, analysis and inventory for land use planning and resources in Wasco County

Wasco County 2040 consists of factually based inventories, policies, and data about Wasco County and land use and can be used as a resource during analysis, research, or evaluation. The Comprehensive Plan serves as the main foundation for resource protection, so that any changes to inventoried resources must result in an amendment to the Comprehensive Plan and potentially, the Comprehensive Plan and Zoning Map.

In addition to inventories, the Comprehensive Plan also serves as the repository for information like exception lands, revisions process, and the past, current, and projected status of different elements like demographics in Wasco County.

As a guide for rulemaking

The main vehicle for land use regulation in Wasco County, outside of the National Scenic Area, is the Wasco County Land Use and Development Ordinance (LUDO). State law requires the development code be consistent with the Comprehensive Plan which, in turn, must be consistent with state law.

When new regulations are proposed for the LUDO, staff should use the Comprehensive Plan as a primary guide to inform rules. This will ensure new regulations are consistent both with state law and the community vision and values for Wasco County.

How to Use:

Policies

1.1.1 Encourage involvement of citizens and property owners in the land use planning process.

Implementation for Policy 1.1.1:

- a. Direct notification of land use planning processes shall be provided to property owners, neighborhood groups, community organizations, and interest groups consistent with ORS 197.763, 215.060, 215.223, and 215.503. Furthermore, it is desirable to provide direct notification beyond these minimum standards when it would create greater citizen involvement. Wasco County will strive to do this whenever possibleⁱⁱⁱ.
- b. Provide for continuity of citizen participation in all phases of the planning processⁱⁱⁱ.
- c. Foster citizen involvement using a range of available media including mailings, emails, the website and social media, meetings, newspapers and radio.
- d. Present information used to reach decisions in a simple and straightforward manner to help citizens comprehend the issues. When relevant, use the best available data to support information.

Policy statement: A policy is a clear statement guiding a specific course of action or actions to achieve a desired goal. Policies are regulatory.

Implementation measures: Strategy statements guiding a specific course of actions to achieve the policy. These are regulatory and may be codified in the Land Use and Development Ordinance or as part of a Department policy or procedure.

ⁱ Wasco County promotes public participation in land use actions through direct notification, newspaper notices, and promotion of material on our website, in the office, and during our interactions with the public by phone, email or at the counter.

ⁱⁱ Wasco County engages key stakeholders through direct notification to impacted agencies and organizations for land use actions and plan development or amendment.

Findings: Findings are clarifying statements or references based on facts that support conclusions. In Wasco County 2040, findings are formatted as endnotes to make clear which policies or implementation measures they are supporting.

Appendix 1-B

CITIZEN INVOLVEMENT PROGRAM
WASCO COUNTY, OREGON

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HISTORY

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COUNTY CLERK

Active citizen participation is essential to an effective planning program. Without citizen involvement and knowledge of the planning process, plans are merely words and symbols on paper. Citizens are the key to land use planning in the county.

The history of citizen involvement may be traced to the inception of the Wasco County Planning Commission in the early 1950's. The formation of area advisory committees in 1968 and 1969 represented a major extension of the

Appendix: The appendix of each chapter includes vital resources like supporting facts, tables, inventories and other data that can be used in support of the Goals.

The most critical components of Wasco County 2040 for use in staff reports, plans, or research are the policies, implementation measures, findings and appendices. These four elements represent the foundation of the Wasco County Planning program.

As outlined above, they can be used for a variety of tasks or purposes. The policies and implementation measures have been numbered so that they can be cited in staff reports, plans or other documents.

To demonstrate a finding and conclusion are consistent with the Comprehensive Plan, as required by conditional use criteria in the Wasco County Land Use and Development Ordinance (LUDO), specific policies and implementation measures or findings of fact in the endnotes or appendices can be cited.

Similarly, the policies, implementation measures, findings and appendices can also be used to guide future rulemaking. When redrafting plans, including the LUDO, staff will want to ensure consistency and can demonstrate this by citing facts evidenced in Wasco County 2040.

Future Updates, Revising the Map and Inventories

It is the intent of the Wasco County Planning Department that Wasco County 2040 is updated in 20 years, or before 2040. However, there are instances when components of the plan may need to be updated sooner. This includes revising the databases, inventories, and re-evaluating the policies and implementation strategies.

State law changes could trigger the need for update, as well as significant economic, demographic, housing or agricultural practice changes. There may also be minor or major changes to several of the inventories, including Goal 5 resources.

The procedures for revisions to the Comprehensive Plan, including small amendments, are in Chapter 15. Many of the policies and implementation measures also include triggers or tasks for the next update. These should be maintained by the Wasco County Planning Department as a list of long range planning tasks.

Revisions to the inventories or the Zoning Map will require detailed analysis and a robust public processes. It's important to note that no changes can be made to the Comprehensive Plan and Zoning Map or inventories without a Comprehensive Plan Amendment.

Purpose Definitions of Map Classifications on the Comprehensive Plan Map

Forest – (Purpose): To provide for all commercial and multiple use forest activities compatible with sustained forest yield.

Municipal Watershed – (Purpose): To protect the domestic water supplies of The Dalles and Dufur.

Exclusive Farm Use (Orchard, Wheat, and Range, General Agriculture) – (Purpose): To sustain orchard lands as a viable portion of the local economy. To maintain wheat and other small grain farms as an element of the local economy. To preserve existing general agricultural uses, such as irrigated farm land and Christmas tree farming, as well as soils classes I-VI for present and future agricultural uses.

Forest-Farm – (Purpose): To provide for the continuation of forest and farm uses on soils which are predominantly class 7 and forest site classes 6 and 7; to preserve open space for forest uses (other than strictly commercial timber production) and for scenic value.

Rural Residential – (Purpose): To provide for residential, commercial, agricultural and other uses of a rural type and level which will not conflict with commercial agricultural operations on resource lands.

Industrial – (Purpose): To provide for industrial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.

Commercial – (Purpose): To provide for commercial uses outside Rural Service Centers which will not conflict with resource activities on resource lands and an exception to the Statewide Land Use Planning Goals is taken.



Rural Service Centers – (Purpose): To allow controlled development and growth to continue in existing rural unincorporated communities.

Future Growth Area – (Purpose): To recognize areas designated by the City of The Dalles Comprehensive Plan as future urbanizable lands and an exception to the Statewide Land Use Planning Goals is taken.

Urban Growth Areas – (Purpose): To identify those lands within established Urban Growth Boundaries which will provide for high density urban development and provision of urban services.

Reservation Lands – (Purpose): To identify those lands within the Confederated Tribes of Warm Springs Indian Reservation of Oregon. This area includes all land within the McQuinn Line.

Definitions on Existing Land Use Map(s)

These definitions are for the Comprehensive Plan Map rather than the Zoning Map and focus on the predominant land use on the property. Land use maps may be used for analysis or research purposes, but not to guide decisions about development. The Comprehensive Plan Map was adopted in 1983 to provide a strategic vision for future growth and based, by in large, on existing land use patterns.

The Comprehensive Zoning Map is used for development permitting and relates to Land Use and Development Ordinance. It is adopted by reference and available online using our GIS Web Map.

Urban Growth Boundary Areas (UGBA): Includes those lands within the adopted Urban Growth Boundaries of the cities of Antelope, Dufur, The Dalles, Maupin, and Mosier. Shaniko's City Limits match their Urban Growth Boundary, so there are no UGBAs.

Residential: Includes all residential uses, including multiple family dwellings and recreational subdivisions.

Commercial: Includes all commercial uses, whether retail, wholesale, service oriented or professional.

Industrial: This classification includes both light and heavy industrial uses.

Public: Includes all public and quasi-public uses, such as schools, fire and police stations, churches, parks, fairgrounds, and other recreation sites.

Agriculture: Includes all lands used for agricultural purposes: orchard lands, wheat and other dry land farming lands, open range and grazing land (other than commercial forest) and all other agricultural lands, such as those cultivated and used for irrigated farm-lands, Christmas tree growing or other minor farm uses.

Forestry: This designation includes all commercial forest land, both publicly and privately owned. Productivity is greater than 20 cubic feet per acre per year.

Indian Reservation: Includes all lands within the boundaries of the Confederated Tribes of Warm Springs Indian Reservation of Oregon.

Adopted by Reference

Plans

- The City of Antelope Comprehensive Plan
- The City of Antelope Land Use and Development Ordinance
- The City of The Dalles Comprehensive Plan
- The City of The Dalles Land Use and Development Ordinance
- The Dalles Transportation Systems Plan
- The City of Dufur Comprehensive Plan
- The City of Dufur Land Use and Development Ordinance
- The City of Maupin Comprehensive Plan
- The City of Maupin Land Use and Development Ordinance
- The City of Mosier Comprehensive Plan
- Wasco County Transportation Systems Plan
- The Wasco County Natural Hazards Mitigation Plan
- The Wasco County Community Wildfire Protection Plan
- North Wasco Parks and Recreation Master Plan

Maps

Prior to 1998, maps were printed and stored at the Planning Department. In the mid to late 1990s, Wasco County went through the extensive process to digitize all maps. The digital layers make up the suite of Comprehensive Plan Maps and Zoning Map. Modifications to these maps, once adopted by the Board of County Commissioners into the Comprehensive Plan, are made by the Wasco County GIS staff. The table below provides an overview that includes the layer name, function, dates of adoption and revisions, the source and whether or not the map is publicly available. A few maps are required to be confidential for resource protection. A few other maps have limits to what information is available online via the public webmap for resource protection.

Several Overlay Zones existed prior to the adoption of the 1983 Comprehensive Plans, as early as 1974, but were significantly different at that time. 1983 is the date when Wasco County adopted official inventories for many of the Goal 5 resources in correspondence with OZ maps. We have used the 1983 date below for several of those OZs that pre-existed adoption of the Comprehensive Plan including OZ-1, OZ-2, and OZ-3. OZ-4 and OZ-8 also existed, coupled with other resources, as division 4 (OZ-4). Revisions were made to these, as well as the addition of several other OZs, in 1985 with amendments to the Land Use and Development Ordinance.

This list constitutes the official Comprehensive Plan and Zoning Maps and are hereby adopted by reference.

INTRODUCTION

Layer Name	Layer Function	Date Adopted	Date Digitized	Revisions	Source	Publicly Available
Zoning*	Displays all zoning designations in Wasco County	See Zoning History	1997	See Zoning History	Wasco County	Yes
OZ 1	FEMA FIRM Overlay	1985	1996		FEMA	Yes
OZ 2	Geological Hazards Overlay	1983	1996	2003, 2012	DOGAMI	Yes
OZ 3	Airport Impact Overlay	No Map Has Been Adopted/No Public Airports				No
OZ 4	Historical, Cultural and Archaeological Inventory Overlay	1985	1998	2019	Wasco County	Limited
OZ 5	Mineral and Aggregate Overlay	1985	1997	2019	Wasco County	Limited
OZ 6	Reservoir Overlay Zone	2004	2004	2005	Wasco County	Yes
OZ 7	Natural Areas Overlay, including Wild & Scenic Rivers and Oregon Scenic Waterways	1985	2004		Oregon Heritage, NWSRS, DSL	Yes
OZ 8	Sensitive Wildlife Habitat Overlay	1985	1997	2020	ODFW	Yes
OZ 9	Big Muddy Limited Use Overlay	1997	1997		Wasco County	Yes
OZ 10	Badger Creek Limited Use Overlay	1999	1999		Wasco County	Yes
OZ 11	Pine Hollow Airport Overlay	2003	2003		Wasco County	Yes
OZ 12	Sensitive Bird Overlay	2004	2004	2005, 2020	ODFW	No
OZ 13	Pond Turtle Sensitive Area Overlay	2004	2004	2005	ODFW, USFS, Wasco County	No
OZ 14	Camp Morrow Limited Use Overlay	2006	2006		Wasco County	Yes
OZ 15	Military Airspace Overlay Zone	2022			Department of Defense	Yes
OZ 16	Destination Resort Map	2020	2020		Wasco County	Yes
State Wetland Inventory**	Shows riparian area and wetlands for Wasco County	2019	2019		State Department of Lands	Yes
Comprehensive Plan Map	Shows land use designations	1983	2009	2020	Wasco County	Yes

*Wasco County has had zoning maps in place since the 1950s. The modern map now used is a digital iteration of the Comprehensive Plan Zoning Map adopted in 1983. For more information about maps prior to 1983, please see Zoning History. Paper copies are archived at the Wasco County Planning Department.



***Wasco County previously used the National Wetland Inventory.*

Values and Vision

During the initial stages of developing a work plan for the Comprehensive Plan update, Wasco County was also engaged in a visioning, values, and mission project. This included a strategic vision, rebranding, and development of a County culture guide.

In 2017, staff engaged the community in developing a land use and planning vision and has mapped the feedback from the community to the Statewide Land Use Planning Goals. Results are shared on the next page.

These vision concepts served as the foundation for developing the Voluntary Periodic Review work plan and work tasks. Many also served as guiding principles for the research, analysis, and questions asked of the public. In some cases, these vision statements are also reflected in policies or implementation strategies.

The most frequently heard message from most of the public was the desire for data driven decision making, transparency, improved coordination, and increased education and outreach on relevant topics. Generally, there was a desire for flexibility in rules that reflect the diversity of landscapes and people within Wasco County.

Wasco County's Vision:

Pioneering Pathways to Prosperity

Wasco County's Mission:

Partner with our citizens to proactively meet their needs and create opportunities.

Wasco County's Culture:

100% Love (Living Our Values Everyday)

Wasco County's Core Values:

- Embody the 100% love culture
- Relationships are primary
- Do the right thing, even when no one is watching



These statements are from public and key stakeholder outreach during the visioning phase of Wasco County 2040 and provided a foundation to the work plan for Periodic Review. Feedback was obtained through exercises and discussion at public meetings, comments submitted online and via mail, interviews, and questionnaires.

Goal 1: Citizen Involvement

- Continued transparency and communication on land use cases, actions, and plan updates

Goal 2: Land Use Planning

- Updated and current plans are critical
- Less restrictions (some of this is related to the National Scenic Area, which is out of scope)
- Keep current restrictions to maintain current land use.
- More restrictions to limit development.

Goal 3: Agricultural Lands

- More flexibility of regulations/rules for diverse agricultural lands across Wasco County
- Focus on “common sense” and knowledge based approaches to development, including the availability of water, the size of land required related to type of crop or livestock, and development standards that “make sense” and retain rural character (setbacks, home sizes, alternative housing)
- Encourage or allow for agri-tourism in areas that are appropriate. Discourage from areas where there is high level of commercial agricultural traffic or would create potentially dangerous transportation conflicts.
- Valued added agriculture
- More restrictions on Outdoor Mass Gatherings

Goal 4: Forest Lands

- Encourage active forest management
- Encourage forestry operations
- More restrictions on Outdoor Mass Gatherings

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

- Encourage oak habitat conservation
- Preserve natural resources

Goal 6: Air, Water and Land Resources Quality

- Active water resource management
- Reduce impact to water rights by discouraging certain high water demand types of development
- Allow new uses, like residential, only in areas that have available water

Goal 7: Areas Subject to Natural Disasters and Hazards

- Make sure all references are up to date.

Goal 8: Recreation

- Opportunities for private and public recreation should be supported by land use planning.

Goal 9: Economic Development

- More jobs, better paying jobs, a diversity of jobs.
- Land use planning can support job creation through flexibility/innovation.
- Encourage technology networks (broadband, etc.)
- Support home occupations and make rules easier and more transparent.

Goal 10: Housing

- Explore potential for transfer of development rights (TDRs) between farm lands and areas that are residential (including potential areas that were historically platted like Boyd)
- Keep rural character and density of housing
- Explore potential for alternative housing types

Goal 11: Public Facilities and Services

- Explore potential for new South County school outside of Maupin UGB.
- Better access to medical facilities
- Encourage and support continued development of broadband/high speed internet. This is particularly critical for South County.

Goal 12: Transportation

- Better signage or facilities for shared roadways.
- More support for roads, including maintenance. Don't increase capacity without means to support maintenance (tourism and recreation, commercial agriculture)
- More notice for events happening on public right of ways.

Goal 13: Energy

- Incentives for residential/noncommercial alternative energy.
- Update LUDO for commercial solar to make rules more transparent.

Goal 14: Urbanization

- Updated Joint Management Agreements with Wasco County and the Cities to ensure full development potential, including in the UGAs.

Some of these statements were contradictory, providing opportunities to have broader discussions about how to achieve varied goals. In combination with priorities identified by stakeholders, these vision statements were used to craft the work plan for Wasco County 2040 and served as guiding principles for developing policy and implementation strategies.

Definitions

Accessory dwelling unit (ADU): a dwelling secondary and subordinate to the primary dwelling on a property.

Agricultural Land (Per OAR 660-033-030(1)(a)): Lands classified by the US Natural Resource Conservation Service (US NRCS) as predominantly Class I-IV in Eastern Oregon; land in other soil classes that is suitable for farm use as defined in ORS 215.203 taking into consideration soil fertility; suitability for grazing; climatic conditions; existing and future availability of water for farm irrigation purposes; existing land use patterns; technological and energy inputs required; and accepted farming practices; land that is necessary to permit farm practices to be undertaken on adjacent or nearby agricultural lands; and land in capability classes other than I -VI that is adjacent to or intermingled with lands in capability classes I - VI within a farm unit shall be inventoried as agricultural lands even though this land may not be cropped or grazed. Agricultural land does not include land within acknowledged urban growth boundaries or land within acknowledged exception areas for Goal 3 or 4.

Agri-tourism: The general definition is an activity that generates supplemental income for working farms and ranches by connecting their resources and products with visitors. For the purposes of land use in Oregon, agri-tourism refers to activities and uses that are related to and supportive of agriculture. This is described by ORS 215.283 (4) and permitted according to OAR 660-033.

Best management practices (BMP): a preferred set of methods or practices for accomplishing a given task, which, when followed, will accomplish the task with a desired outcome. Wasco County Soil and Water Conservation District has a specific set of BMPs for conservation plans for agricultural properties.

Biodiversity/biological diversity: the variety of living organisms within and between species, communities and ecosystems in a given area.

Citizen Advisory Group (CAG): a nine member volunteer body representing citizens from designated areas throughout the county that are outside of incorporated city boundaries, the main task of the CAG is to engage with members of the public to help inform policy and implementation. In Wasco County, Planning Commissioners have served as CAG members for over 20 years.

Citizen Involvement Program: A requirement of Statewide Planning Goal 1 (OAR 660-015-0000(1)), the citizen involvement program must clearly define the procedures by which the general public will be involved in the on-going land use planning process. Goal 1 lays out further requirements and criteria. Wasco County's CIP is included in the Chapter 1 Appendix.

Commercial: The use of land or structures for a business activity engaged primarily in the sale of goods or services.

Commercial in conjunction with farm use: OAR 660-033-0120 and ORS 215.283 identify that commercial uses in conjunction with farm use can be permitted in Exclusive Farm Use zones.

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



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

Conditional use/conditional use permit (CUP): The process by which the County may approve a proposed use for a particular property if the use meets criteria concerning compatibility with neighboring properties and with the purpose of the zone.

Conservation: Limiting or minimizing the use or depletion of natural resources, including such things as land, energy, water, wildlife habitat.

Defensible space: As used in Wasco County 2040 and the Wasco County Land Use and Development Ordinance (LUDO), defensible space refers to an area around a building in which vegetation, debris, and other types of combustible fuels have been treated, cleared, or reduced to slow the spread of fire to and from the building. This definition comes from FEMA.

Density bonus: An incentive used to encourage certain types of development goals, it typically provides an increase in allowed dwelling units per property, floor area ratio (FAR) or height in exchange for meeting certain public policy goals like affordable housing or sustainable development.

Ecosystem: The physical and biological components and processes occurring in a given area, which interact to create dynamic equilibrium.

Overlay Zone (OZ): In Wasco County, an Overlay Zone is an overlay zone establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. In Wasco County, OZs serve to protect Goal 5 resources, mitigate risks from natural hazards, and set additional rules and criteria for several exception areas.

ESEE Analysis: ESEE Analysis are a required part of the process of planning for natural resources under Statewide Planning Goal 5, in which the County analyzes the Environmental, Social, Economic and Energy (ESEE) consequences of prohibiting, limiting, or allowing uses that would conflict with protection of a specified Goal 5 resource – for certain resource categories, the local government has the option of forgoing the ESEE analysis and adopting generalized provisions developed by the state.

Exception: see goal exception

Exclusive Farm Use (EFU): The general zoning category for agricultural lands as identified by OAR 660-033.

Federal Emergency Management Agency (FEMA): The agency that produced the floodplain maps and promulgated the floodplain regulations which Wasco County has incorporated into the Land Use and Development Ordinance.

Finding: A fact, determination or reason, based on existing information, which, by itself or in conjunction with other findings, leads to a particular conclusion or course of action.

Fire Safety Standards: A set of standards for new developments in Wasco County to reduce fire risk and mitigate fire damage. The fire safety standards are detailed in Chapter 10 of the Wasco County LUDO and discussed in the Community Wildfire Protection Plan (CWPP).

Goal: A desired condition or circumstance toward which the planning effort is directed; a “destination” that is by nature generalized; used to give policy direction and indicate intention.

Goal Exception: A land use process through which a local jurisdiction justifies, based on factual evidence, that a policy embodied in a particular statewide planning goal should not apply to a particular property or set of properties. A common example is demonstrating that land developed in small-lot residential outside urban growth boundaries (UGBs) should not be subject to Goals 3 and 4, which generally require land outside UGBs to be zoned for farm or forest use.

Groundwater: Water that sinks into the soil and either moves toward a surfacing location (e.g., a spring or a stream), or is stored in slowly flowing and slowly renewed underground reservoirs called aquifers.

Habitat: A place that provides seasonal or year-round food, water, shelter, and necessities for an organism, community, or population of plants and animals.

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

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

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

Industrial: The use of land or structures to treat, process, manufacture, or store materials or products.

Mitigation: Reducing the impact of an event or activity, or reducing the potential of an event occurring for example: planting a hedge could mitigate the visual impact of an industrial use, installing an engineered retaining wall when excavating on a steep slope could mitigate the risk of landslide.

Mobile Home:

- a. A residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962.
- b. A mobile house, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.



c. A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction.

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

Natural Hazard: Natural events or processes that can harm people, property and/or environmental quality. Both the risk of natural hazards occurring and the potential for an occurrence to cause harm are affected by human land use activities.

Non-farm uses: ORS 215.283 identifies non-farm uses that may be permitted in EFU zones, including non-farm dwellings and divisions. These are uses or activities that are not related to agriculture.

Nonpoint source pollutant: Any source of pollution that does not result from a discharge at a specific, single location or point source (such as a pipe) but generally is distributed by runoff, precipitation, groundwater flow, or atmospheric deposition.

Open Space: Consists of lands used for agricultural or forest uses, and any land area that, if preserved and continued in its present use, would achieve the following: conserve and enhance natural or scenic resources, protect air or streams or water supply, promote conservation of soils, wetlands, or other natural functions, enhance the value to the public of parks, forests, wildlife preserves, natural areas or sanctuaries or other open space, conserve landscaped areas such as public or private golf courses that reduce air pollution and enhance the value of abutting or neighboring property, or promote orderly urban development

OAR: Oregon Administrative Rules.

ORS: Oregon Revised Statutes.

Periodic Review: A cooperative Comprehensive Plan update process with a prescribed process and three year time frame. Periodic review is governed by the rules in OAR 660-025.

Policy: A course of action or statement of priority selected from among alternatives, and in light of given conditions and findings, to guide and influence present and future decisions.

Pollution: The addition to water, air, or soil of matter or energy that has a negative or injurious impact to human, plant, or animal life.

Post-Acknowledgement Plan Amendment (PAPA): An amendment to the Comprehensive Plan adopted subsequent to LCDC's acknowledgment of the County's Comprehensive Plan.

Primary Structure: A structure containing or relating to the primary use of a property; for example, in a residential zone, a dwelling would be a primary structure; in an industrial zone, a warehouse or factory would be a primary structure – distinguished from "accessory structure".

Restoration: The process of accurately recovering the form and details of a property and its setting as they appeared at a particular historic period by means of the removal of later works or the replacement of missing earlier work.

Riparian area: The zone of interaction between a waterbody and the adjacent land in which processes on land affect the waterbody and vice-versa examples of these interactions include but are not limited to: erosion of land causing sedimentation in the waterbody; the moderating effect of the waterbody on adjacent soil and air temperature; vegetation on the land shading the waterbody and thereby maintaining cooler water temperatures; water and land combining to form highly valuable habitat for numerous wildlife species.

Rural Fire Protection District (RFPD): ORS 478 defines the components of an RFPD, which is an unincorporated community fire district organized for the purposes of fighting wildland or structural fire. Many RFPDs in Wasco County are volunteer staffed.

Rural Service Center (or Area): An unincorporated community consisting primarily of commercial or industrial uses providing goods and services to the surrounding rural area or to persons traveling through the area, but which also includes some permanent residential dwellings (OAR 660-022-0010 (8)). In Wasco County, these were identified by the committed lands exception process with the original 1983 Comprehensive Plan adoption.

Safe Harbor: An optional course of action for satisfying Goal 5 process requirements to identify and protect Goal 5 resources, usually involving a more simplified process such as applying standard setback requirements or determining significance based on existing listings, mapping, or other documentation of significance.

Setback: A prescribed distance from a property line, structure, or resource that a structure must meet. Setbacks are utilized for reasons of public safety, privacy, environmental protection, and to mitigate conflicting uses.

Short Term Rentals (STR): Short term rentals are commercial in nature and are typically defined as housing units that are rented or leased for less than 30 days. STRs are typically advertised through private, web based businesses including but not limited to Airbnb, VRBO, HomeToGo, LUXbnb, CouchSurfing, HomeAway, and VaCasa.

Statewide Planning Goals: Goals that express the state's policies on land use and related topics, such as natural resources – local comprehensive plans must be consistent with the statewide planning goals.

Transfer Development Rights (TDR): general concept that can be implemented in a variety of ways, all of which result in relocating development rights away from one area and increasing the development rights (i.e., density) in another area often used to reduce development pressure on sensitive sites and correspondingly increase development opportunities on well-suited sites, thereby protecting sensitive sites while keeping the overall density unchanged

Urban Growth Boundary: For each incorporated city, a boundary established to define the land area needed to accommodate 20 years of growth of the city the location of the UGB is agreed to by the affected city and county; only lands within the UGB are potentially eligible for annexation to the city.

Urban Growth Boundary Areas: Includes those lands within the adopted Urban Growth Boundaries of the cities of Antelope, Dufur, The Dalles, Maupin, and Mosier.

Value Added Agriculture: Mid-Columbia Economic Development District (MCEDD) defines value added agriculture as manufacturing, like food processing or fermentation sciences, that enhances the value of an agricultural product through industrial production. This conforms with the USDA definition.

Water Rights: A right to use the publicly owned waters of the State of Oregon, granted by the Oregon Water Resources Department: all water, whether surface water or groundwater, is publicly owned; to use water, the user must apply for a water right, obtain a permit to use the water, begin use of the water, and then have a water rights examiner report on how and where the water is being used; if the water has been used according to the provisions of the permit, a water right certificate is issued based upon the report findings – certain uses are exempt from needing a water right, such as domestic wells not exceeding a certain usage.

Waiver of Remonstrance: Also called a non-remonstrance agreement, it is a written agreement between a property owner and the County to waive the right of an owner to file a remonstrance in the case of local infrastructure improvements.

Wetland: Land areas where excess water is the dominant factor determining the nature of soil development and the types of plant and animal communities living at the soil surface. Wetland soils retain sufficient moisture to support aquatic or semi aquatic plant life. In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet. The areas below wetlands are submerged lands.

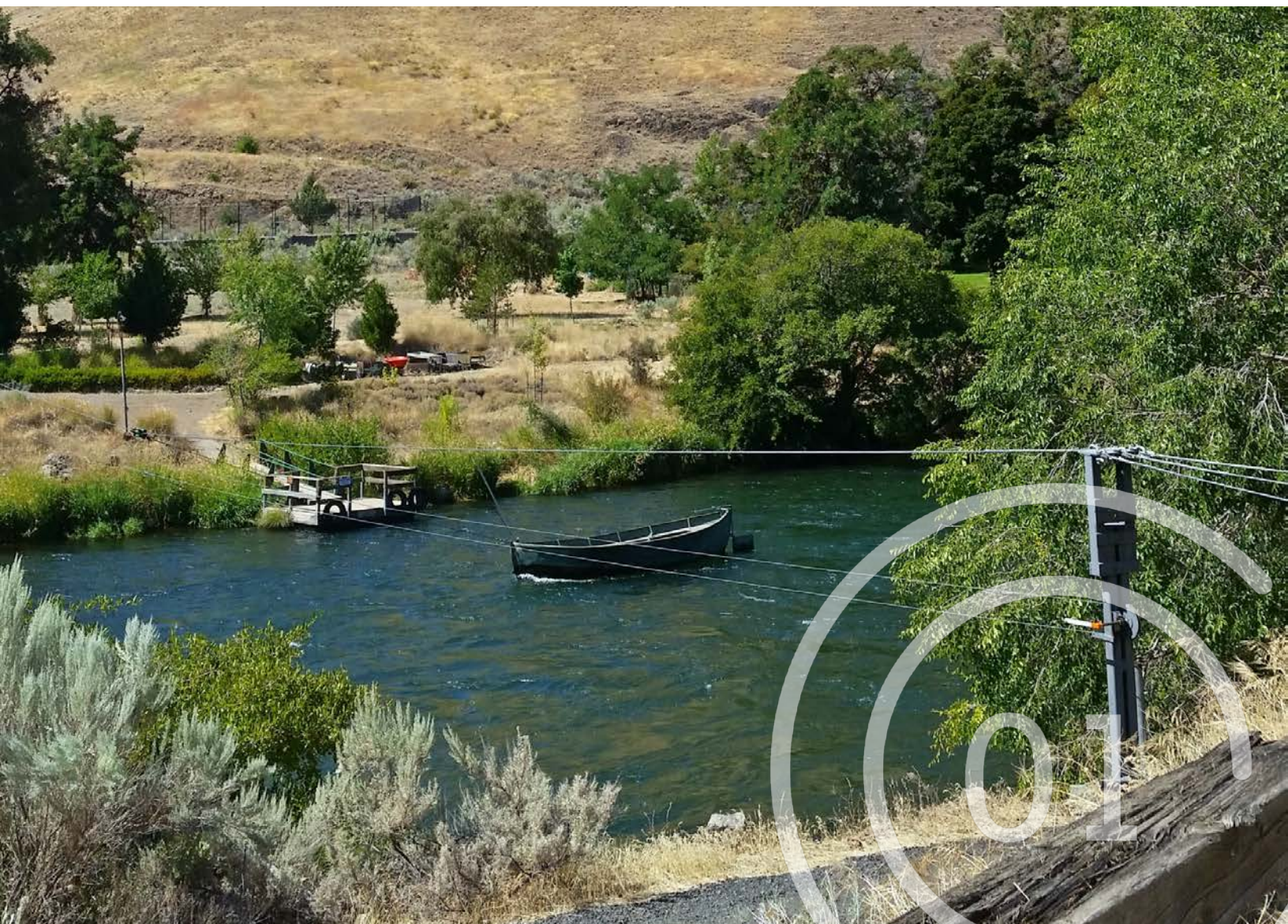
Zone: A governmental designation applied to land, defining the uses that are allowed and not allowed, and typically containing standards for the uses and subdivision of the land.





2040 COMPREHENSIVE PLAN

Goal 1:
Citizen Involvement



Goal 1:

Citizen Involvement

Overview

Citizen involvement is a critical component of effective land use planning, and Goal 1 for the Statewide Land Use Planning Goals. From the make-up of the Planning Commission to notifications of proposed development, Wasco County encourages the involvement of all property owners and residents in our land use planning decisions.

Historical Perspective

Citizen involvement has been part of land use planning in Wasco County since inception of the Wasco County Planning Commission in the early 1950's. Formation of area advisory committees in 1968/1969 represented a major extension of the continuing citizen involvement policies of the Wasco County Court.

On December 27, 1973, a formal citizen involvement program was adopted by the County Court (now Board of County Commissioners). Provisions of this program included the formation of seven advisory committees, a Director's advisory list, and a number of methods of information distribution. A Committee for Citizen Involvement was added on November 5, 1975.

In early 1977, changes in staff personnel prompted the reformation of the Comprehensive Plan from sixteen planning units into five planning units, known as the Western, Eastern, Central, Southern, and The Dalles Urban units. To accommodate this shift in planning units from sixteen to five, new citizen advisory committees were organized.

Plans for the Western, Eastern, Central and Southern units were adopted by the County Court in January of 1980 and taken to the Land Conservation and Development Commission (LCDC) for acknowledgment. Due to an excess of repetitive information and the difficulties presented in correlating, reviewing and utilizing four separate county plans, it was decided, based on comments and suggestions from LCDC staff and reviewing agencies, to combine the four plans into one Comprehensive Plan.

From adoption until Periodic Review (2017-2020), the Comprehensive Plan only had minor, subject specific edits prompting, staff, leadership and community members to request a full review and update to adopt a new 20 year vision.



Statewide Planning Goal 1

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land use planning process.

**Excerpt from
OAR 660-015-0000(1)**

Cross-Reference

Additional policies related to this goal:
Goal 2 Land Use Planning

Wasco County Goal

Citizen Involvement

To ensure opportunities for citizens to be involved in the development of public policies and all phases of the planning process.



The Wasco County Planning Commission listening to testimony about the Comprehensive Plan update (4/11/2017)

Policies

1.1.1 Encourage involvement of citizens and property owners in the land use planning process.

Implementation for Policy 1.1.1:

- a) Direct notification of land use planning processes shall be provided to property owners, neighborhood groups, community organizations, and interest groups consistent with ORS 197.763, 215.060, 215.223, and 215.503. Furthermore, it is desirable to provide direct notification beyond these minimum standards when it would create greater citizen involvement. Wasco County will strive to do this whenever possibleⁱⁱⁱ.
- b) Provide for continuity of citizen participation in all phases of the planning processⁱⁱⁱ.
- c) Foster citizen involvement using a range of available media including mailings, emails, the website and social media, meetings, newspapers and radio.
- d) Present information used to reach decisions in a simple and straightforward manner to help citizens comprehend the issues. When relevant, use the best available data to support information.

1.1.2 The Wasco County Planning Commission shall be the officially recognized Citizen Advisory Group (CAG)^{iv}.

Implementation for Policy 1.1.2:

- a) The Citizen Advisory Group has a separate charter, Chair and Vice-Chair to conduct meetings (Appendix 1-A).
- b) The Citizen Advisory Group is a recommending body only.
- c) The Citizen Advisory Group is a consensus oriented group.
- d) Pursuant to ORS 215.030, members of the Planning Commission shall be residents of the various geographic areas of the county, and shall represent a cross section of backgrounds and vocations. No more than two voting members shall be principally engaged in the buying, selling or developing of real estate for profit, as individuals, or be members of any partnership or officers or employees of any corporation that is principally engaged in the buying, selling or developing of real estate for profit. No more than two voting members shall be engaged in the same kind of occupation, business, trade or profession.

1.1.3 Where deemed appropriate, the Board of County Commissioners shall establish additional citizen advisory groups for specific planning topics and tasks^v.

Implementation for Policy 1.1.3:

- a) Citizen advisory group members shall be a cross section of affected citizens, groups and agency representatives.
- b) Citizen advisory group members shall be appointed by the Board of County Commissioners for a term that concludes with the specific planning topic or task.
- c) The primary task of a citizen advisory group will be to assist planning staff in generating recommendations for amendments to the Wasco County Comprehensive Plan or Land Use and Development Ordinance.
- d) Adequate funding for established citizen advisory groups shall be allocated on an annual basis through the county budget process.

ⁱ Wasco County promotes public participation in land use actions through direct notification, newspaper notices, and promotion of material on our website, in the office, and during our interactions with the public by phone, email or at the counter.

ⁱⁱ Wasco County engages key stakeholders through direct notification to impacted agencies and organizations for land use actions and plan development or amendment.

ⁱⁱⁱ Wasco County Planning Department staff participates in numerous regional planning processes to help ensure consistency with the land use plans and further promote the land use program.

^{iv} Wasco County established 16 Citizen Advisory Committees (CAC's) in 1973. Changes to planning units reduced this number to five in 1977. In response to revisions in the Comprehensive Plan when adopted, the planning program was consolidated to one Planning Commission and Citizen Advisory Group (CAG). The Planning Commission has functioned as the CAG for over twenty years, and notified DLCD of this change in 2010.

^v In the past, the Board of County Commissioners established specific Citizen Advisory Groups or committees to work on issues related to land use planning.

References

Oregon. Department of Land Conservation and Development. Goal 1: Citizen Involvement. Oregon's Statewide Planning Goals and Guidelines.

Wasco County Citizen Involvement Program (Appendix 1-A)

Wasco County Planning Commission Wasco 2040 Citizen Advisory Group Charter

Project Background

The Wasco County Comprehensive Plan Update, Wasco County 2040, is a multi-year project to review and update the Wasco County Planning Department's long range vision document.

Mission of the Citizen Advisory Group (CAG)

The mission of the Wasco County 2040 CAG is to represent the citizens of Wasco County during the Comprehensive Plan update process, and engage them while identifying critical past, current, and future issues and recommended solutions.

Scope of the CAG

The CAG is charged with focus on the Voluntary Periodic Review update of Wasco County 2040. Specifically, the CAG is responsible for providing feedback on work products prepared by the Wasco County Planning Department and as reviewed and approved by the Oregon Department of Land Conservation and Development (DLCD).

Duration and Number/Frequency of Meetings

The CAG will meet monthly during the prescheduled Planning Commission hearing time, unless notified otherwise. Additional meetings, including workshops and open house style meetings, may be scheduled during the public outreach portions of the project. Individual members may be asked to attend in support of their representative geographical area or stakeholders.

Organization and Facilitation

Members of the Planning Commission serve as the CAG. In order to keep Wasco County 2040 work separate from current planning activities and hearings, the CAG has a separately appointed chair and vice chair. The chair will facilitate the meetings with administrative support from the Wasco County Planning Department Staff.

Decision Making Process

The CAG will work by consensus decision making. The goal is not a formal vote on the items to be considered, but the creation of a well-thought out and documented list of policy and implementations to be added to the Wasco County 2040 plan. All suggestions will be considered and carefully vetted by the CAG. The results of the committee's work will be presented by Staff, in final draft document form, to the Planning Commission during a formal legislative hearing process, which will, upon approval by the Planning Commission, be reviewed by the Wasco County Board of Commissioners. All work is then reviewed by DLCD, and the final document will be reviewed and acknowledged by Land Conservation and Development Commission.

Ground Rules

- Listen carefully and speak honestly
- Respect the views of others
- Keep an open mind
- Critique issues, not people or organizations
- Allow everyone to speak without dominating the conversation
- Take responsibility for the success of the meeting
- Listen and weigh both individual and community concerns
- Do not include personal land use interests in discussions or decision making

Membership

The CAG is comprised of Wasco County Planning Commission members. All members are volunteers who are recommended by the Planning Commission Review Committee and approved by the Board of Commissioners.

The CAG shall encourage the participation of citizens representing a broad cross-section of the population by: encouraging a diverse geographic and vocational cross section of citizen members, supporting the Wasco County Planning Staff to provide clear and concise notice of opportunities for citizen involvement, supporting the Wasco County Planning Staff to encourage open attendance and participation by all people at workshops, open houses, and other Wasco 2040 functions.

Roles and Responsibilities of Members

- **Attend all meetings.** Attend all meetings and other related public activities. Advise Planning Department Staff in advance of meeting absences.
- **Come prepared to work.** Review all agendas and meeting information in advance of the meeting and be ready to discuss.

GOAL 1: CITIZEN INVOLVEMENT

- **Represent your community.** Assist Planning Staff in identifying and informing community stakeholders regarding the project and strategize outreach solutions that work for those stakeholders. Provide Staff with contact information for key stakeholders. Keep community and stakeholders informed on project issues and activities. When discussing issues, options, and voting, do so in a manner that reflects the position of the community and stakeholders and avoids personal interest or bias.

Documentation

Documentation of meetings and materials are maintained by the Wasco County Planning Department.



CITIZEN INVOLVEMENT PROGRAM
WASCO COUNTY, OREGON

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THE CLERK, OR.

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HISTORY

SUE A. PROFFITT
COUNTY CLERK

Active citizen participation is essential to an effective planning program. Without citizen involvement and knowledge of the planning process, plans are merely words and symbols on paper. Citizens are the key to land use planning in the county.

The history of citizen involvement may be traced to the inception of the Wasco County Planning Commission in the early 1950's. The formation of area advisory committees in 1968 and 1969 represented a major extension of the continuing citizen involvement policies of the Wasco County Court.

On December 27, 1973, a formal citizen involvement program was adopted by the Court. Provisions of this program included the formation of seven advisory committees, a Director's advisory list, and a number of methods of information distribution. Citizen involvement procedures were also listed for the six cities in Wasco County. A Committee for Citizen Involvement was added on November 5, 1975.

In early 1977, changes in staff personnel prompted the reformation of the Comprehensive Plan from sixteen planning units into five planning units, known as the Western, Eastern, Central, Southern, and The Dalles Urban units. To accommodate this shift in planning units from sixteen to five, new citizen advisory committees were organized. The new committees consisted of the same citizens involved previously.



Plans for the Western, Eastern, Central and Southern units were adopted by the County Court in January of 1980 and taken to the Land Conservation and Development Commission for acknowledgment. Due to an excess of repetitive information and the difficulties presented in correlating, reviewing and utilizing four separate county plans, it was decided, based on comments and suggestions from the Land Conservation and Development Commission staff and reviewing agencies, that they would be combined into one Comprehensive Plan. The Dalles Urban Plan remains as the Plan for the City of The Dalles and surrounding urban area. The county-wide approach to planning will continue to allow active citizen participation by maintaining the planning areas in connection with the citizen involvement program.

The purpose of this document is to adopt a new citizen involvement program to reflect recent changes. The intent is to get a renewed commitment by the people of Wasco County to the land use planning program.

THE PROGRAM (Communication)

It is the desire of the Wasco County Court to provide for active citizen participation and to assure effective two-way communication with citizens of Wasco County in the development of comprehensive planning within Wasco County. It is, therefore, determined that the Wasco County Planning Office shall be responsible for implementation of the following activities and programs.

CITIZEN ADVISORY GROUPS (Citizen Influence)

The purpose of the Citizen Advisory Group is to give plan and policy recommendations to the County Planning Office

staff and Planning Commission. Each group is organized to advise on their respective area, and encouraged to be involved in all phases of the planning process. They are the "heart" of the citizen involvement program. These Citizen Advisory Group meetings will provide a forum for agency personnel, local officials, and all interested citizens to discuss and resolve conflicts on the comprehensive plans.

The four advisory committees will be organized as follows:

Western Area Citizen Advisory Committee, Eastern Area Citizen Advisory Committee, Central Area Citizen Advisory Committee, Southern Area Citizen Advisory Committee.

There will be no formal membership appointments beyond the Chairman, Vice-Chairman and Secretary. These formal appointments are needed for contact people that the Planning Department can depend on for setting meeting dates and contacting interested individuals in the area for advice on Planning Commission actions.

Again, the main purpose of the Citizen Advisory Groups is to aid in plan and policy formation.

TECHNICAL INFORMATION (Methods to Involve Citizens)

Technical information will be presented and made available in an understandable form. Notices of Citizen Advisory Group meetings will be posted in the local post offices, libraries, and other public places within the affected areas. The local newspapers and radio stations will also be asked to broadcast meeting notices.

GOAL 1: CITIZEN INVOLVEMENT

FEEDBACK MECHANISMS

Recommendations resulting from the Citizen Involvement program will be retained and made available to the public. The rationale used in making land use policy decisions will be available in the form of written records.

FINANCIAL SUPPORT

This citizen involvement program is in part supported financially by the State Land Conservation and Development Commission for Fiscal Year 1980-81.

The Citizen Advisory Group for the Rural Planning Areas will meet as staff requests to review comprehensive plan data and make policy recommendations. Individual Citizen Advisory Groups may schedule special meetings to review proposed Planning Commission actions and Board of Adjustment actions such as re-zones, variances, subdivisions, etc.

AGENCY INVOLVEMENT

The purpose of the agency involvement program is to assure adequate participation in the comprehensive planning process. All agencies will be involved to the extent necessary to coordinate individual plans and programs. Agency personnel are invited to all Citizen Advisory Group meetings for input into the planning process. Agencies will also be asked for technical data for the plan document by the Wasco County Planning Office.

It should also be understood by all Federal and State agencies as well as other local special purpose districts that their planning for future development should be coordinated with the County Planning Department.

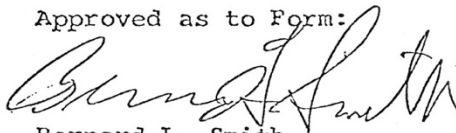


COMMITTEE FOR CITIZEN INVOLVEMENT

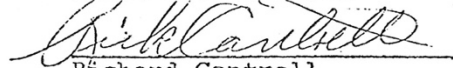
The committee for Citizen Involvement will be composed of the Chairman and Vice-Chairman of the four Citizen Advisory Groups. They will evaluate the effectiveness of Citizen Involvement and suggest ways to gain added citizen participation, evaluate the adequacy of agency involvement, and make any suggestions for improvement in citizen or agency involvement.

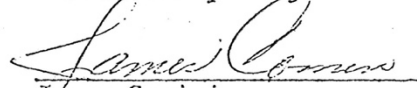
Adopted this day of April 22, 1981, by the
Wasco County Court.

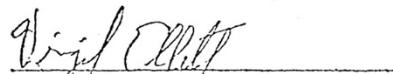
Approved as to Form:


Bernard L. Smith
District Attorney

WASCO COUNTY COURT


Richard Cantrell
Wasco County Judge


James Comini
County Commissioner


Virgil Ellett
County Commissioner



GOAL 1: CITIZEN INVOLVEMENT

CITIZEN ADVISORY GROUP OFFICERS

Western	Chairman: Grant Wilson	478-3437
	Vice-Chairman: Bill Reeves	478-3368
Eastern	Chairman: George Fax	296-6941
	Vice-Chairman: George Hood	467-2532
Central	Chairman: Ray Webb	328-6229
	Vice-Chairman: Gene Reynolds	483-2239
Southern	Chairman: Don Gomes, Jr.	489-3319
	Vice-Chairman: Margaret Hill	489-3263





2040 COMPREHENSIVE PLAN

Goal 2:
Land Use Planning

02

Goal 2:

Land Use Planning

Overview

This chapter establishes the overall framework for the development and implementation of plans and policies for land use within the county.

Statewide planning guidelines require each county to establish a land use planning process that is based on current issues, factual information and evaluation of alternatives. The policies in this chapter assure that the County's land use policies are current, fact-based, and responsive to change. They respond to the need for coordination between the cities and the county and provide for full public access to plan documents and the information upon which land use decisions are based

From top: Planning Director Angie Brewer talks to community members about proposed OZ-8 updates with ODFW (2020), Dufur Wasco County 2040 meeting (2020), Long Range Planner Kelly Howsley Glover presents to community in Petersburg (2017)



Statewide Planning

Goal 2

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.

City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268.

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents.

The plans, supporting documents and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

Excerpt from OAR 660-015-0000(2)

Cross Reference:

Additional policies related to this goal:
Goal 1 Citizen Participation

Planning Commissioners Vicki Ashley and Mike Davis listen to Community Planning Assistance for Wildfire Presentation in 2018.

Wasco County Goal

Land Use Planning

To maintain a transparent land use planning process in which decisions are based on factual information.



Policies

2.1.1 Citizen involvement shall be an integral part of the planning process and shall be accomplished through the County's Citizen Involvement Programⁱ.

Implementation for Policy 2.1.1:

- a) The Citizen Involvement Program shall be maintained and updated periodically by the Wasco County Planning Department.
- b) The Citizen Involvement Program shall abide by the policies as set forth in Goal 1, Citizen Involvement.
- c) Copies of the Comprehensive Plan will be available for review at the Wasco County Planning Department and on the Wasco County's websiteⁱⁱ.

2.1.2 Comprehensive plans and implementing ordinances shall be consistent with the statewide goals and guidelines as well as the needs and desires of citizens in the Countyⁱⁱⁱ.

Implementation for Policy 2.1.2:

- a) The Comprehensive Plan shall include all elements identified by the Land Conservation and Development Commission which are applicable to the County.
- b) Inventories and other forms of data used in the development of the Comprehensive Plan shall be the most factual and current data available, to the extent practicable.
- c) The Comprehensive Plan shall be coordinated with all other plans and programs affected by, or having effect on, land use within the County^{iv}.
- d) All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan.

2.1.3 The Comprehensive Plan shall be reviewed periodically for necessary revisions to keep pace with changes in the physical, environmental, social and economic character of the County.

Implementation for Policy 2.1.3:

- a) County Planning staff shall conduct periodic reviews and evaluations of the Comprehensive Plan.
- b) Plan review and amendment shall take place whenever significant changes in the social, economic, physical, or environmental character of the County are evident.
- c) Plan review, evaluation, and amendment shall be carried out utilizing the revisions process as set forth in the Comprehensive Plan.

2.1.4 Increase public awareness of the planning process and plan implementation^v.**Implementation for Policy 2.1.4:**

- a. Federal, State, County and City agencies should cooperate to simplify, combine and expedite permit applications. Staff shall work with partner agencies and organizations to ensure timely coordination.
- b. Allow for local public input into the planning process through Goal 1 policies and implementation.
- c. Hearing notice procedures shall be included in the Wasco County Land Use and Development Ordinance.

2.1.5 Offer incentives for land use planning actions that meet Wasco County 2040 goals and objectives^{vi}.**Implementation for Policy 2.1.5:**

- a. Free or low cost pre application conferences should be encouraged for complex projects that do not require a written report.
- b. Develop incentive programs, including fee reductions and expedited permitting, for applications that meet specific goals. Examples could include: defensible space, resource protections, and/or energy conservation.
- c. Where applicable, transfer development rights, density bonuses, and setback variances should be implemented to support development, growth, and preservation of resources consistent with Wasco County 2040 goals.

ⁱ The Wasco County Citizen Involvement Plan is in Appendix 1-B of Chapter 1.

ⁱⁱ Comprehensive Plans are required to be filed in a public office or other location easily accessible to the public. OAR 660-015-0000(2)

ⁱⁱⁱ Land use plans are required to be adopted by the governing body after public hearings and shall be reviewed and revised on a periodic cycle to take into account changing public policies and circumstances. OAR 660-015-0000(2)

^{iv} The County's Comprehensive Plan, all affected city plans, and agreements established between the County and the cities must all be consistent with one another. OAR 660-015-0000(2)

^v Access to public records gives County citizens, staff, and public officials the ability to better understand the basis for policy direction and decisions.

^{vi} During Periodic Review, staff and the CAG discussed with members of the public possible land use planning incentives. The general consensus favored reduced fees and more education/assistance.



References

Oregon. Department of Land Conservation and Development. Goal 2: Land Use Planning. Oregon's Statewide Planning Goals and Guidelines.

2040 COMPREHENSIVE PLAN

Goal 3:
Agricultural Lands



Goal 3:

Agricultural Lands

Overview

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

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

Oregon Revised Statutes 215.243 defines the Oregon Agricultural land use policy

The Legislative Assembly finds and declares that:

1. Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.
2. The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.
3. Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.
4. Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones. [1973 c.503 §1]

Historical Perspective

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

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

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

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

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

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

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

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

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

Statewide Planning

Goal 3

To preserve and maintain agricultural lands.

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

Excerpt from OAR 660-015-0000(3)

Cross Reference

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

Wasco County Goal

Agricultural Lands

**To preserve and maintain
agricultural lands.**



Policies

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

Implementation for Policy 3.1.1:

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

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

Implementation for Policy 3.1.2:

- a. Conversion of rural agricultural land to urban land and shall be in accordance with Goal 14, Policy 1, A-E and the statewide land use planning program, which typically requires an exception to Goal 3iv.
- b. Extension of services, such as water supplies, shall be appropriate for proposed urban use.
- c. Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller acreage tracts in farm use zones.
- d. Encourage the development of conservation plans utilizing Best Management Practices (BMP's) as developed by Wasco County Soil and Water Conservation Districts as defined by its standards and specifications.
- e. The opportunity for review and comment shall be provided for citizen groups in the development of plans for the location of utilities such as power line and highways which may adversely impact agricultural lands.

- f. Normal agricultural practices (aerial pesticide applications, burning of pruning, dust and noise by machinery) shall not be restricted by non-agricultural interests within agricultural areas^v.

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

Implementation for Policy 3.1.3:

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

3.1.4 Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.

Implementation for Policy 3.1.4:

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

3.1.5 Encourage agri-tourism activities that support commercial agriculture in Wasco County.

Implementation for Policy 3.1.5:

- a. Allow agri-tourism activities and uses allowed by state law in the Exclusive Farm Use zones^{viii}.
- b. Provide education materials and information that promotes appropriate agri-tourism activities and uses.
- c. Evaluate and amend provisions in the LUDO as needed and appropriate to ensure overall consistency with Wasco County 2040.

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

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

ⁱⁱⁱ Consistent with uses authorized on agricultural lands, OAR 660-033-0120.

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

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

^{vi} Consistent with minimum parcel size and division standards in state law.

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

^{viii} Consensus among Wasco County 2040 participants indicated a wish to include all available provisions for agri-tourism, allowed by state law, in the LUDO, increase educational opportunities, and re-evaluate if problems or conflicts develop into the future.

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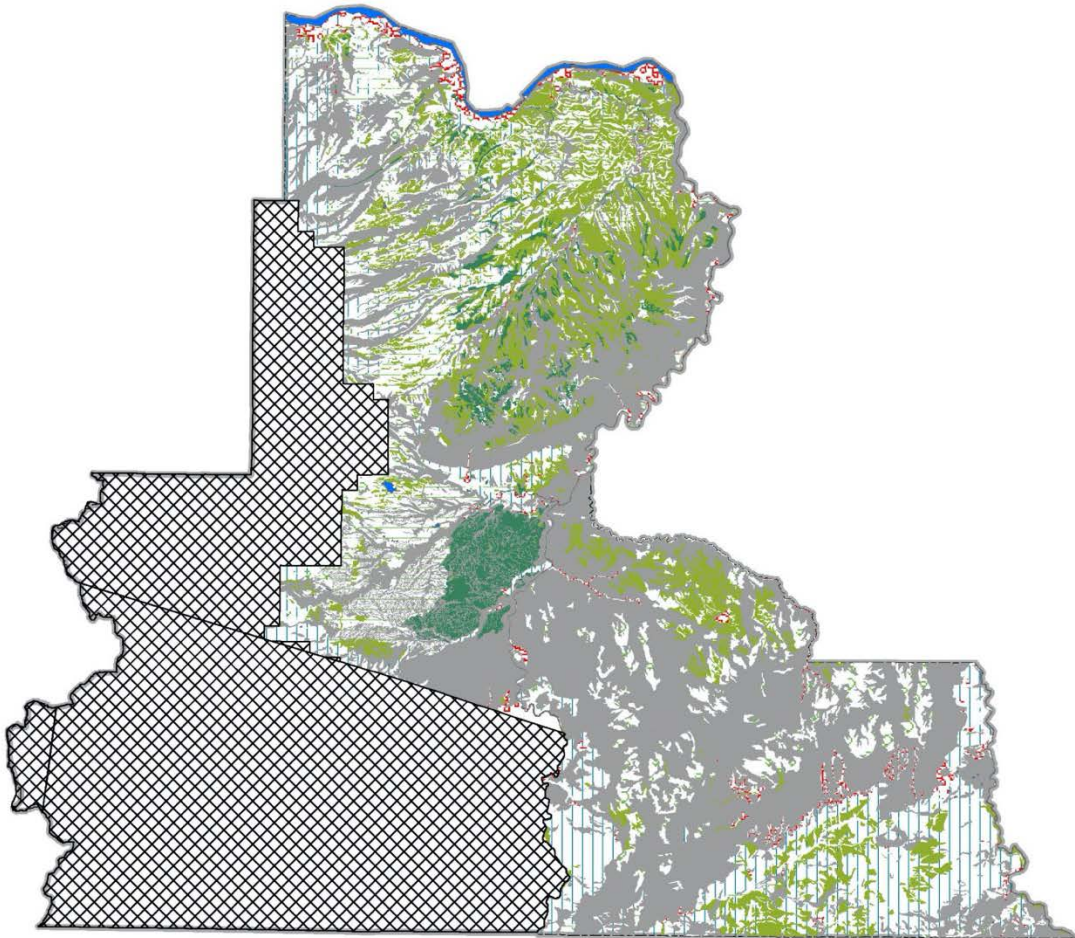
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SOIL CAPABILITY CLASSIFICATIONS





2040 COMPREHENSIVE PLAN

Goal 4:
Forest Lands



04

Goal 4:

Forest Lands

Overview

The western boundary of Wasco County is, by in large, forested lands. Roughly 40% is publicly owned by federal, state, and local entities and 40% is held in tribal trust, with the rest privately owned.

In addition to its value for commercial timber, the lands have unique recreational, habitat, and watershed values. Forest lands in Wasco County consist of three general types: grass-shrub, principle forest, and upper-slope forest zones. The grass-shrub is used primarily for grazing and is privately owned. Lower elevation principle forest zones are also commonly used for range land but also have Ponderosa Pine which is valued for timber production. Upper-slope forest zone has true fir, mountain hemlock, lodge pole pine and western larch.

Wasco County protects forest lands for its forestry, recreation, watershed and habitat.

Historical Perspective

Lands were determined to be suitable for forest uses based on forest site class. The site class inventory was an estimate of the productive potential of forest land for wood growth. The site class can be translated to cubic feet/acre/year. Generally, forest site classes less than VII are considered to be of commercial quality.

Public timber harvest peaked in the early 1980s, while private industry had peak harvest between 1985 and 1991. Following statewide restrictions on forestry as a result of species protections, Wasco County lost several wood processing facilities and commercial timber harvest companies.

In addition to value for commercial forest production, many of the forest lands in Wasco County are in critical habitat, watershed, or in topographically constrained sites. This includes forested lands that have Oregon White Oak.

Early zoning in Wasco County included a 40 acre minimum parcel forest zone in addition to the 80 acres.

Statewide Planning

Goal 4

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Excerpt from OAR 660-015-0000(4)

Cross-Reference

Additional policies related to this goal:

Wasco County Goal 4

Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.



Staff photo (2018) of F-2 property with Mt. Hood view.

Policies

4.1.1 Land use regulationⁱ and tax incentives should be designed to safeguard forest management operations on both private and public lands.

Implementation for Policy 4.1.1:

- a. Only allow residential development as conditional uses in the F-2 Forest zone.
- b. Prohibit residential development in the F-1 Forest zoneii.
- c. The minimum lot size of lands designated on the Comprehensive Plan map as “Forest” shall be eighty (80) acres (ORS 215.780)iii.
- d. Approval of a conditional use permit for a dwelling not in conjunction with a forest use shall be preceded by the parcels disqualification from receiving a farm or forest tax deferral.
- e. Maintain site requirements for compatibility of new dwellings and accessory buildings and structures to minimize wildfire risk, conserve forest values, and reduce non-resource impacts to resource uses. Site requirements include setbacks, clustering of development, proximity to public roads, development on least productive portions of land, authorization for domestic water supply, and required road maintenance.
- f. Maintain forest stocking requirements, in conjunction with the Oregon Forest Practices Act, with the approval of a dwelling in forest lands.

4.1.2 Lands within the F-1 Forest designation shall be managed for maintenance of water quality and quantity, in addition to timber protection, fish and wildlife, soil conservation and air quality.

Implementation for Policy 4.1.2:

- a. Residential development, excepting Temporary Medical Hardship dwellings, is prohibited in the F-1 zone to protect resources, including surface water sources, from conflicts that are unable to be mitigated.
- b. Other urban uses and activities, like commercial not in conjunction with forestry, will be prohibited to protect resources.

4.1.3 All physical development should be located such that it minimizes the risk of wildfire and allows for assistance in the control of wildfire^{iv}.

Implementation for Policy 4.1.3:

- a. All physical developments shall implement the applicable Fire Safety Standards of the zone in a timely manner. Physical developments that do not implement the Fire Safety Standards in a timely manner shall be considered a code compliance violation.
- b. A functioning on-site water supply shall be implemented prior to issuance of any zoning approval/building permit within the F-1 and F-2 Forest zones. The aforementioned water supply shall be connected to all applicable Fire Safety Standards of the zone.
- c. In the “F-1” & “F-2” Forest Zones, coordination with the local fire protection agency shall occur prior to any land use application. Where development does not fall within a structural fire protection district, coordination with the applicable wildland interface agencies shall occur. Close consideration of the Wildland Urban Interface (WUI) setting, Wildfire Hazard designation, and Mitigation Difficulty for that area shall occur with agency coordination^v.
- d. Requests for dwellings not in conjunction with forest use, on property which is located outside of a rural fire protection district, shall not be accepted by the Approving Authority unless a contract for services has been reached with a rural fire protection district.

4.1.4 Coordination with the Oregon Department of Forestry and Oregon Department of Fish and Wildlife should occur whenever possible during the land use review process.

Implementation for Policy 4.1.4:

- a. Notice of all action on all conditional use permits shall be forwarded to these departments for their comments and analysis. Lack of concurrence from either department shall be considered by the Approving Authority in the decision making process.
- b. New forestry operations or practices require notice to the Oregon Department of Forestry by the landowner and/or operator.

4.1.5 Dwellings should be permitted on lands owned prior to extensive implementation of Goal 4 protection (Jan. 1985) where consistent with the Transition Lands Study Area study dated September 17th, 1997.

Implementation for Policy 4.1.5:

- a. Maintain the TLSA document (September 17, 1997), and comprehensive plan map by reference, as background information for planning purposes within TLSA.
- b. Maintain the “lot of record” provision in the TLSA, for parcels within a fire protection district (OAR 660-006-0027 adopted June 1, 1998).
- c. Do not implement the OAR provision for the “template test” in the TLSA based on the available area wide information regarding overall land use patterns, land values, and lack of infrastructure in the forest zone, based on the TLSA study dated September 17, 1997.

i Forest lands, according to OAR 660-015-0000(4) include “lands which are suitable for commercial forest uses...and other forested lands that maintain soil, air, water and fish and wildlife resources.” This means that not all zoned forest lands will necessarily be productive but may have other values that merit their zoning and protection. This is an important consideration for Exceptions to Goal 4.

ii Several large properties within the F-1 Zone are owned and managed by The City of The Dalles or The City of Dufur for source water protection purposes. The F-1 chapter of the LUDO identifies that residential development is prohibited in the zone due to the conflicts with safe and efficient watershed management.

iii Oregon Revised Statutes 215.780 require the minimum parcel size for all designated forestland to be at least 80 acres.

iv The Community Wildfire Protection Plan outlines many of the mitigation steps applied through regulation to reduce fire risk.

v The Community Planning Assistance for Wildfire (CPAW) Final Recommendations for Wasco County, OR (2018) includes a discussion of the WUI, Wildfire Hazard designation and Mitigation Difficulty.

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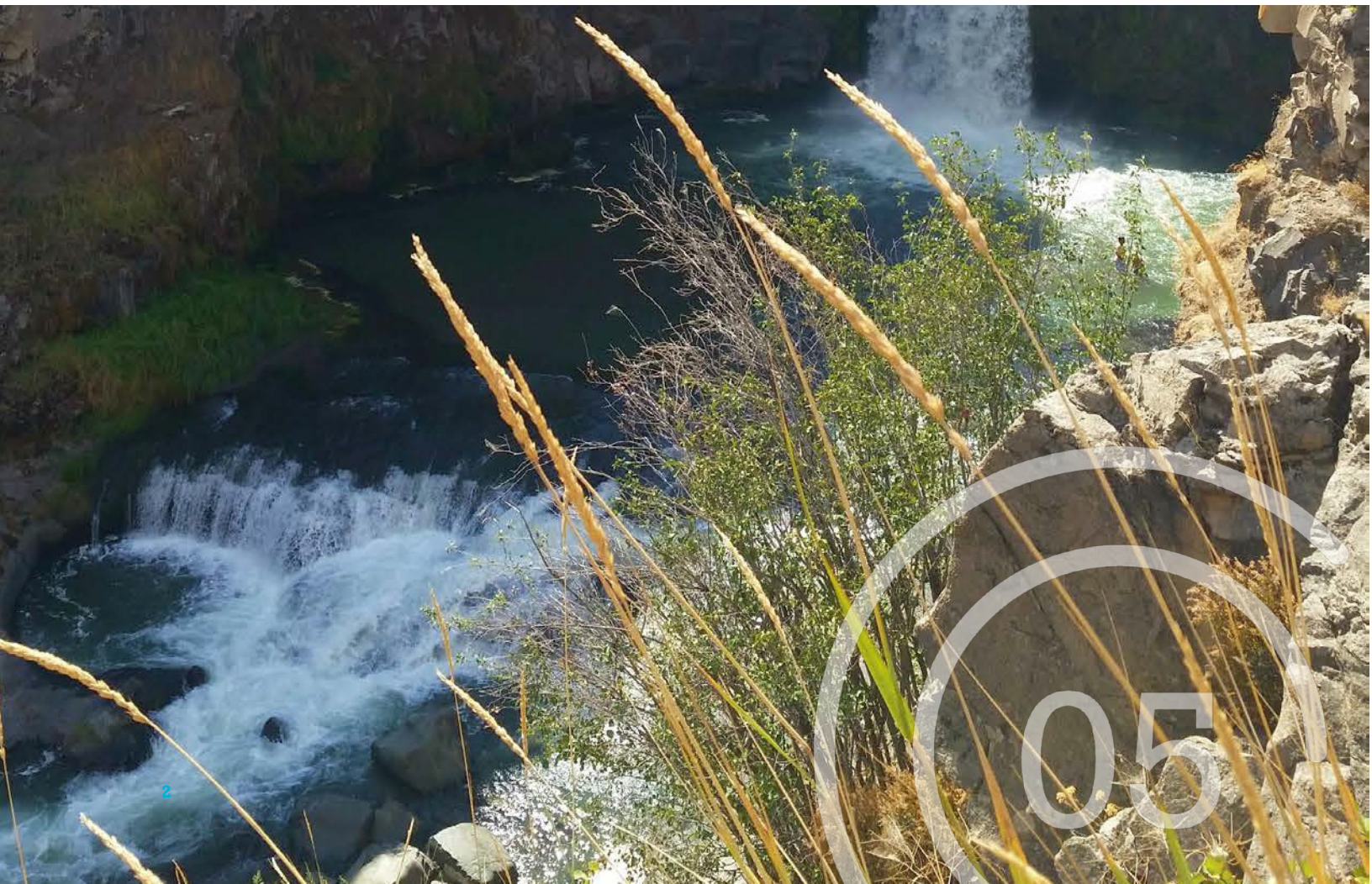
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2040 COMPREHENSIVE PLAN

Goal 5:

**Open Spaces, Scenic
and Historic Areas and
Natural Resources**



Goal 5:

Open Spaces, Scenic and Historic Areas and Natural Resources

Overview

Goal 5 offers a framework for Wasco County's role in protecting its natural resources, open spaces, groundwater resources, rivers, waterways, historic and mineral/aggregate resources.

Protection of these diverse resources requires a variety of approaches. The role of land use planning in this protection involves a threefold approach:

- Collecting and maintaining data and other inventories of assets;
- Coordinating with local, regional, state and federal programs; and
- Administering local and state regulations that protect the sustainability and quality of the resources.

Using this approach, this Chapter contains inventories, policies and implementation strategies for the following resources:

- Riparian Corridors
- Wetlands
- Wildlife Habitat
- Federal Wild and Scenic Rivers
- Oregon Scenic Waterways
- Groundwater Resources
- Approved Oregon Recreation Trails
- Natural Areas
- Mineral Resources
- Energy Resources
- Historic, Cultural, and Archeological Resources
- Open Space
- Scenic Views and Sites

Goal 5 Inventories:

Goal 5 requires inventories be developed for each resource to help protect and plan for development and conflicting uses. Inventoried resources are assessed to identify significant sites that warrant formal protection.

Six Goal 5 resources rely on state or federal inventories: wild and scenic rivers, state scenic water ways, ground water resources, Oregon recreation trails, Sage Grouse habitat, and wilderness areas.

Wasco County has maintained local inventories for several other Goal 5 resources since 1983 including: aggregate and mining resources, historic resources, scenic views, natural areas and open spaces. The National Wetland Inventory and State Wetland Inventory have traditionally been used to identify riparian and wetland resources.

Statewide Planning

Goal 5:

“To protect natural resources and conserve scenic and historic areas and open spaces.”

Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon’s livability.

Excerpt from OAR 660-015-0000(5)

Cross Reference

Additional policies related to this goal: Goal 2, Goal 13,

Wasco County Goal

Open Spaces, Scenic and Historic Areas and Natural Resources

To conserve open space and protect scenic, historic and natural resources.



Policies

Riparian Corridors

5.1.1 Preserve riparian areas to provide for productive ecological function.

Implementation for Policy 5.1.1:

- a. Encourage land use and land management practices which contribute to the preservation and enhancement of fish and wildlife resources, with consideration for private agricultural practices.
- b. Maintain wildlife diversity and habitat so that it will support optimum numbers of wildlife for recreation and aesthetic opportunities.
- c. Consistent with the development standards of the land use ordinance, sensitive riparian areas of perennial and intermittent streams identified by the State Wetland Inventory, as well as to protect people and property from flood damage, the zoning ordinance shall prohibit development within 100 feet of the mean high water mark of perennial or intermittent stream or lake or river or riparian area in a resource zone, and 50 feet of the mean high water mark of a perennial or intermittent stream or lake or river or riparian area in residential zonesⁱ.
- d. Conserve important riparian areas with the implementation of the Reservoir Overlay Zone (OZ-6).

Wetlands

5.2.1 Preserve wetland areas to provide for productive ecological function.

Implementation for Policy 5.2.1:

- a. The county shall notify the Oregon Department of State Lands and the Oregon Department of Fish and Wildlife of any development application for land within a wetland identified on the State Wetland Inventoryⁱⁱ.
- b. Consistent with the development standards of the land use ordinance, wetlands identified in the State Wetland Inventory, the zoning ordinance shall prohibit development within 100 feet of the mean high water mark of perennial or intermittent stream or lake or river or wetland in a resource zone, and 50 feet of the mean high water mark of a perennial or intermittent stream or lake or river or wetland in residential zones.

Wildlife Habitat

5.3.1 Preserve wildlife habitat to provide for productive ecological functionⁱⁱⁱ.

Implementation for Policy 5.3.1:

- a. Identify and maintain all wildlife habitats by:
 1. Implementation of an Overlay Zone (OZ) overlay zone for significant fish and wildlife habitats and for the big game winter range.
- b. The winter range identified on the Sensitive Wildlife Habitat Map included in the Resource Element of this plan shall be protected by an overlay zone, OZ-8.
- c. The Rural Service Centers identified in the Comprehensive Plan which lie within the OZ-8 shall be exempt from the provisions of OZ-8.
- d. Areas designated as Impacted Areas in the Transition Lands Study Area shall be exempt from provisions of OZ-8.
- e. Based on the ESEE Analysis, farm uses have been identified as non-conflicting with Sensitive Wildlife Habitat protections. Farm uses permitted outright or with ministerial review shall be exempt from the provisions and siting standards of OZ-8.
- f. Consistent with the development standards of the land use ordinance, sensitive riparian areas of perennial and intermittent streams identified in the Resource Element, as well as to protect people and property from flood damage, the zoning ordinance shall prohibit development within 100 feet of the mean high water mark of perennial or intermittent stream or lake in a resource zone, and 50 feet of the mean high water mark of a perennial or intermittent stream or lake in residential zones.
- g. Sensitive bird habitat sites are protected through provisions in the OZ-12 overlay zone. Sites are confidential and the map is only available for onsite review by the property owner at the time of application.
- h. Western Pond Turtles are protected through the OZ-13 overlay zone. Sites are confidential and the map is available for onsite review by the property owner at the time of application.
- i. When site specific information is available to the County on the location, quality and quantity of threatened and endangered fish and wildlife species listed by State or Federal wildlife agencies and the Oregon Department of Fish and Wildlife develops protection criteria for the species, the county shall proceed with a Goal 5 ESEE analysis in compliance with OAR 660 Div. 23.
- j. Sensitive wildlife maps shall be evaluated for update on a five year cycle or in conjunction with major updates from Oregon Department of Fish and Wildlife or other State or Federal wildlife agencies.

Federal Wild and Scenic Rivers

5.4.1 The White River will be protected consistent with the White River Management Plan and OAR 660-023-0120.

Implementation for Policy 5.4.1:

- a. The White River was designated an Outstanding Scenic and Recreation Area by the 1983 Comprehensive Plan^{iv}.
- b. Rules and criteria pertaining to the Federal Wild and Scenic Rivers program are administered through the Comprehensive Plan Map designation Overlay Zone (OZ) 7 and related overlay zone chapter in the Wasco County Land Use and Development Ordinance.
- c. In accordance with the Federal White River Management Plan, applicants for development along the White River shall be given educational materials to support mitigating development impacts such as erosion, run off, and scenic impacts.

Oregon Scenic Waterways^v

5.5.1 The Deschutes and John Day Scenic Waterways shall be maintained and protected consistent with respective management plans and OAR 660-023-0130.

Implementation for Policy 5.5.1:

- a. Coordinate all land use planning activities with the Bureau of Land Management, Oregon State Department of Transportation and the Warm Springs Indian Reservation. These three parties shall be notified of all proposed land actions within the Deschutes River and John Day River Scenic Waterways for their review and comment.
- b. Allow agricultural operations within the Deschutes and John Day Scenic Waterways.
- c. Allow only buildings customarily provided in conjunction with farm use within the visual corridors of the Deschutes and John Day Scenic Waterways.
- d. Encourage the preservation of landscape features of the Deschutes and John Day rivers.
- e. Consistent with the Scenic Waterways Act, Oregon Parks and Recreation Department (OPRD) must be notified of certain changes that landowners may want to make to their property, and those changes may be subject to review. The landowner is obligated to make this notification on OPRD forms and submit directly to OPRD^{vi}.
- f. Rules and criteria pertaining to the Oregon Scenic Waterways program are administered through the Comprehensive Plan Map designation Overlay Zone (OZ) 7 and related overlay zone chapter in the Wasco County Land Use and Development Ordinance^{vii}.

Groundwater Resources

5.6.1 Maintain quantity and quality of water in compliance with state and federal standards^{viii}.

Implementation for Policy 5.6.1:

- a. The County Watermaster and Environmental Health Specialist shall continue to regulate appropriations, diversions and sewage waste disposals to ensure quality water resources.
- b. The adequacy and quality of ground water supplies shall be a major consideration of all development.
- c. Limit water dependent development in areas with known water deficiencies including areas adjacent to the watershed.
- d. Coordinate with local, state and federal agencies, including the Department of State Lands, the Army Corp of Engineers, and Oregon Water Resource Department, on projects and applications as appropriate.
- e. When significant ground water resources are identified in Wasco County, the Comprehensive Plan shall be updated to follow requirements of OAR 660-023-0040 for protection^{ix}.

Approved Oregon Recreation Trails

5.7.1 Recreation trails designated as an Oregon Recreation Trail shall follow rules set forth by OAR 660-023-0150^x.

Natural Areas

5.8.1 Protect identified natural areas from conflicting uses and activities^{xi}.

Implementation for Policy 5.8.1:

- a. Maintain identified natural area protections through administration of OZ-7.
- b. Amendments to the Oregon State Register of Natural Heritage Resources or the Wasco County Natural Areas trigger the requirement to amend the natural areas inventory and conduct an ESEE analysis.

Mineral Resources

5.9.1 Protect and utilize appropriately the mineral and aggregate resources of Wasco County, and minimize conflict between surface mining and surrounding land uses.

Implementation for Policy 5.9.1:

- a. The development of new rock and aggregate resource sites shall be consistent with the State Planning Goal 5 and Oregon Administrative Rules Chapter 660, Division 23 process to balance conflicts between mining operations and new and existing surrounding conflicting uses.
- b. Sites identified as significant aggregate resource sites shall not support interim or permanent uses which may jeopardize the future availability of the resource.
- c. Mining and processing of gravel and mineral materials may only be allowed at sites included on the Existing Sites inventory or Significant Sites inventory.
 1. Mining at sites on the Existing Sites(formerly “other sites”) inventory may be allowed by a conditional use permit.
 2. Mining at sites on the Significant Sites inventory may only be permitted in accordance with the Mineral Resources Overlay.
- d. For each site determined to be significant, the County shall complete the remainder of the County Goal 5 process identifying conflicting uses, analyzing the ESEE consequences of the conflicting use(s), and designating a level of protection from conflicting uses. If the final decision concerning the site is to preserve fully or partially protect the resource from conflicting uses, the County shall zone the site with the Mineral Resources Overlay.

5.9.2 The County shall maintain an inventory of mineral and aggregate resource sites. The comprehensive plan inventory shall consist of three parts:

- a. An inventory of Significant Sites identified through the Goal 5 process (OAR 660-023-0030) as important resources that will be protected from conflicting uses;
- b. An inventory of Potential Sites for which sufficient information concerning the location, quality, and quantity of a resource site is not adequate to allow the County to make a determination of significance that were established prior to 1996;
- c. An inventory of Existing Sites, previously identified as Other Sites, that were established prior to 1996 and for which available information demonstrates that the site is not a significant resource to be protected.

- d. The inventory is kept in the Comprehensive Plan and on the Comprehensive Plan Zoning Map as Overlay Zone (OZ)-5. Rules related to permitting for these sites are listed in the Land Use and Development Ordinance under OZ-5, Mineral and Aggregate Resources.

Implementation for Policy 5.9.2:

- a. The significance of non-aggregate mineral resources shall be judged on a case by-case basis, taking into account information concerning the commercial or industrial use of the resource, as well as the relative quality and relative abundance of the resource within at least the County.
- b. The scope of an existing aggregate operation shall be established by:
 - 1. Authorization by a County land use approval; or
 - 2. The extent of the area disturbed by mining on the date that the mining operation became a non-conforming use.
- c. Sites on the Existing Sites inventory shall not be protected from conflicting uses.
- d. In order to approve surface mining at a site zoned for exclusive farm or forestry use, the County shall find, as part of the ESEE analysis, that the proposed activity will not: 1) force a significant change in, or significantly increase the cost of, accepted farming or forestry practices on surrounding lands, and 2) will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
- e. The County may establish and impose conditions on operation of a surface mine when deemed necessary as a result of a site-specific Goal 5 analysis. Where such conditions conflict with criteria and standards in the Mineral and Aggregate Resources Overlay, the conditions developed through the Goal 5 analysis shall control.
- f. No surface mining or processing activity, as defined by the zoning ordinance, shall commence without land use approval from the County, and approval of a reclamation plan and issuance of an operating permit by DOGAMI.
- g. Aggregate sites shall be subordinate to the landscape setting as seen from travel corridors when such travel corridors have been determined to be significant by the ESEE analysis.
- h. To be removed from the inventory, property owners must apply to Wasco County for a Comprehensive Plan Amendment, demonstrating that the site has been certified by DOGAMI as reclaimed.

5.9.3 Applications for new aggregate mining sites shall be consistent with the process and rules in OAR 660-023-180.

Implementation for Policy 5.9.3:

- a. An application for a Post Acknowledgment Plan Amendment (PAPA) concerning a significant aggregate site shall be adequate, in accordance with OAR 660-023-0180, if it includes:
 1. Information regarding quantity, quality, and location sufficient to determine whether the standards and conditions in section (3) of this rule are satisfied;
 2. A conceptual site reclamation plan;
 3. A traffic impact assessment within one mile of the entrance to the mining area pursuant to section (5)(b)(B) of OAR 660-023-180;
 4. Proposals to minimize any conflicts with existing uses preliminarily identified by the applicant within a 1,500 foot impact area; and
 5. A site plan indicating the location, hours of operation, and other pertinent information for all proposed mining and associated uses.
- b. New mineral and aggregate sites shall not be allowed within the quarter mile boundary of either the John Day or Deschutes River.

Energy Sources

5.10.1 Promote energy conservation and limit conflicting uses of significant energy source sites.

Implementation for Policy 5.10.1:

- a. A current inventory of significant energy sources, including those applied for or approved through the Oregon Energy Facility Siting Council (EFSC) or the Federal Energy Regulatory Commission (FERC), shall be maintained in the Comprehensive Plan (OAR660-023-0190).
- b. New conflicting uses within the impact area of significant energy sources shall be limited (OAR 660-023-0190).
- c. For new energy facilities not under the jurisdiction of EFSC or FERC, Wasco County shall follow the standards and procedures of OAR 660-023-0030 through 660-023-0050 to inventory and protect energy resources (OAR 660-023-0190).
- d. Support incentives for homes and businesses to install alternative energy systems.

- e. Review and revise the Wasco County Land Use and Development Ordinance as needed to ensure up to date practices and standards for commercial and non-commercial energy facilities.

Historic, Cultural, and Archeological Resources

5.11.1 Preserve the historical, archaeological, and cultural resources of the County.

Implementation for Policy 5.11.1:

- a. Wasco County shall maintain an inventory of significant archaeological and cultural resources in the County. Require preservation of resources identified as significant historically, culturally, or archaeologically in keeping with state and national rules
- b. Location of archaeological sites shall not be disclosed, (this information is exempt from the Freedom of Information Act), unless development is proposed which would threaten these resources. When any development is proposed which may affect an identified archaeological site, the site will be protected by the Wasco County Land Use and Development Ordinance, Chapter 3, Historic Preservation Overlay zone.
- c. Resources listed as Wasco County Historic Landmarks will be protected by the Wasco County Land Use and Development Ordinance Chapter 3 Historic Preservation Overlay zone.
- d. When adequate information becomes available, Wasco County shall evaluate its Goal 5 1-B historic resources for inclusion on the inventory or designation as a significant (1-C) resource and, where appropriate, provide protection under the County's Historic Preservation Overlay Chapter of the Wasco County Land Use and Development Ordinance.
- e. Pursue private and public sources of funding for use by property owners in renovation and maintenance of historic properties.
- f. Pursue options and incentives to allow productive, reasonable use, and adaptive reuse of historic properties.
- g. All resources listed on the National Register or determined eligible for the National Register of Historic Places shall be designated a Wasco County landmark subject to OZ-4. All designations or removals from the inventory are required to go through a Comprehensive Plan amendment.
- h. Maintain OZ-4 in accordance with state regulations.
- i. Encourage active participation and coordination with local, regional, state and federal partners.

- j. Provide outreach and information to maintain public awareness of state and federal laws protecting historic and prehistoric resources, including deposit of prehistoric artifacts and records with appropriate institutions.
- k. The Planning Director, or designee, shall have authority of review of applications related to historical, cultural and archaeological landmarks and sites including development review and demolition or modification.

Open Space

5.12.1 Protect existing open space as defined by OAR 660-023-0220 and ensure for the maintenance of new open spaces^{xii}.

Implementation for Policy 5.12.1:

- a. Continue to preserve A-1, F-1, F-2, FF zones for open space, in addition to primary permitted uses.
- b. Ensure ongoing maintenance of open space and road systems through deed restrictions and HOA requirements when approving new subdivisions.

5.12.2 Consider impacts of new open space to public facilities and services as part of development review^{xiii}.

Implementation for Policy 5.12.2:

- a. Mitigate impact to public facilities and services, including emergency services and infrastructure, by requiring contracts with a rural fire protection district when outside a service area.
- b. Limit tax deferral for open space or land trusts.

Scenic Views and Sites

5.13.1 Protect scenic views and areas identified in the 1983 Comprehensive Plan inventory.

Implementation for Policy 5.13.1:

- a. Evaluate impact of development on scenic resources during permitting processes.
- b. Work with public and private organizations, landowners, and the general public to identify, record, and protect valued scenic and open space resources.
- c. Newly identified scenic views and sites are required to go through an inventory and ESEE Analysis consistent with OAR 660-023xiv.

i OAR 660-023-0090 (5) allows jurisdictions to apply safe harbor to riparian areas to address Goal 5 requirements. Wasco County has adopted these rules into the property development standards setbacks.

ii ORS 215.418 outlines the noticing requirements for developments on wetlands.

iii Protections shall be consistent with ODFW's Mitigation Policy (OAR 635-415), which they use to review development and develop mitigation measures.

iv The White River was designated a Federal Wild and Scenic River on October 28, 1988. Portions are classified as either scenic or recreational. According to the Wild and Scenic Rivers Act, each river in the National System, regardless of classification, is administered with the goal of protecting and enhancing the values that caused it to be designated.

v The Oregon Scenic Waterways Act was established in 1970. It designated the Deschutes and John Day rivers as Oregon State Scenic Waterways.

vi Oregon Parks and Recreation Department (OPRD) publishes A Landowner's Guide to The Oregon Scenic Waterways Program which outlines the notification and other requirements. OPRD is statutorily mandated (ORS 390.805-390.940) to review development and determine if scenic and recreational values can be maintained within the one quarter mile boundary.

vii OZ-7 was developed, in part, to protect the Wild and Scenic and Oregon Scenic Waterways. This Overlay Zone also includes protections for natural areas sites identified by the Oregon Heritage Program.

viii Water Resources Commission is designated by statute to control the use of ground water to achieve policy goals. The Legislature created the critical ground water area (CGWA) designation as a tool to mitigate or prevent excessive groundwater level declines, overdraft, interference between users, and contamination. Statutory authorization for CGWA are in ORS 537.620, 537.730, 537.735 and 537.740. ROS 537.730 has the criteria necessary for a declarant of CWGA.

ix Significant groundwater resources are defined in OAR 660-23-0140 (2)(a) and (b).

x There are currently no approved Oregon Recreation Trails in Wasco County.

xi OAR 660-023-0160 requires new natural areas meet requirements of OAR 660-023-0040 through OAR 660-023-0050.

xii Open space is defined by Goal 5 as parks, forests, wildlife preservers, nature reservations or sanctuaries and public or private golf courses. The inventoried open spaces are included in the Appendix.

xiii According to Goal 5, the main goal of protecting open space is to reduce impact as a result of converting open space lands to inconsistent uses.

xiv OAR 660-023-0230 requires amendments or additions to scenic resources must meet requirements of OAR 660-023-0030 through OAR 660-023-0050.

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US Fish and Wildlife. National Wild and Scenic Rivers System.

US Fish and Wildlife Service. National Wetlands Inventory.

Appendix 5-A

Riparian Areas Table 5.1 – Fish Species and Habitats in Wasco County

	Columbia River	Deschutes River	White River	Fifteenmile Creek	Eightmile Creek	Fivemile Creek	Dry Creek	Tygh Creek	Badger Creek	Jordan Creek	Little Badger Creek	Threemile Creek	Rock Creek	Clear Creek	Frog Creek	Crane Creek	Harlow Creek	Gate Creek	Wapinitia Creek	Nena Creek	Eagle Creek	Oak Brook Creek	Buckollow Creek	Deep Creek	Stag Canyon	Cove Creek	Brocher Creek	Trout Creek	Ward Creek	Antelope Creek	Bakeoven Creek	Columbia Backwater Ponds
A = Abundant F = Few C = Common R = Rare																																
Game Species																																
Chinook Salmon	A	A	F																				R							R	C	
Steelhead	A	A	C	F	R														F	F	F	F	A	C	F	R	F	C	F	F	A	C
Coho Salmon	A	A	C	C	F	R																										C
Chum Salmon	R																															
Sockeye Salmon	A	C																														F
Rainbow Trout	C	A	A	A	A	C	F	A	A	A	F	C	C	A	C	C	C	C	F	F	F	F	A	A	F	F	F	C	F	F	A	F
Cutthroat Trout	R			R	R	R									C																	
White Sturgeon	A																															
Green Sturgeon	F																															
Mountain Whitefish	A	A	C																													
American Shad	A																															
Channel Catfish	C																															C
Brown Bullhead	A																															A
Walleye	C																															C
Yellow Perch	C																															C
Largemouth Bass	A																															A
Smallmouth Bass	A																															A
Bluegill	C																															C
Pumpkinseed	F																															F
White Crappie	C																															C
Black Crappie	A																															A
Brook Trout									C					A	C	R	C															
Dolly Varden Trout		F																														
Non-Game Species																																

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Carp	A	F																													A		
Northern Squawfish	A	A	C																												A		
Fine-scaled Sucker	A	A	A	C	C	C																	A	A	F		C	A	C	C	A	A	
Coarse-scaled Sucker	A	A	A	F																			C	F	F			C	C	C	C	A	
Pacific Lamprey	A	A		C	C	C																											
Chiselmouth	A	A	C																														
Peamouth	A	A	F																														
Red-sided Shiner	A	C																															
Speckled Dace	A	A	C	A	A	A	A	C	C	C	F	C	C					C	C				A	A	C	F	F	A	A	A	A	A	
Long-nosed Dace	A	A	C	A	A	C	C	C	C	C	R	F	C					F	F				F	F				C	C	C	F		
Tench	A																														C		
Sculpt	A	A	F	C	C	C		C	C	C	R	C	C					C	C					A	C				C	R	F	C	C

Wildlife Habitat

Table 5.2 Animals in Wasco County

A = Abundant F = Few C = Common R = Rare U = Unknown											
Darker Grey is from the 2007 White River Wildlife Management Plan (2007) ODFW											
C = Common, U = Uncommon, R = Rare, X = Extremely Rare											
Light Grey is from Lower Deschutes Wildlife Area Management Plan (2009) ODFW											
C = Common, U = Uncommon, R = Rare, X = Extremely Rare											
	Habitat Types							Use Period			
	Mixed Conifer	Mixed Conifer Oak	Pine-Oak	Oak-Grass	Grass-Shrub Juniper	Riparian	Agricultural	Spring	Summer	Fall	Winter
Bird Species											
Killdeer					C	C		X	X	X	X
Mallard Duck						C	C	X	X	X	X
Wood Duck						F			X	X	X
Turkey Vulture	C	C	C	C	C	C	C	X	X		
Bald Eagle	F	F	F	F	F	F		X			
Rough-legged Hawk	F	F	F	F	C	F	C			X	X
American Kestrel	C	C	C	C		C	C	X	X	X	X
Long-eared owl	C	C	F	C	F	F	F	X	X	X	X
Screech owl	F	C	F	C	F	F	F	X	X	X	X
Great-horned owl	C	C	C	C	C	C	C	X	X	X	X
Merriam's Turkey	C	C	C	C		C		X	X	X	X
California Quail	C	C	C	C	C	C	C	X	X	X	X
Ring-necked Pheasant		F	F	F	F	C	C	X	X	X	X
Mourning Dove		C	C	C	C	C	C	X	X	X	X
Rock Dove		C	C	C		C		X	X	X	X
Common Nighthawk	C	C	C	C	C	C	C	X	X		
Belted Kingfisher					F	C		X	X	X	X

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Common Flicker	C	C	C	C	F	C	C	X	X	X	X
Lewis Woodpecker	C	C	C	C	F	C	C	X	X	X	X
Downy Woodpecker	C	C	C		F	C		X	X	X	X
Yellow Bellied Sapsucker	F	F	F			F		X	X	X	X
Western Kingbird	F	F	F		F	F	F	X	X		
Western Flycatcher	F	F	F		F	F	F	X	X		
Ash-throated Flycatcher	F		F		F	F	F	X	X		
Western Wood Pewee	F	F	F		F	F	F	X	X		
Horned Lark			C	C	C	C	C	X	X	X	X
House Wren	C	C	C		C	C	C	X	X		
Winter Wren	C	C	C			C	C			X	X
Bewick's Wren	F	F	F			F		X	X		
Rock Wren	F	C	F	C	C	F	F	X	X		
Hermit Thrush	C	C	F			F		X	X		
Fox Sparrow	F	C	C			C	C	X	X	X	X
Song Sparrow	F	C	C			C	C	X	X	X	X
Canada Goose						C	C	X	X	X	X
Pintail						F	F			X	X
American Widgeon						C	C			X	X
Blue Winged Teal						F	F			X	X
Cinnamon Teal						F	F	X	X	X	X
Green-winged Teal						F	F	X	X	X	X
Common Goldeneye	F					F		X	X	X	X
Bufflehead						F		X	X	X	X
Harlequin Duck						F		X	X	X	X
Common Merganser						C		X	X	X	X
Hooded Merganser						F		X	X	X	X
Goshawk	F	F				F		X	X	X	X
Coopers Hawk	C	F	C	F	F	C	C	X	X	X	X
Sharp-skinned Hawk	C	F			F	C	F	X	X	X	X

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Osprey						F		X	X		
Ruffed Grouse	C	C	C			C		X	X	X	X
Blue Grouse	C	C	C			C		X	X	X	X
Spotted Owl	R							X	X	X	X
Great Blue Heron						C	C	X	X	X	X
American Coot						C		X	X	X	X
Common Snipe						F				X	X
Poor-will	F		F			F	F	X	X		
Hairy Woodpecker	F	F	F					X	X	X	X
Alder Flycatcher	F					F	F	X	X		
Bank Swallow			C	C		C	C	X	X		
Clark's Nutcracker	F	F	F			F				X	X
Townsend's Solitaire	C					C	C	X	X		
Loggerhead Shrike			F		F		F	X	X	X	X
House Finch		C	C	C	C	C	C	X	X	X	X
Western Grebe						C		X	X	X	X
Marsh Hawk					F	F	F	X	X	X	X
Hungarian Partridge					F	F	C	X	X	X	X
Ferruginous Hawk					R	R	R			X	X
Swainson's Hawk					F	F	F	X	X	X	X
Golden Eagle	F		F		F	F	F	X	X	X	X
Chukar Partridge					C	C	C	X	X	X	X
Prairie Falcon					F	F	F	X	X	X	X
Sparrow Hawk		F	C	C	C	C	C	X	X	X	X
Burrowing Owl					F	F	F	X	X		
Red-shafted Flicker	F	C	C	C	F	C	F	X	X	X	
Red-Tailed Hawk	C	C	C	C	C	C	C	X	X	X	X
Eastern Kingbird				F	F	F	F	X	X		
Say's Phoebe				F	F	F	F	X	X		
Sage Thrasher					F			X	X		

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Yellow Warbler	C	C	F			F	F	X	X		
Common Yellowthroat	C	C				F		X	X		
MacGilvray's Warbler	C	C				F	F	X	X		
Wilson Warbler	C	C				F	F	X	X		
Nashville Warbler	F					F	F	X	X		
Yellow-rumped Warbler	F					F	F	X	X		
Black-throated Gray Warbler	F					F	F	X	X		
House Sparrow	C	C	C	C	C	C	C	X	X	X	X
Western Meadowlark		C	C	C	C	C	C	X	X	X	X
Red-winged Blackbird		C	F	F	C	C	C	X	X	X	X
Brewer's Blackbird	F	C	F	F	C	C	C	X	X	X	X
Brown-headed Cowbird		C	F	C	C	C	C	X	X	X	X
Northern Oriole		C	F			F	F	X	X	X	X
Western Tanager	F					F	F	X	X		
Evening Grosbeak	C	F				C	C	X	X	X	X
Lazuli Bunting	F	F	F		F	F		X	X		
Purple Finch	F	F	F	F		F	F	X	X		X
American Goldfinch	C	C	F	C	F	F	F	X	X		
Rufous-sided Towhee	C	C	C	C	C	C	C	X	X	X	X
Savannah Sparrow		C	F	C	C	F	F	X	X		
Vesper Sparrow		C	F	C	C	F	F	X	X	X	
Lark Sparrow		C	F	C	F	F	F	X	X	X	
Dark-eye Junco	C	C	C		F	C	C	X	X	X	X
Chipping Sparrow	F	C	F	C	F	F	F	X	X		
White-crowned Sparrow		C	C	C	C	C	C	X	X	X	X
Hummingbirds	C	C	C	F	F	C	C	X	X		
Pine Siskin	C	C				F		X	X		
Mountain Quail	C	F	F	F	R	C		X	X	X	
Barn Swallow		C	C	C	F	C	C	X	X		
Violet-green Swallow	C	C	C	C	C	C	C	X	X		

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Tree Swallow	C	C	F		F	F	F	X	X		
Stellars Jay	C	C	C	C	F	C	C	X	X	X	X
Scrub Jay	C	F	F	F	F	C	F	X	X	X	X
Black-billed Magpie		C	F	C	C	C		X	X	X	X
Common Raven	C	C	C	C	C	C	C	X	X	X	X
Common Crow	C	C	C	C	C	C	C	X	X	X	X
Black-capped Chickadee	C	C	C		F	C	C	X	X	X	X
Common Bushtit	C	C	F		F	F		X	X	X	X
Dipper						C		X	X	X	X
White-breasted Nuthatch	C	C	F			C		X	X	X	X
Brown Creeper	C	C	F	F	F	C		X	X	X	X
Red-breasted Nuthatch	C	C				C		X	X	X	X
Grasshopper Sparrow				C				X	X		
American Robin	C	C	C	C	C	C	C	X	X	X	X
Varied Thrush	C	C				C	C	X	X	X	X
Swainsons Thrush	C	C				C		X	X	X	
Western Bluebird	C	C	C	C	F	C	C	X	X		
Mountain Bluebird	C	C		C	F	C		X	X	X	X
Golden-crowned Kinglet	C	C				C		X	X	X	X
Ruby-crowned Kinglet	C	C				C		X	X	X	
Bohemian Waxwing	C	C				F	F	X	X	X	X
Cedar Waxwing	C	C				F	F	X	X	X	
Starling	C	C	C	C	C	C	C	X	X	X	X
Vaux's Swift	F				F	F	F	X	X		
Solitary Vireo	C	C	F			F	F	X	X		
Orange-crowned Warbler	C	C	F			F	F	X	X		
Sage Sparrow	F	C	F	C	F	F	F	X	X	X	X
Short-eared Owl	F	C	F	C	F	F	F	X	X	X	X
Horned Grebe								R	R	R	R
Eared Grebe								R	R	R	R

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

American Bittern								R	R	R	R
Greater White-fronted Goose								R	R	R	R
Ross' Goose								R	R	R	R
Ruddy Duck								C	C	C	C
Northern Harrier								C	C	C	C
Northern Goshawk								R	R	R	R
French Red-legged Partridge								R	R	R	R
Wild Turkey								A	A	A	A
American Coot								C	C	C	C
Sandhill Crane								R	R	R	R
Spotted Sandpiper								R	R	R	R
Flammulated Owl								R	R	R	R
Snowy Owl								R	R	R	R
Northern Pygmy-owl								R	R	R	R
Great Gray Pwl								R	R	R	R
Black-chinned Hummingbird								U	C	C	C
Calliope Hummingbird								U	C	C	C
Rufous Hummingbird								U	C	C	C
Red-breasted Sapsucker								R	R	R	R
Willow Flyvatcher								C	C	C	C
Hammond's Flycatcher								U	C	C	C
Dusky Flycatcher								U	C	C	C
Pacific Slope Flycatcher								U	C	C	C
Blue Jay								R	R	R	R
American Crow								C	C	C	C
Moutain Chickadee								C	C	C	C
Plain Titmouse								C	C	C	C
Canyon Wren								U	C	U	U
Gray Catbird								R	R	R	R
European Starling								U	A	A	U

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Warbling Vireo								U	C	C	C
Spotted Towhee								C	C	C	C
Pacific Loon										X	X
Common Loon								R		R	R
Pied-billed Grebe								U	R	U	R
Red-necked Grebe											X
Double-crested Cormorant								C	C	C	C
Great Egret								X			
Black-crowned Night-Heron								X			
Trumpeter Swan									X		
Northern Pintail										R	R
Gadwall										R	R
Eurasian Wigeon										X	
Northern Shoveler								R		R	R
Ring-necked Duck								U		U	C
Canvasback								R		R	R
Barrow's Goldeneye										R	U
Lesser Scaup								U		U	C
Ringed-bill Gull								C	C	C	C
California Gull								C	U	C	C
Herring Gull								R		R	
Thayer's Gull								R		R	
Rock Pigeon								C	C	C	C
White-throated Swift								R		R	
Northern Flicker								C	C	C	C
Northern Shrike										R	R
Northern Rough-winged								C	C	U	
Cliff Swallow								C	C	C	
Marsh Wren								R		R	
American Pipit								R		R	

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

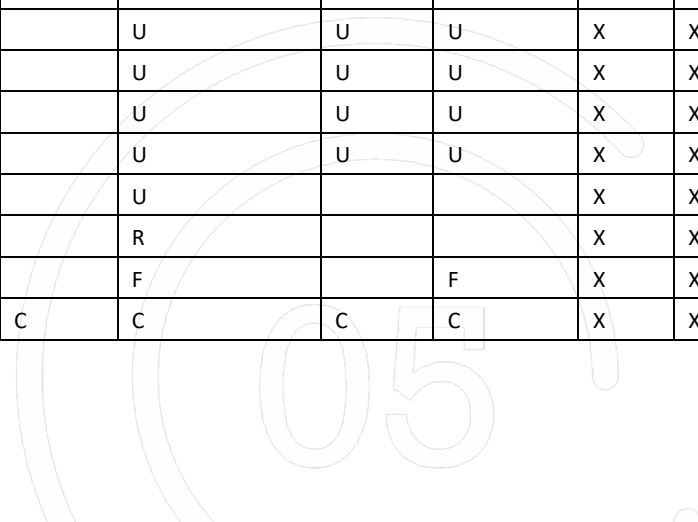
Palm Warbler											X
Bullock's Oriole								C	C		
Amphibians Species											
Northern Long-Toed Salamander						U		X	X	X	X
Western Toad	F	F			F	F		X	X	X	X
Pacific Tree Frog	C					C	F	X	X	X	X
Rough-skinned Newt	C					C		X	X	X	X
Spotted Frog						F		X	X	X	X
Leopard Frog						F		X	X	X	X
Bullfrog											
Reptiles											
Painted Turtles						F		X	X	X	X
Northwestern Fence Lizard	C	C	C	C	F	C	C	X	X	X	X
Western Shink	F	F	F		F	F	F	X	X	X	X
Oregon Alligator Lizard		F	F			F	F	X	X	X	X
Rubber Boa						U		X	X	X	X
Sharp-tailed Snake		U	U			U		X	X	X	X
Stripped Whipsnake		U	U		F	U		X	X	X	X
Western Yellow-bellied Racer		U	U			U		X	X	X	X
Great Basin Gopher Snake	U	U	U	U		U		X	X	X	X
Pacific Gopher Snake		C	C	C		C	C	X	X	X	X
Valley Garter Snake		C	C	C		C	C	X	X	X	X
Wandering Garter Snake					U	U		X	X	X	X
Northern Pacific Rattlesnake	F	F	F	F	F	F	F	X	X	X	X
Western Ring-necked Snake	F	F	F	F	F	F	F	X	X	X	X
Great Basin Fence Lizard					F			X	X	X	X
Sagebrush Lizard	U	U	U	U	F	U	U	X	X	X	X
Side-blotched Lizard	U	U	U	U	F	U	U	X	X	X	X
Western Whiptail	U	U	U	U	U	U	U	X	X	X	X

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Rocky Mt. Rubber Boa	U	U	U	U	U	U	U	X	X	X	X
Bullsnake			C	C	C	C	C	X	X	X	X
Night Snake	U	U	U	U	U	U	U	X	X	X	X
Western Pond Turtle											
Southern Alligator Lizard											
Western Fence Lizard											
Racer											
Western Terrestrial Garter Snake											
Common Garter Snake											
Mammals											
Mule Deer					C	C	C	X	X	X	X
Blacktail Deer	C	C	C			C	C	X	X	X	X
Coyote	C	C	C	C	C	C	C	X	X	X	X
Bobcat	F	F		F	F	F		X	X	X	X
Raccoon	C	C	C		F	C	C	X	X	X	X
Long-tailed Weasel	F	F			F	F	F	X	X	X	X
Badger		F		F	C			X	X	X	X
Striped Skunk	C	C	C	C	F	C	C	X	X	X	X
River Otter					F	F		X	X	X	X
Mink					F	C		X	X	X	X
Beaver						C		X	X	X	X
Muskrat			F			F		X	X	X	X
Merriam Shrew					U			X	X	X	X
Vagrant Shrew	U	U	U	U	U		U	X	X	X	X
Water Shrew					U			X	X	X	X
Pacific or Coast Mole	U	U			U	F	F	X	X	X	X
Little Brown Myotis	U	U	U		U	U	U	X	X	U	U
Fringed Myotis	U	U	U		U	U	U	X	X	U	U
California Myotis	U	U	U		U	U	U	X	X	U	U

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Western Harvest Mouse					C			X	X	X	X
Canyon Mouse					C			X	X	X	X
Deer Mouse	F	C	C	C	C		C	X	X	X	X
Northern Grasshopper Mouse					C			X	X	X	X
Bushy-tailed Wood Rat		C	C		C	C	C	X	X	X	X
Sagebrush Mole					U			X	X	X	X
Montane Meadow House					U			X	X	X	X
Norway Rat					F	C	C	X	X	X	X
House Mouse			C	C	F	C	C	X	X	X	X
Western Jumping Mouse			F	F	F			X	X	X	X
Opossum		F				F	R	X	X	X	X
Dusky Shrew	U	U	U	U			U	X	X	X	X
Trowbridge Shrew	U	U	U			U	U	X	X	X	X
Pacific Mole	U	U				R	F	X	X	X	X
Yuma Myotis	U	U	U			U	U	X	X	U	U
Spotted Skunk	F	F	F	F	R	F	F	X	X	X	X
California Ground Squirrel	C	C	C	C	F	C	C	X	X	X	X
Yellow Pine Chipmunk	C	C	C			C		X	X	X	X
Townsend Chipmunk	C	C	C			C		X	X	X	X
Small-footed Myotis	U	U	U		U	U	U	X	X	U	U
Hairy-winged Myotis					U			X	X	X	X
Long-eared Myotis	U	U	U		U	U	U	X	X	U	U
Silvery-haired bat	U	U	U		U	U	U	X	X	U	U
Big Brown Bat	U	U	U		U	U	U	X	X	U	U
Western Pipistrelle	U	U	U		U	U	U	X	X	U	U
Pallid Bat	U	U	U		U	U	U	X	X	X	X
Lump-nosed Bat					U			X	X		
Blacktailed Hare					R			X	X	X	X
Whitetailed Hare					F		F	X	X	X	X
Mountain Cottontail	F	C	C	C	C	C	C	X	X	X	X



GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Pygmy Rabbit	F	F			F	F	F	X	X	X	X
Yellow-bellied Marmot					F			X	X	X	X
Belding Ground Squirrel					C		F	X	X	X	X
Townsend Ground Squirrel					C		F	X	X	X	X
Least Chipmunk	F	F			F			X	X	X	X
Northern Pocket Gopher	C	C	C	C	C	C	C	X	X	X	X
Great Basin Pocket Mouse					U			X	X	X	X
Ord Kangaroo Rat					F			X	X	X	X
Western Gray Squirrel	C	C	C			C	C	X	X	X	X
Chickaree	C	C				C		X	X	X	X
Northern Flying Squirrel	F	F				F		X	X	X	X
Longtail Vole	C	C		C		C	C	X	X	X	X
Oregon Vole	C	C		C		C	C	X	X	X	X
Norway Rat						C	C	X	X	X	X
Black Rat						C	C	X	X	X	X
Porcupine	C	C	C	C	C	C	C	X	X	X	X
Snowshoe Hare	C							X	X	X	X
Black Bear	C							X	X	X	X
Mountain Lion	F	F	F					X	X	X	X
Rocky Mountain Elk	C	C	C	C		C	C	X	X	X	X
Pika	C							X	X	X	X
Nuttall Cottontail	C	C		C		C		X	X	X	X
Cougar								C	C	C	C
Little Brown Bat								C	C	C	C
Golden-mantled Ground Squirrel								U	C	C	U
American Beaver								C	C	C	C
Townsend's Big-eared Bat											
White-tailed Jackrabbit											
Montane Vole											

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Sagebrush Vole											
North American Porcupine											
California Bighorn Sheep											
A = Abundant F = Few C = Common R = Rare U = Unknown											
Darker Grey is from the 2007 White River Wildlife Management Plan (2007) ODFW											
C = Common, U = Uncommon, R = Rare, X = Extremely Rare											
Lighter Grey is from Lower Deschutes Wildlife Area Management Plan (2009) ODFW											
C = Common, U = Uncommon, R = Rare, X = Extremely Rare											
Additional known animals without habitat information (from CAG members): Pronghorn Antelope, Diamond Back Rattlesnake, Timber Rattler, Sandhill Crane, Asian Dove											

ESEE Analysis for OZ – 8 Sensitive Wildlife Habitat

Executive Summary

The Oregon Department of Fish and Wildlife (ODFW) made amendments to their Big Game Winter Range maps in 2012 with the launch of their Centralized Oregon Mapping Products and Analysis Support System, Compass. Significant portions of Wasco County, that were previously excluded because of protections inherent in the underlying zone and minimum parcel size (A-1(160)) were added to the Compass tool to accurately reflect the actual habitat of deer and elk.

This created a discrepancy between Wasco County's Overlay Zone (OZ)-8 (Sensitive Wildlife Habitat) and the ODFW Big Game Winter Range.

Oregon Administrative Rules (OAR) 660-023, which relates to inventory, analysis and protection for Goal 5 resources provides insight into how jurisdictions should manage Wildlife Habitat. First, the "impact area" is defined by a map published by ODFW (OAR 660-023-0110). Second, an Economic, Social, Environmental and Energy (ESEE) Analysis must be conducted to determine conflicting uses within the impact area. Once the conflicting uses have been established, a program to protect big game habitat must be established.

Wasco County currently protects big game habitat through an overlay zone; OZ-8 currently requires all dwellings to locate within 300 feet of a road or easement unless it can be demonstrated protection values are greater elsewhere. OZ-8 also contains additional voluntary fencing standards. In addition, all conditional uses in Wasco County must demonstrate that the proposed use "will not significantly reduce or impair sensitive wildlife habitat" which requires comment from ODFW.

ODFW manages sensitive wildlife through management plans. Those species eligible for management include those that meet the criteria for OAR 635-100-0040. The Oregon Elk Management Plan (2003) is adopted by OAR 635-160-0000 as the plan to provide program direction, objectives and strategies for management, research and habitat needs. OAR 635-190-0000 adopts the Oregon Mule Deer Management Plan (2003) for similar purposes for the sensitive mule deer program.

The Oregon Elk Management Plan



The Oregon Elk Management Plan identifies several land use related threats to Elk habitat and species including:

- Factors affecting elk security are topographic relief, vegetation density, and proximity to human activity.
- Disturbance and development impact on available forage/food sources.
- Increased motorized and non-motorized access and use of public lands from recreation creates disturbance to habitat and food supply.

The Oregon Mule Deer Management Plan

The Oregon Mule Deer Management Plan identifies several land use related threats to Mule Deer habitat and species including:

- Drought conditions which reduce forage and cover.
- Development and activity which creates disturbance and reduces deer security for reproduction, forage, and habitat.

Conflicting Uses

OAR 660-023-0040 (2) requires an examination of all zones within the impact area of the resource to understand possible conflicting uses. These are typically land uses allowed outright or conditionally by the zone. The zones impacted by the proposed map amendment include: F-1, F-2, A-1, and FF.

All of these zones permit a variety of uses and activities according to different review criteria. F-1, F-2, and A-1 are resource zones. The primary function of these zones is for the protection and maintenance of resource uses, including agriculture and forestry. The primary function of the FF zone is “to permit low-density residential development in suitable locations while reducing potential conflicts with agricultural uses, forestry uses, and open space” (Wasco County Land Use and Development Ordinance). All relevant zones include a variety of other uses including residential, commercial, and industrial.

Conflicting uses are defined by OAR 660-023-0010 as a “land use, or other activity reasonably and customarily subject to land use regulations that could adversely affect a significant Goal 5 resources.” The definition states that local jurisdictions are “not required to regard agricultural practices as conflicting uses.” These means that all non-agricultural practices and uses permitted in these zones must be examined for adverse impacts.

What follows is an analysis of the main categories of uses: resource, residential, commercial and industrial. As proscribed by OAR 660-023, three protection alternatives are evaluated

against these conflicting uses to determine what might be the most efficient, effective and equitable approach to protecting sensitive wildlife.

Based on current practice and models, staff is recommended the following three alternative scenarios for protection:

Allowed use:

This possible scenario would permit uses and activities, as allowed by the Wasco County Land Use and Development Ordinance, without additional criteria or regulations.

Overlay Zone protections:

Current protections for sensitive wildlife are implemented through OZ-8.. Regulations tied to that map include some voluntary siting standards and that all new dwellings are required to locate with 300 feet of a road or access easement.

Subject to standards (Type II) approvals are eligible for appeals by ODFW and all conditional use permits must demonstrate the development does not “significantly reduce or impair sensitive wildlife habitat” (Wasco County Land Use and Development Ordinance).

This possible scenario would maintain subject to standards and conditional use review requirements and possibly maintain additional standards with OZ-8 ordinance language, including siting of dwellings within 300 feet of roadways for the purposes of clustering.

Not allowed

Prohibiting uses which demonstrate significant impact and consequences is a possible option for protecting sensitive wildlife.

Conflicting Uses

The next section analyzes four categories of development activity, resource, residential, commercial, and industrial, and defines potential conflicts. Each use is evaluated according to the ESEE consequences and finally, a recommendation for protection is made.

Resource Uses: (F-1, F-2, A-1)

The majority of land being proposed to be added to OZ-8 is resource land, either forest or agricultural zoned. The resource uses in these zones include farm and forest practices as defined by state law, restoration activities, and limited transportation activity and

development. The policies that govern resource land uses are consistent with many of the strategies identified by ODFW for protection of sensitive wildlife habitat including:

- The preservation of a maximum amount of the limited supply of agricultural land (ORS 215.243).
- To conserve forest lands...consistent with sound management of soil, air, water, and fish and wildlife resources (OAR 660-015-0000(4)).

Based on these goals, the state defines a list of uses permitted in both exclusive farm use and forest zones and which uses and activities require a higher standard of review including additional criteria.

Historically, ODFW in Wasco County did not require inclusion of a large area of A-1 (160) properties, because it was determined the 160 acres typically provides inherent protections for sensitive wildlife. However, recent conversions of rangeland and farmland to commercial energy facilities created a need to better clarify which lands serve as winter range for deer and elk. ODFW continues to support that farm and forest uses consistent with farm and forest practices pose little conflict to sensitive wildlife habitat.

During a review of proposed map amendments, Wasco County staff presented to the public the opportunity to identify conflicting uses and ESEE consequences of limiting or prohibiting certain uses. This was done through a series of public meetings in February 2020, and surveys available online. During work sessions in February 2020, the public was also asked to identify their perceived conflicts and/or uses that don't conflict with the resources. The majority of participants identified, based on their experience with their own properties, that farm use does not present a conflict with protection of sensitive wildlife habitat.

A review of the literature suggests that livestock grazing (Vavra, 2005) and other agricultural activities can increase the nutritive quality of forage, the diversity of the habitat, and generally enhance wildlife habitat.

OAR 660-034-0010 on Goal 5 also states that "(l)ocal governments are not required to regard agricultural practices as conflicting uses." This clearly aligns with the feedback provided by ODFW and the public.

Based on feedback from ODFW, Wasco County citizens, and staff interpretation of Goal 5 and state law on Goal 5, staff finds that resource uses included in resource zones as permitted outright or with a Type 1 review are non-conflicting.

The recommendation will be to make these uses exempt from application of OZ-8 as they are not conflicting uses.

Residential Uses: (F-1, F-2, A-1, FF-10)

Residential development in conjunction with resource uses are allowed in A-1 and F-2 zones. Farm dwellings, lot of record dwellings and replacement dwellings are permitted in A-1 (160) subject to standards. In F-2, residential development is permitted, subject to standards, for lot of record or large tract dwellings. They are also permitted, subject to standards, in FF-10. Certain qualifying properties are also eligible, in A-1, for a non-farm related dwelling. In all relevant zones, temporary medical hardship dwellings are permitted subject to a conditional use review. These temporary dwellings are required to be serviced by the primary dwelling's water and septic.

In addition to the construction of homes, residential development may include the construction of other accessory structures, access drives, parking, landscaped areas, utility connections, and other related development. This type of development activity may include removal of vegetation or other natural features that make up sensitive wildlife habitat. It also has been demonstrated to be disruptive to wildlife resulting in changing patterns or mortality.

Once dwellings are in place, human occupancy creates household lights, noises, landscaping, and other human activities that may disturb wildlife and threaten their security. Research has found that noise can be a source of habitat degradation (Keyels, 2017). Light, according to the report, can also have a significant detrimental impact on ecosystem health (Longcore, 2016).

Traditionally, ODFW has identified that site location for residential development can be one of the most adverse impacts to sensitive wildlife. Elk and deer security and habitat can be disturbed by human activity such that it results in early mortality or impacts to reproduction. This is not only because of destruction of forage or food supply but also habitat for bedding, reproduction, and hiding from predators.

Clustering of activity has been found by ODFW and research to reduce negative impacts on wildlife habitat (Theobald, 1997). Deer and elk generally have been found to avoid roads in all instances except in highly developed migratory routes (Lendrum, 2012). The combination of clustering development and activity and doing so in relation to roads or similar infrastructure is understood to be a good mitigation strategy for conflicts between development and wildlife habitat. In Wasco County, this has been achieved by requiring residential development, with

some exceptions, to locate within 300 feet of a road or access easement. This keeps development clustered near an existing disturbance (roadway) and clustered together.

Clustering is especially invaluable when higher densities of development occur (Lendrum, 2012). When there is more dispersed development, like with farm dwellings and associated outbuildings on large acres, wildlife generally is able to make adjustments.

Residential development, because of the scale and density, are the least impactful non-resource use to occur on these lands. However, for the reasons explained above there are some potential impacts on the protected resource. Therefore, staff finds that residential uses are a conflicting use.

Residential ESEE Analysis

Economic consequences:

Allowed use (no protection):

No economic consequences have been identified for no protection of sensitive wildlife from residential development.

Overlay Zone protections:

Protections for sensitive wildlife from residential development include clustering within 300 feet of the road, restrictions on oak tree removal, and restrictions on the time of year for development (not between December and March). Alternatively, applicants can opt to directly consult with Oregon Department of Fish and Wildlife to develop a plan that addresses habitat values, mitigation, and siting alternatives. Both options require additional findings and a moderately complex review, which made add time or money on to a permitting process.

Not allowed:

Eliminating the ability to build a residence in OZ-8 has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues.

Social consequences:

Allowed use (no protection):

Limited social consequences of no protection would be diminished scenic opportunities for wildlife viewing.



Overlay Zone protections:

There are no known social consequences with mitigation via OZ-8 regulations.

Not allowed

Prohibiting residential activity may increase opportunities for scenic viewing, but will further compound housing needs throughout the county and contribute to further limited supply.

Environmental consequences:

Allowed use (no protection):

Allowing residential uses has potential environmental consequences including disturbance of wildlife habitat, the introduction of pollutants to the resource, and potential diminishment of food supply. Construction and development waste and disturbance and human occupancy related disturbance have been demonstrated to have significant impact on the natural resource.

Overlay Zone protections:

Mitigation for impacts to habitat can be managed through the setbacks, limitations on seasonal development, and tree removal

Not allowed:

Eliminating the ability to build a residence in OZ 8 has no known environmental consequences.

Energy consequences:

Allowed use (no protection):

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the dwelling.

Overlay Zone protections:

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the dwelling.

Not allowed:

There are no known energy consequences of not allowing residential uses.

Conclusions/Recommendations: Allowing residential uses without additional criteria or restriction does not ensure for protection of the resource in keeping with the ODFW management plans and general best practices for reducing impacts to big game. Because residential development carries with it potential for adverse impacts to sensitive wildlife habitat, a review requiring consideration of impacts and mitigation would be most consistent with the management plans.

Furthermore, current practice of requiring all new developments, with limited exceptions, locate within 300 feet of roadways clusters development in such a way that has been demonstrated to reduce or eliminate adverse impacts to sensitive wildlife habitat. Staff is recommending this provision remain in effect for all new dwellings, except farm dwellings and accessory farm dwellings. To accommodate clear and objective requirements, ODFW has also recommended restrictions on the timing of development between December and March which is negligible due to limitations on construction due to cold temperatures, and limiting the amount of oak trees that can be removed. Applicants that cannot meet any of these requirements can opt to work directly with ODFW on a mitigation strategies and habitat assessment that will achieve protection goals but may vary these standards.

As a farm use, farm dwellings are not required to be considered as a conflicting use and, due to the larger parcel sizes, are dispersed enough to show limited adverse impacts. The Ordinance language reflects an exemption for farm use related dwellings in Exclusive Farm Use zones.

Commercial Uses: (F-1, F-2, A-1, FF)

Commercial uses in conjunction with resource uses are permitted in both resource zones. In addition, there are some additional non-resource commercial uses that may be permitted in the zones.

Table 1: Commercial Uses and Activities by Zone
(SR (Subject to Review), CU (Conditional Use, NP (Not Permitted))

Commercial Use	F-1 (80)	F-2 (80)	A-1 (160)	FF-10
Winery	NP	NP	SR	NP

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Farm Processing	NP	NP	CU	NP
Forest Processing	NP	SR	NP	NP
Farm Ranch Recreation	NP	NP	CU	NP
Major Home Occupation	CU	CU	CU	CU
Bed and Breakfast	NP	NP	CU	NP
Dog Kennels	NP	NP	CU	CU
Private Park, Campground, Playground	NP	CU	CU	CU
Golf Course	NP	NP	CU	NP
Fee Hunting/fishing Accommodations	NP	CU	NP	NP
Youth Camps	NP	CU	NP	NP
Public Park	NP	CU	CU	CU
Cemetery	NP	CU	SR	NP
Firearms Training Facility	NP	CU	NP	NP
Mobile Home Park	NP	NP	NP	NP
Retirement Center/nursing Home	NP	NP	NP	NP

Wineries in A-1 consist of growing grapes, processing, and manufacturing. Some agro-tourism activities also can be permitted with wineries. The commercial aspect involves a structure often with associated parking, outbuildings, landscaping and access road. Building placement and developing these assets typically involves clearing the existing vegetation. The loss of vegetation can lead to habitat loss and forage loss.

Once the buildings are in place, occupancy from workers and visitors can contribute light and noise pollution, pollution from vehicles and other human activity, and other disruptions to the natural environment.

Farm and Forest Processing have similar impacts, although the frequency or volume of visitors is significantly reduced.

Farm Ranch Recreation, and Bed and Breakfast lodging, which consists of visitors staying and recreating on farms, has similar impacts to wineries, with the primary difference being in production and overnight occupancy. Visitors engaging with the wildlife, or infrastructure built for recreation, may create erosion, pollution, or general disturbances to wildlife habitat. In the forest zone, fee hunting and fishing accommodations share impacts to farm accommodations.

Home Occupations carry with them the same impacts as residences plus any additional

disturbances caused by the business related activity. Impacts are similar but amplified.

Dog Kennels carry impacts of residences with increased impact of animal and customer activity. The noise from animals can be disruptive to natural values as habitat and reduce big game security.

Golf Courses typically have limited structures but intensely landscaped property which could result in significant problems with erosion, invasive species, and destruction of habitat. Pollutants as a result of landscape may also get introduced to the resource from runoff or leeching. As indicated in the residential section, a high level of infrastructure or development is detrimental to population's security and foraging abilities.

Private and Public Parks or Campgrounds may include landscaping, infrastructure for recreation, or other modifications to the landscape that may introduce noise and other human impacts to the natural environment. Both deer and elk management plans cite recreation trips as a common disturbance adversely impacted both species.

Youth Camps typically involve overnight lodging, facilities for gathering and eating, and recreation resources. The density of people, required infrastructure, and activity associated with a youth camp could have impacts to wildlife and habitat through noise, pollution, and generally human activity.

Cemeteries, as a result of organic and inorganic decomposition, can introduce pollution to soil, ground water, and the resource. They typically carry with them minimal structures or infrastructures, but consistent digging for plots may contribute to soil erosion and impacts to the natural landscape that provides forage. Similarly, depending on landscaping practices, maintenance of the site may create disturbance of food sources.

Firearms Training Facility would contribute significant noise impacts unless mitigated through noise reducing building materials. Other impacts would be similar to other structures.

A Mobile Home or RV park involves dense siting of temporary or semi-permanent homes. The level of density increases potential noise and environmental pollution from human activity. Development also potentially disturbs food supply and habitat. The dense scale of development may also impact view corridors or scenic aspects of the resource.

A Retirement Center or Nursing Home is also a source of dense, shared housing with additional facilities often requiring a sizeable footprint. The scale of the building could introduce impacts associated with built environment as covered above.

Commercial Uses often require extensive site clearing and grading. As a result, the removal of vegetation and habitat are common. This can create a variety of issues including the elimination of shelter for security and plant life for forage. Similar to impacts discussed with residential use, commercial impact can be more significant due to the scale of structures and development.

Commercial uses also often carry with them dense human activity that can create noise, smells, and other impacts to the natural habitat as well as scenic and recreation values of the place.

Commercial ESEE Analysis

Economic consequences:

Allowed use (no protection):

If commercial development is allowed to occur in such a way that it creates the adverse impacts, the economic consequences may include: cost of future restoration of habitat.

Overlay Zone protections:

Current practice is to protect sensitive wildlife habitat through OZ 8 and through review by ODFW for conditional uses, which most commercial uses are in the underlying zones. This requires additional findings and a moderately complex review, which made add time or money on to a permitting process.

The public identified the following possible consequences of limiting commercial uses:

Not allowed:

Eliminating the ability for commercial development in sensitive wildlife habitat land has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues. Commercial uses offer employment opportunities, economic growth, and support for existing businesses.

The public identified the following possible economic consequences of prohibiting commercial uses: loss of jobs, reduced value of property and increased time and money for permitting.

Social consequences:

Allowed use (no protection):

The primary social consequence of allowing commercial uses without restriction would be diminished wildlife for viewing and hunting.

Overlay Zone protections:

Current practice is to protect sensitive wildlife habitat through the application of OZ-8 and conditional use permit review. Because commercial uses are typically conditional use permits, ODFW is able to work on a project by project basis to recommend mitigation strategies, including different siting of development to reduce or eliminate adverse impacts to habitat and species.

The social consequences of limiting commercial uses, defined by the public include limitations on private property rights. The public also cited concerns about increases to traffic from clustered developments.

Not allowed

Commercial uses offer employment opportunities, economic growth, and support for existing businesses and residents. In some cases, these commercial enterprises may offer housing opportunities, recreation activities, and energy production which represent Statewide Land Use Planning Goals 10, 8 and 13.

The public identified concerns over limitations on private property rights.

Environmental consequences:

Allowed use (no protection):

Allowing commercial uses with no protections has potential environmental consequences including disturbance of wildlife habitat in terms of migration paths, foraging, security and reproduction sites. Big Game grazing can help reduce fire fuels and invasive species, according to the elk and deer management reports. Both plans stress primitive development, dispersed recreational activities, and limited access as beneficial environments for the stability and security of both animal populations. This habitat, according to ODFW, is also critical for a variety of other species including trees, plants, and animals. One example is the Oregon White

Oak, which is habitat for species like the grey squirrel.

As the main mitigation strategy between development and protection of sensitive wildlife is relocation, fundamentally the lack of protections may be disastrous for multiple species and plants. The overall impacts of endangerment or extinction are manifold.

The public expressed concern that unmitigated commercial development poses the environmental threat of increased noise and fire risk.

Overlay Zone protections:

Current practice is to protect sensitive wildlife habitat through the application of OZ-8 and conditional use permit review. Because commercial uses are typically conditional use permits, ODFW is able to work on a project by project basis to recommend mitigation strategies, including different siting of development to reduce or eliminate adverse impacts to habitat and migration pathways.

These steps are able to preserve wildlife habitat while protection environmental resources, suggesting limited consequences for this strategy.

Not allowed:

Eliminating the ability to build commercial use structures in sensitive wildlife habitat has no known environmental consequences.

Energy consequences:

Allowed use (no protection):

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the commercial building.

Overlay Zone protections:

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the commercial building.

Not allowed:

Not allowing commercial uses may help preserve existing energy sources for other uses. No other consequences are known.

Conclusions/Recommendations:

Allowing commercial uses without additional criteria does not ensure for protection of the resource in keeping with the ODFW management plans. Because any commercial development carries with it potential for adverse impacts to sensitive wildlife habitat, a review requiring consideration of impacts and mitigation should be required.

Economic impacts, such as lack of employment opportunities or business growth, coupled with affiliated social consequences suggest prohibiting commercial uses in big game winter range may be detrimental to Wasco County residents.

Most commercial uses in the underlying zones are conditional and subject to additional review by ODFW. Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings for adverse impacts. Evidence must demonstrate that the proposed use will not significantly reduce or impair conditions may include siting requirements like clustering or limiting removal of critical habitat like tree clusters.

Implementation of OZ-8 with commercial subject to standards uses provides an opportunity to solicit feedback from ODFW for mitigation strategies that may be employed, like clustering, in a similar fashion to the conditional use permit review.

Staff is recommending all permitted commercial uses be subject to OZ-8 and, for conditional uses, to conditional use analysis and ODFW review.

Industrial Uses: (F-1, F-2, A-1, FF-10)

Table 2: Industrial Uses and Activities by Zone

(SR (Subject to Review), CU (Conditional Use, NP (Not Permitted))

Industrial Use	F-1 (80)	F-2 (80)	A-1 (160)	FF-10
Utility Facility	CU	CU	SR	CU
Aggregate Mining	NP	NP	CU	CU
Asphalt Batching	CU	CU	CU	NP
Mineral Processing	CU	CU	CU	NP
Water Bottling	NP	NP	CU	NP
Manufacturing	NP	NP	NP	NP

Utility facilities are permitted, following review, in all zones within sensitive wildlife habitat overlay. The installation of utility facilities typically involves construction activities that disturb wildlife habitat. Once construction has been completed, utility facilities may have, depending on the type, continued impacts to the natural area from noise, development in migratory paths, and the reduction of foraging.

Mining, mineral processing, asphalt batching and other related uses and activities can create a variety of disturbances and pollution that can be detrimental to the resource. Noise, dust, odors, ground disturbance and blasting which can cause ground shaking or seismicity are commonly cited impacts from mining. Mining also typically involves a large footprint of disturbance over an entire property limiting connections between adjacent parcels for migration, food supply, and security.

Water bottling and extraction, which involves components of industrial production, would have significant impacts on the resource including erosion, pollution, scenic impacts, noise, and development disruption of habitat.

Manufacturing and other industrial uses are not permitted in the underlying zones.

Generally, the scale of development and disturbance can adversely impact sensitive wildlife by disrupting migration paths, reducing forage and habitat for security and reproduction, and introducing a high level of human activity to the natural environment.

Industrial ESEE Analysis

Economic consequences:

Allowed use (no protection):

If industrial development is allowed to occur in such a way that it creates the adverse impacts, the economic consequences may include: cost of future clean up and restoration.

Overlay Zone protections:

Current practice is to protect sensitive wildlife habitat through OZ-8 and conditional use review and conditions. This requires additional findings and a moderately complex review, which made add time or money on to a permitting process.

Not allowed:

Eliminating the ability for industrial development along the White River has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues. Industrial uses offer employment opportunities, economic growth, and support for existing businesses.

Social consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

Allowing industrial uses without protections could have significant social consequences. Industrial activity, by its nature, is typically done at a scale and in the type of structures that doesn't blend with the natural environment. Industrial uses and activities also typically create noise, smells, and other emissions that may be undesirable to visitors and residents as well as wildlife.

Overlay Zone protections:

There are limited social consequences to allowing industrial activity with a conditional use review and application of OZ-8, and these protections offer mitigation to some of the impacts that have a connection to social values including aesthetics and recreation. The primary concern expressed from the public was "red tape", or the increased time of added process.

Not allowed

The public expressed concern that people will give up when faced with "red tape" and that will limit use of private property.

Environmental consequences:

Allowed use (no protection):

Allowing industrial uses with limited protections has potential environmental consequences including impacts to ground water quality, disturbance of wildlife habitat, and the introduction of pollutants to the resource. Industrial activities typically occur at a scale and with materials that can be especially detrimental to the natural environment.

Overlay Zone protections:

There are limited social consequences to allowing industrial activity with a conditional use review and application of OZ-8, and these protections offer mitigation to some of the impacts that have a connection to social values including aesthetics and recreation. The primary concern expressed from the public was “red tape”, or the increased time of added process.

Not allowed

The public expressed concern that people will give up when faced with “red tape” and that will limit use of private property.

Environmental consequences:

Allowed use (no protection):

Allowing industrial uses with limited protections has potential environmental consequences including impacts to ground water quality, disturbance of wildlife habitat, and the introduction of pollutants to the resource. Industrial activities typically occur at a scale and with materials that can be especially detrimental to the natural environment.

Noise is one of the most obvious adverse impacts of industrial uses that could threaten wildlife habitat. Machinery noise from manufacturing, storage yards, auto repair, or other activities can be disruptive to security, migration and reproduction. It also can impact the perceived human experience of the scenic and recreation resource. Additional traffic, particularly that of heavy machinery or trucks, can create noise, have leaks, or create ground disturbance. This can introduce a variety of pollutants to ground, which can, in turn, reduce the quality of food supply. This can also disrupt the scenic values by introducing noise that is at a higher volume than ambient.

Waste, by product, drainage, leeching, and spills can contaminate soil and groundwater through a variety of accidental or intentional activities. Industrial activity tends to generate

pollutants by its very nature, lending to exposure to the resource.

Some permitted industrial uses involve application of chemicals or other practices which may release noxious odors. Smells generated from certain types of industrial activities may impact wildlife or human visitors.

Industrial uses also often require complete site clearing and grading, with the retention of few if any natural resources on a site. They therefore can have more severe environmental effects than other uses. Industrial uses also often draw substantial amounts of water from wells or public water sources, drawing down the water table which can, in turn, reduce food and water supply for wildlife.

There are significant potential environmental consequences for allowing industrial uses without additional protections.

Overlay Zone protections:

Current practice is to protect sensitive wildlife habitat through OZ-8 and conditional use review and conditions with the goal of mitigation. There are no known environmental consequences of this strategy.

Not allowed:

Eliminating industrial uses within sensitive wildlife habitat has no known environmental consequences.

Energy consequences:

Allowed use (no protection):

Industrial uses may require large amounts of power for operation requiring additional infrastructure or development to support the demand.

Overlay Zone protections:

Industrial uses may require large amounts of power for operation requiring additional infrastructure or development to support the demand. This would typically be outside the purview of the Wasco County Planning Department review.

Large scale commercial energy projects are subject to conditional reviews which allow for input from ODFW on adverse impacts and mitigation strategies. This allows for continued access or development of alternative energy sources while reducing or eliminating adverse impacts to

sensitive wildlife and habitat.

Not allowed:

Removing opportunities for the development of alternative energy could reduce the resiliency of Wasco County and its residence. Comments from the public indicated a concern in increased costs in the lack of availability of energy sources.

Conclusions/Recommendations:

Industrial uses pose significant potential environmental, social and energy consequences. These include adverse impacts like noise, erosion, pollution, ground disturbance, waste, and scenic disruption. Allowing without or minimal restrictions create a scenario where the uses are likely to adversely impact sensitive wildlife habitat.

To balance environmental impacts and social consequences with potential economic and energy consequences, industrial uses should, at a minimum, be required to meet conditional use criteria demonstrating no adverse impact to wildlife or, mitigation strategies that meet with approval of ODFW. Because many of the uses and activities are diverse, the ability to apply rules with discretion towards individual conditions provide for an equitable solution.

Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings made regarding adverse impacts. Evidence must demonstrate that the proposed use will have minimal impact from dust, noise, and odor during construction, will not significantly reduce or impair sensitive wildlife habitat and generally safeguard the air, water and land quality. Findings would also need to demonstrate how the proposed development does not impact the scenic aspect of wildlife and wildlife habitat.

Staff is recommending the continued application of conditional use criteria for industrial uses that allows for ODFW comment and mitigation in conjunction with the additional review required by OZ-8.

To strengthen and clarify OZ-8, staff is recommending the language within the LUDO be re-written to clearly indicate which resource uses are exempt and that other uses are subject to ODFW review.

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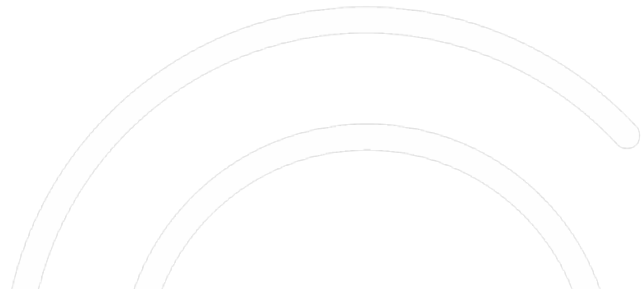
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ESEE Analysis for OZ – 12 Sensitive Birds

Executive Summary

Wasco County entered Periodic Review in 2004 to make specific Goal 5 updates including adopting OZ-12 map and ordinance language for the protection of sensitive bird species. This data has not been updated since.

Numerous commercial energy facility applications in Wasco County over the last decade have resulted in significant additional data and changes to existing data that prompted ODFW to identify the need for an updated OZ-12. This is, in part, due to the perceived and real risk to raptor and other avian species from wind turbines. There was also an ongoing statewide nesting study for Golden Eagle that has increased the available data for sites.

Oregon Administrative Rules (OAR) 660-023, which relates to inventory, analysis and protection for Goal 5 resources provides insight into how jurisdictions should manage Wildlife Habitat. First, the “impact area” is defined by a map published by ODFW (OAR 660-023-0110). Second, an Economic, Social, Environmental and Energy (ESEE) Analysis must be conducted to determine conflicting uses within the impact area. Once the conflicting uses have been established, a program to protect sensitive bird sites must be established.

Wasco County currently protects sensitive bird habitat through an overlay zone; OZ-12 currently requires all development within the buffers to submit a sensitive resource plan in conjunction with a development application. The sensitive resource plan includes the proposed location of development, a map of existing development and supporting infrastructure, an outline of operating characteristics, timing of construction and a description of existing vegetation and vegetation proposed to be removed. This is then evaluated by ODFW who can provide mitigation strategies, including timing construction outside of nesting window for identified species.

There are several components of this protection plan. The first, foundational component are the buffers. The buffers are dictated by the species and individual site characteristics which influence the sensitivity to disturbance (Blumstein, 2003 and Harness, 2015). These buffers have been dictated by best practices in wildlife management and recommended by the biologists of Oregon Department of Fish and Wildlife. According to local ODFW biologists, the

buffers are the minimum distance required between humans and nesting sites to reduce or eliminate disturbances.

Buffers have been found to be one of the most effective management strategies, but need to be specialized by species (Harness, 2015). For instance, research has shown that big raptors that nest in trees have greater sensitivity to disturbance than raptors nesting in cliffs. Spatial and temporal buffer zones have been successful in reducing raptor disturbance (Richardson, 1997). Overall, the abundance of nesting sites correlates to the health of the species (USFW, 2002).

Human disturbance is a greater factor in nest abandonment than habitat destruction in many cases (USFW, 2002). Human disturbance can include walking, driving or other movement near nest sites (Holmes, 1993). The scale, intensity and timing of all uses and activities will have varying impacts on species, which is why it's also critical to examine on a case by case basis (Harness, 2015). Quality habitat is most important during breeding season when birds nest in trees, cliffs, and other spaces. According to US Fish and Wildlife: "If that habitat is destroyed or disturbed during the breeding season, nests may be lost or abandoned or productivity may be reduced" which has a chain effect across populations nationally

(<https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/habitat-impacts.php>). US Fish and Wildlife identifies that the best method for avoiding habitat impacts are "to avoid placing development and energy projects in or near important bird habitat"

(<https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds/habitat-impacts.php>). In addition to nest abandonment, human disturbance at nesting sites can result in nestling mortality (USFW, 2002).

A scientific literature review shows the most two successful approaches to protecting raptors are first, to prevent human access to nesting sites and second, putting in place temporal activity and use management based on nesting cycles (Knight, 1988). The first strategy is most often used with threatened and endangered species, as prohibiting all use and activity can be difficult to require, monitor and enforce (Knight, 1988). The Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) identifies criminal penalties for the disturbance of eagles and nest sites. This includes nest abandonment which results from disturbance. Typically, this method is only a recommended strategy for sensitive birds in Wasco County.

The second strategy is most successful for mitigating impacts when development and activity is

unavoidable (Knight, 1988). This includes identifying a buffer zone for disturbance, and then limiting activity and uses from occurring within the nesting and reproductive cycles of the species. Because many of the nest site features and species characteristics are unique and the species and location of the sites is required to be kept confidential, this level of mitigation needs to be applied on a case by case basis.

The Utah Field Office US Fish and Wildlife guidelines recommend the following strategies to reduce nest abandonment and disturbance driven mortality of species:

- Avoid disturbance
- Retain or increase snags
- Place new construction and human activities within already disturbed areas and/or within areas that reduce loss of nesting/roosting habitat.
- Limit the project footprint to the smallest area necessary,
- Reclaim disturbed areas (including roads) following construction and completion of project activities.
- Reduce or close road use within high use raptor areas. Reduce maximum allowable speeds. Reduce access to minimize recreational activity and human-raptor interactions.
- Increase prey habitat through vegetation planting or thinning.

Install and maintain powerlines and other tall utilities in a way that will reduce raptor collision, electrocution, etc. Based on their extensive analysis, the Utah Field Office USFW recommended some additional land use planning specific guidelines for mitigating impacts to raptors:

- Create buffer zones to restrict human activity within the spatial boundaries.
- For activity within the buffer zones, they should be timed to coincide with when most raptors leave their roost.
- Activities should not occur within buffers during courtship/nest selection season.
- Long-term land use activities and human activities should be restricted near nesting sites up to seven years.

These findings and recommendations represent the current strategies for mitigating impacts to sensitive bird species and detail the human disturbances that result in nest abandonment and

mortality. The USFW paper clearly indicates that all land use and human activities represent conflict with sensitive birds, and that they are often unique to individual landscapes, which supports Wasco County's current strategy of requiring a sensitive resource plan for all use and activity within the buffer site, excepting some forest and farm uses.

The following analysis identifies conflicting uses in the underlying zones for proposed new sites and then goes through the ESEE consequences for three alternatives to Goal 5 protection: no protection, OZ-12, and prohibiting uses.

Conflicting Uses

OAR 660-023-0040 (2) requires an examination of all zones within the impact area of the resource to understand possible conflicting uses. These are typically land uses allowed outright or conditionally by the zone. The zones impacted by the proposed map amendment include: F-1, F-2, A-1, FF, and TV-R.

OAR 660-023-0060 requires opportunities for citizen involvement during the inventory and ESEE process. In addition to providing notice, Wasco County staff presented to the public the opportunity to identify conflicting uses and ESEE consequences of limiting or prohibiting certain uses. This was done through a series of public meetings in February 2020 and surveys available online. During work sessions in February 2020, the public was also asked to identify their perceived conflicts and/or uses that don't conflict with the resources. The input received during these sessions has become part of the analysis for conflicting uses and ESEE impacts.

All of these zones permit a variety of uses and activities according to different review criteria. F-1, F-2, and A-1 are resource zones. The primary function of these zones is for the protection and maintenance of resource uses, including agriculture and forestry. The primary function the FF zone is "to permit low-density residential development in suitable locations while reducing potential conflicts with agricultural uses, forestry uses, and open space" (Wasco County Land Use and Development Ordinance). TV-R is a rural service center residential zone which primary function is for residential development. All relevant zones include a variety of other uses including residential, commercial, and industrial.

Conflicting uses are defined by OAR 660-023-0010 as a "land use, or other activity reasonably and customarily subject to land use regulations that could adversely affect a significant Goal 5 resources." The definition states that local jurisdictions are "not required to regard agricultural practices as conflicting uses." Similarly, Wasco County and ODFW have identified that forest

practices subject to ORSS 527.610 to 527.770 are not subject to additional sensitive bird overlay regulations; Oregon forest practice laws require specific mitigation strategies for forestry uses and harvest which do not fall into the authority of the planning department but instead are implement by the Oregon Department of Forestry. This means that all non-agricultural and non-forest practices and uses permitted in these zones must be examined for adverse impacts.

What follows is an analysis of the main categories of uses: residential, commercial and industrial. As proscribed by OAR 660-023, three protection alternatives are evaluated against these conflicting uses to determine what might be the most efficient, effective and equitable approach to protecting sensitive wildlife.

Based on current practice and models, staff is recommended the following three alternative scenarios for protection:

Allowed use:

This possible scenario would permit uses and activities, as allowed by the Wasco County Land Use and Development Ordinance, without additional criteria or regulations.

Overlay Zone protections:

Current protections for sensitive birds are implemented through OZ-12 and the proposal is to amend that OZ map. The current protections associated with the map require that all non-farm and non-forest development applications or land divisions submit a sensitive resource plan for evaluation by ODFW with possible mitigation recommendation including moving the project site, limiting construction times, and changing lights and other disturbance features from the design.

Not allowed

Prohibiting uses which demonstrate significant impact and consequences is a possible option for protecting sensitive birds.

Conflicting Uses

The next section analyzes four categories of development activity residential, commercial, industrial, and energy facilities and defines potential conflicts. Each use is evaluated according to the ESEE consequences and finally, a recommendation for protection is made. Staff has elected to segregate energy uses from the commercial/industrial heading due to height and

other characteristics of commercial energy projects that make them unique.

Residential Uses: (F-1, F-2, A-1, FF-10, TV-R)

Residential development in conjunction with resource uses are allowed in A-1 and F-2 zones. Farm dwellings, lot of record dwellings and replacement dwellings are permitted in A-1 (160) subject to standards. In F-2, residential development is permitted, subject to standards, for lot of record or large tract dwellings. They are also permitted, subject to standards, in FF-10. The TV-R zone's main purpose is to provide for single family residences, but also permits conditionally multi-family dwellings. Certain qualifying properties are also eligible, in A-1, for a non-farm related dwelling. In all relevant zones, temporary medical hardship dwellings are permitted subject to a conditional use review. These temporary dwellings are required to be serviced by the primary dwelling's water and septic.

In addition to the construction of homes, residential development may include the construction of other accessory structures, access drives, parking, landscaped areas, utility connections, and other related development. This type of development activity may include removal of vegetation or other natural features that make up sensitive wildlife habitat. It also has been demonstrated to be disruptive to wildlife resulting in changing patterns or mortality.

Once dwellings are in place, human occupancy creates household lights, noises, landscaping, and other human activities that may disturb wildlife and threaten their security. Research has found that noise can be a source of habitat degradation (Keyels, 2017). Light, according to the report, can also have a significant detrimental impact on ecosystem health (Longcore, 2016) and disturb nesting (ODFW, 2006).

Residential development, because of the scale and density, are the least impactful non-resource use to occur on these lands. However, for the reasons explained above there are some potential impacts on the protected resource. Therefore, staff finds that residential uses are a conflicting use.

Residential ESEE Analysis

Economic consequences:

Allowed use (no protection):

There are potential economic costs to the lack of protection including restoration efforts, moving nesting sites, and

Overlay Zone protections:

Current practice is to protect sensitive birds from residential development by mitigating site specific conditions and construction timing. This typically adds more cost to a development application due to more criteria.

Not allowed:

Eliminating the ability to build a residence in OZ-12 has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues.

Social consequences:

Allowed use (no protection):

Limited social consequences of no protection would be diminished scenic opportunities for bird viewing.

Overlay Zone protections:

Social consequences may include additional time associated with more criteria and review by ODFW for development applications, inconvenience for buildings schedules or redesigns of structures, and limitations for things like outdoor lights.

The public also cited concerns about restrictions on private property.

Not allowed

Prohibiting residential activity may increase opportunities for scenic viewing, but will further compound housing needs throughout the county and contribute to further limit supply.

Members of the public expressed concern that prohibition would deprive land owners the use of their land.

Environmental consequences:

Allowed use (no protection):

Allowing residential uses has potential environmental consequences including disturbance of nesting sites and the introduction of pollutants to food sources or habitat. Construction and development waste and disturbance and human occupancy related disturbance have been demonstrated to have significant impact on the natural resource.

The reduction in some species that serve as predators for other species could create significant ecological impacts.

Overlay Zone protections:

Mitigation strategies on a site by site basis demonstrate no known environmental consequences.

Not allowed:

Eliminating the ability to build a residence in OZ 12 has no known environmental consequences.

Energy consequences:

Allowed use (no protection):

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the dwelling.

Overlay Zone protections:

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the dwelling.

Not allowed:

There are no known energy consequences of not allowing residential uses.

Conclusions/Recommendations:

Allowing residential uses without additional criteria or restriction does not ensure for protection of the resource in keeping with the ODFW conservation strategies, federal law and general best practices for reducing impacts to sensitive birds. Because residential development carries with it potential for adverse impacts to sensitive birds, a review requiring consideration of impacts and mitigation would be most consistent with the best practices.

Staff is recommending maintaining the current OZ-12 standards for all new dwelling development within the overlay zone, with the exception of TV-R. This includes any development in the newly identified buffers.

Because TV-R allows for a higher density scale of residential development, and as a result of clear and objective requirements, staff is recommending a prohibition on residential development in rural residential zones. Alternatively, applicants can opt to work directly with ODFW on mitigation strategies and habitat assessment that will achieve protection goals. **Commercial Uses:** (F-1, F-2, A-1, FF, TV-R)

Table 1: Commercial Uses and Activities by Zone
(SR (Subject to Review), CU (Conditional Use, NP (Not Permitted))

Commercial Use	F-1 (80)	F-2 (80)	A-1 (160)	FF-10	TV-R
Winery	NP	NP	SR	NP	NP
Farm Processing	NP	NP	CU	NP	NP
Forest Processing	NP	SR	NP	NP	NP
Farm Ranch Recreation	NP	NP	CU	NP	NP
Major Home Occupation	CU	CU	CU	CU	CU
Bed and Breakfast	NP	NP	CU	NP	CU
Dog Kennels	NP	NP	CU	CU	NP
Private Park, Campground, Playground	NP	CU	CU	CU	CU
Golf Course	NP	NP	CU	NP	CU
Fee Hunting/fishing Accommodations	NP	CU	NP	NP	NP
Youth Camps	NP	CU	NP	NP	NP
Public Park	NP	CU	CU	CU	CU
Cemetery	NP	CU	SR	NP	NP
Firearms Training Facility	NP	CU	NP	NP	NP
Mobile Home Park	NP	NP	NP	NP	CU
Retirement Center/nursing Home	NP	NP	NP	NP	CU

Wineries in A-1 consist of growing grapes, processing, and manufacturing. Some agro-tourism activities also can be permitted with wineries. The commercial aspect involves a structure

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

often with associated parking, outbuildings, landscaping and access road. Building placement and developing these assets typically involves clearing the existing vegetation. The loss of vegetation can lead to habitat loss and forage loss.

Once the buildings are in place, occupancy from workers and visitors can contribute light and noise pollution, pollution from vehicles and other human activity, and other disruptions to the natural environment. This level of human activity is likely to create disturbance, particularly for highly sensitive species. Disturbance can lead to nest abandonment.

Farm and Forest Processing have similar impacts, although the frequency or volume of visitors is significantly reduced.

Farm Ranch Recreation, and Bed and Breakfast lodging, which consists of visitors staying and recreating on farms, has similar impacts to wineries, with the primary difference being in production and overnight occupancy. Visitors engaging with the wildlife, or infrastructure built for recreation, may create erosion, pollution, or general disturbances to habitat. In the forest zone, fee hunting and fishing accommodations share impacts to farm accommodations. Generally, this scale of development within the buffer is likely to create disturbance, particularly for sensitive species.

Home Occupations carry with them the same impacts as residences plus any additional disturbances caused by the business related activity. Impacts are similar but amplified.

Dog Kennels carry impacts of residences with increased impact of animal and customer activity. The noise from animals can be disruptive to natural values as habitat and cause disturbance to nesting.

Golf Courses typically have limited structures but intensely landscaped property which could result in significant problems with erosion, invasive species, and destruction of habitat. Pollutants as a result of landscape may also get introduced to the resource from runoff or leeching. The noise from activity and the airborne golf balls may also introduce disturbance to habitat.

Private and Public Parks or Campgrounds may include landscaping, infrastructure for recreation, or other modifications to the landscape that may introduce noise and other human impacts to the natural environment. They also typically involve some kind of development that may contribute to disturbance through light, dust, and activity during nesting season.

Youth Camps typically involve overnight lodging, facilities for gathering and eating, and recreation resources. The density of people, required infrastructure, and activity associated with a youth camp could have impacts to wildlife and habitat through noise, pollution, and Cemeteries, depending on landscaping practices, maintenance of the site may create disturbance of food sources.

Firearms Training Facility would contribute significant noise impacts unless mitigated through noise reducing building materials. Other impacts would be similar to other structures.

A Mobile Home or RV park involves dense siting of temporary or semi-permanent homes. The level of density increases potential noise and environmental pollution from human activity. Development also potentially disturbs food supply and habitat. The dense scale of development may also impact view corridors or scenic aspects of the resource.

A Retirement Center or Nursing Home is also a source of dense, shared housing with additional facilities often requiring a sizeable footprint. The scale of the building could introduce impacts associated with built environment as covered above.

Commercial uses also often carry with them dense human activity that can create noise, smells, and other impacts to the natural habitat as well as scenic and recreation values of the place. These impacts are discussed more thoroughly in the residential use section. This can be particularly problematic if activity is occurring during nesting seasons.

generally human activity.

Commercial ESEE Analysis

Economic consequences:

Allowed use (no protection):

If commercial development is allowed to occur in such a way that it creates the adverse impacts, the economic consequences may include: cost of future restoration of habitat.

Overlay Zone protections:

Current practice is to protect sensitive wildlife habitat through OZ 12 and require a sensitive resource plan which is reviewed by ODFW for mitigation strategies based on location and site characteristics. This requires additional findings and a moderately complex review, which made add time or money on to a permitting process.

The public identified the following possible consequences of limiting commercial uses: loss of jobs.

Not allowed:

Eliminating the ability for commercial development in sensitive wildlife habitat land has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues. Commercial uses offer employment opportunities, economic growth, and support for existing businesses.

Social consequences:

Allowed use (no protection):

The primary social consequence of allowing commercial uses without restriction would be diminished wildlife for viewing.

Overlay Zone protections:

The public cited “red tape” as a social consequence of limitations.

Not allowed

Commercial uses offer employment opportunities, economic growth, and support for existing businesses and residents. In some cases, these commercial enterprises may offer housing opportunities, recreation activities, and energy production which represent Statewide Land Use Planning Goals 10, 8 and 13.

The public identified concerns over limitations on private property rights.

Environmental consequences:

Allowed use (no protection):

Allowing commercial uses with no protections has potential environmental consequences including disturbance of nesting and reproduction, impacts to food supply, and the overall impacts to the ecology.

As the main mitigation strategy between development and protection of sensitive birds is relocation, fundamentally the lack of protections may be disastrous for most species. The overall impacts of endangerment or extinction are manifold.

Overlay Zone protections:

The mitigation steps are able to preserve wildlife habitat while protection environmental resources, suggesting limited consequences for this strategy.

Not allowed:

Eliminating the ability to build commercial use structures in sensitive birds has no known environmental consequences.

Energy consequences:

Allowed use (no protection):

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the commercial building.



Overlay Zone protections:

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the commercial building.

Not allowed:

Not allowing commercial uses may help preserve existing energy sources for other uses. No other consequences are known.

Conclusions/Recommendations:

Allowing commercial uses without additional criteria does not ensure for protection of the resource in keeping with the ODFW and USFW guidelines. Because any commercial development carries with it potential for adverse impacts to sensitive birds and nesting sites, a review requiring consideration of impacts and mitigation should be required.

Economic impacts, such as lack of employment opportunities or business growth, coupled with affiliated social consequences suggest prohibiting commercial uses within the sensitive bird buffers may be detrimental to Wasco County residents.

Most commercial uses in the underlying zones are conditional and subject to additional review by ODFW. Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings for adverse impacts. Evidence must demonstrate that the proposed use will not significantly reduce or impair sensitive wildlife habitat and generally safeguard the air, water and land quality. Coupled with the requirement for a sensitive resource plan and case by case analysis, staff feels the Goal 5 resource can be protected consistent with guidelines.

Staff is recommending all permitted commercial uses be subject to OZ-12 and mitigation strategies suggested by ODFW on a case by case basis.

Industrial Uses: (F-1, F-2, A-1, FF-10, TV-R)

Table 2: Industrial Uses and Activities by Zone
(SR (Subject to Review), CU (Conditional Use, NP (Not Permitted))

Industrial Use	F-1 (80)	F-2 (80)	A-1 (160)	FF-10	TV-R
Utility Facility (non-energy)	CU	CU	SR	CU	CU
Aggregate Mining	NP	NP	CU	CU	NP
Asphalt Batching	CU	CU	CU	NP	NP
Mineral Processing	CU	CU	CU	NP	NP
Water Bottling	NP	NP	CU	NP	NP
Manufacturing	NP	NP	NP	NP	NP

Utility facilities are permitted, following review, in all zones within sensitive bird overlay. The installation of utility facilities typically involves construction activities that can disturb nesting. Once construction has been completed, utility facilities may have, depending on the type, continued impacts to the natural area from noise, development in migratory paths, and the reduction of food sources.

Mining, mineral processing, asphalt batching and other related uses and activities can create a variety of disturbances and pollution that can be detrimental to the resource. Noise, dust, odors, ground disturbance and blasting which can cause ground shaking or seismicity are commonly cited impacts from mining.

Water bottling and extraction, which involves components of industrial production, would have significant impacts on the resource including erosion, pollution, scenic impacts, noise, and development disruption of habitat.

Manufacturing and other industrial uses are not permitted in the underlying zones.

Generally, the scale of development and disturbance can adversely impact sensitive birds by disrupting migration paths, disturbing nesting resulting in nest abandonment, and potentially impact food sources.

Industrial ESEE Analysis

Economic consequences:

Allowed use (no protection):

If industrial development is allowed to occur in such a way that it creates the adverse impacts, the economic consequences may include: cost of future restoration.

Overlay Zone protections:

Application of OZ 12 review procedures requires additional findings and a moderately complex review, which made add time or money on to a permitting process.

Not allowed:

Eliminating the ability for industrial development within the sensitive bird overlay zone has tax revenue implications for Wasco County. Industrial uses offer employment opportunities, economic growth, and support for existing businesses.

Social consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

Allowing industrial uses without protections could have significant social consequences. Industrial activity, by its nature, is typically done at a scale and in the type of structures that doesn't blend with the natural environment. Industrial uses and activities also typically create noise, smells, and other emissions that may be undesirable to visitors and residents as well as wildlife.

Overlay Zone protections:

There are limited social consequences to allowing industrial activity with a conditional use review and application of OZ-12, and these protections offer mitigation to some of the impacts that have a connection to social values including aesthetics and ecology.

Not allowed

The public cited social concerns of limiting industrial uses within the sensitive bird overlay zone but did not specify what particular concerns they had. It is likely the primary concerns were related to the restriction of property rights.

Environmental consequences:

Allowed use (no protection):

Allowing industrial uses with no protections has potential environmental consequences including disturbance of nesting and pollution of natural environment impacting food supply. Industrial activities typically occur at a scale and with materials that can be especially detrimental to the natural environment.

Noise is one of the most obvious adverse impacts of industrial uses that could threaten wildlife habitat. Machinery noise from manufacturing, storage yards, auto repair, or other activities can be disruptive to nesting as evidenced by research. Additional traffic, particularly that of heavy machinery or trucks, can create noise, have leaks, or create ground disturbance. This can introduce a variety of pollutants to ground, which can, in turn, reduce the quality of food supply. This can also disrupt the scenic values by introducing noise that is at a higher volume than ambient.

Waste, by product, drainage, leeching, and spills can contaminate soil and groundwater through a variety of accidental or intentional activities. Industrial activity tends to generate pollutants by its very nature, leading to exposure to the resource.

Some permitted industrial uses involve application of chemicals or other practices which may release noxious odors. Smells generated from certain types of industrial activities may impact wildlife or human visitors.

Industrial uses also often require complete site clearing and grading, with the retention of few if any natural resources on a site. They therefore can have more severe environmental effects than other uses. Industrial uses also often draw substantial amounts of water from wells or public water sources, drawing down the water table which can, in turn, reduce food and water supply for wildlife.

There are significant potential environmental consequences for allowing industrial uses without additional protections.

Overlay Zone protections:

There are no known environmental consequences of this strategy.

Not allowed:

Eliminating industrial uses within sensitive wildlife habitat has no known environmental consequences.

Energy consequences:

Allowed use (no protection):

Industrial uses may require large amounts of power for operation requiring additional infrastructure or development to support the demand.

Overlay Zone protections:

A case by case analysis of industrial uses within specific sites should produce no known consequences.

Not allowed:

There are no known energy consequences of prohibition of industrial uses.

Conclusions/Recommendations:

Industrial uses pose significant potential environmental, social and energy consequences. These include adverse impacts like noise, erosion, pollution, nesting disturbance, and scenic disruption. Allowing without or minimal restrictions create a scenario where the uses are likely to adversely impact sensitive birds.

To balance environmental impacts and social consequences with potential economic and energy consequences, industrial uses should be required to meet conditional use criteria demonstrating no adverse impact to wildlife or, mitigation strategies that meet with approval of ODFW based on the OZ-12 required submission of a sensitive resource plan. Because many of the uses and activities are diverse, the ability to apply rules with discretion towards individual conditions provide for an equitable solution.

Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings made regarding adverse impacts. Evidence must demonstrate that the proposed use will have minimal impact from dust, noise, and odor during construction, will not significantly reduce or impair sensitive wildlife habitat and generally safeguard the air, water and land quality. Findings would also need to demonstrate how the proposed development does not impact the scenic aspect of wildlife and wildlife habitat.

Staff is recommending the continued application of conditional use criteria for industrial uses that allows for ODFW comment and mitigation in conjunction with the additional review of the site specific features required by OZ-12.

Commercial Energy Facilities:

(F-1, F-2, A-1, FF-10, TV-R)

Table 2: Industrial Uses and Activities by Zone

(SR (Subject to Review), CU (Conditional Use, NP (Not Permitted))

Industrial Use	F-1 (80)	F-2 (80)	A-1 (160)	FF-10	TV-R
Commercial Energy Facilities	CU	CU	CU	CU	CU

Disturbance and mortality to raptor and other avian species related to wind turbine facilities has been broadly studied since the 1980s. Recent research (Erickson, 2002) found that raptor mortality has been absent to very low at all newer generation wind plants studied in the U.S. This is in part due to the slower speeds of new generation facilities (Erickson, 2002). The main concerns with commercial energy projects are primarily with fatalities when birds come in to contact with wind turbine blades, but towers or solar panels near nesting sites may also serve as a disturbance.

Research suggests that a case-by-case approach is the most appropriate for limiting negative impacts and determining overall impact predictions (Erickson, 2002).

The public generally found commercial energy facilities to be in conflict with sensitive birds. ODFW has also been concerned about the impacts to sensitive birds which resulted in the development of new studies and buffers for species.

Commercial Energy Facilities ESEE Analysis**Economic consequences:**

Allowed use (no protection):

If industrial development is allowed to occur in such a way that it creates the adverse impacts, the economic consequences may include: cost of future restoration or moving nesting sites to reestablish species.

Overlay Zone protections:

The requirements of OZ 12 include additional findings and a moderately complex review, which made add time or money on to a permitting process.

Not allowed:

Eliminating the ability for energy development within sensitive bird habitat has tax revenue implications for Wasco County as well as limitations on employment opportunities, economic growth, and support for existing businesses. However, in most cases these can be mitigated by moving towers and other facilities outside of the buffer.

Social consequences:

Allowed use (no protection):

Allowing commercial energy facilities without protections could have significant social consequences. The facilities are typically developed at a scale and in the type of structures that doesn't blend with the natural environment.

Overlay Zone protections:

There are limited social consequences to allowing commercial energy facilities with some restriction.

Not allowed

No social consequences have been indicated by prohibiting commercial energy facilities within sensitive bird buffers.

Environmental consequences:

Allowed use (no protection):

Allowing commercial energy facilities with limited protections has potential environmental consequences including disturbance of nesting, impacts to food, and impacts to habitat. Commercial energy projects and required construction typically occur at a scale and with materials that can be especially detrimental to the natural environment.

Noise is one of the most obvious adverse impacts of industrial uses that could threaten wildlife habitat. Machinery noise from manufacturing, storage yards, auto repair, or other activities can be disruptive to security, migration and reproduction. It also can impact the perceived human experience of the scenic and recreation resource. Additional traffic, particularly that of heavy machinery or trucks, can create noise, have leaks, or create ground disturbance. This can introduce a variety of pollutants to ground, which can, in turn, reduce the quality of food supply. This can also disrupt the scenic values by introducing noise that is at a higher volume than ambient.



Commercial energy facilities also often require site clearing and grading, with the retention of few if any natural resources on a site. They therefore can have more severe environmental effects than other uses.

There are significant potential environmental consequences for allowing industrial uses without additional protections.

Overlay Zone protections:

There are no known environmental consequences of this strategy.

Not allowed:

Eliminating industrial uses within sensitive bird has no known environmental consequences.

Energy consequences:

Allowed use (no protection):

Any type of development has energy requirements, including those related to transportation to and from during construction and after completion of the energy facility.

Overlay Zone protections:

Large scale commercial energy projects are subject to conditional reviews which allow for input from ODFW on adverse impacts and mitigation strategies. This allows for continued access or development of alternative energy sources while reducing or eliminating adverse impacts to sensitive wildlife and habitat. Some impacts, as a result of transportation to and from the site during development, still exist.

Not allowed:

Removing opportunities for the development of alternative energy could reduce the resiliency of Wasco County and its residence. Comments from the public indicated a concern in increased costs in the lack of availability of energy sources.

Conclusions/Recommendations:

Commercial energy facilities pose significant potential environmental, social and energy consequences. These include adverse impacts like noise, erosion, pollution, and scenic disruption as well disturbance to nesting sites. Allowing without or minimal restrictions create a scenario where the uses are likely to adversely impact sensitive birds.

To balance environmental impacts and social consequences with potential economic and energy consequences, commercial energy facilities uses should, at a minimum, be required to meet conditional use criteria demonstrating no adverse impact to wildlife or, mitigation strategies that meet with approval of ODFW. The added requirement of a sensitive wildlife plan will ensure there is clarity of the site, construction and development conditions to provide ODFW enough information to develop a site specific mitigation strategy.

Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings made regarding adverse impacts. Evidence must demonstrate that the proposed use will have minimal impact from dust, noise, and odor during construction, will not significantly reduce or impair sensitive birds and generally safeguard the air, water and land quality. Findings would also need to demonstrate how the proposed development does not impact the scenic aspect of wildlife and wildlife habitat.

Staff is recommending the continued application of conditional use criteria for commercial energy facilities that allows for ODFW comment and mitigation in conjunction with the additional review required by OZ-12.

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Sensitive Turtle Habitat Location Quality and Quantity of the Resource

Biologists from the non-game division of ODFW and the USFS National Scenic Area Office have identified a series of ponds that provide critical Western Pond Turtle habitat. Wasco County reviewed the location information provided by ODFW and USFS for the sites along with the ownership patterns, parcel sizes and surrounding zoning and worked with ODFW to identify significant sites outside the Columbia River Gorge National Scenic Area that require Goal 5 protection. These sites are included in the inventory list and a mapped inventory is also included in the County's Comprehensive plan inventory section. The Western Pond Turtle is listed as a Critical Sensitive Species in Oregon. Habitat areas are mapped by ODFW as habitat for a wildlife species of concern or as a habitat of concern. All listed and mapped sites are deemed significant under OAR 660-023-0110 (4).

Significant Habitat areas extend into the Columbia River Gorge National Scenic Area (NSA) – General Management Area (GMA). A local ordinance has been adopted by Wasco County to implement the applicable GMA policies and guidelines in the NSA Management Plan. Further Goal 5 protection is not deemed necessary inside the NSA at this time. The only sites inventoried as significant are those sites located outside the NSA.

Significant sensitive habitat areas also provide distinct habitat values and are designated in accordance with their distinct functions to support the species. The core habitat area is inventoried and identified on the Western Pond Turtle Inventory Map. Upland management areas have also been identified and are also shown on the Western Pond Turtle Inventory Map. The function of each area, uses potentially in conflict with the function, and a program to protect the resource are discussed in the ESEE analysis.

Conflicting Uses

The significant core habitat and upland management areas for Western Pond Turtles are located on land zoned for resource use and non resource use. Two lots impacted by the upland management area are zoned for agricultural use. All remaining habitat areas are located on Forest Farm land with a 10 acre minimum lot size or Rural Residential land with a 10 acre minimum lot size. Conflicting uses generally consist of residential, driveway, or roadway construction, land divisions that may result in the need to locate improvements in identified upland management or core habitat areas. A majority of the parcels are developed with residential uses. Redevelopment or expansion on parcels in this area is a concern and must be

reviewed to limit potential impacts on sensitive resources. Specific conflicting uses are evaluated in the site specific ESEE analyses.

Economic, Social, Environmental and energy Consequences of Conserving Sensitive Western Pond Turtle Habitat

1. Economic consequences:
2. Social Consequences:
3. Environmental Consequences:
4. Energy Consequences:
5. Conclusions:

An ESEE analysis has been prepared that considers both the core habitat and the upland management area. The ESEE analysis once adopted becomes a part of the County's comprehensive plan inventory and provides the frame work for program adoption. As new sites are deemed significant due to the availability of additional information about the location or status of the site an ESEE analysis will be performed to provide the necessary framework for the protection of newly inventoried sites.

A Program to Conserve Sensitive Pond Turtle Habitat

The ESEE analysis done for both the core habitat and upland management areas helps the County to determine whether: the resource warrants protection to the point of prohibiting surrounding conflicting uses per OAR 660-023-0040 (5) (a), whether the conflicting uses should be allowed in a limited way that can protect the significant site to the desired extent per OAR 660-023-0040 (5) (b), or whether the conflicting use(s) warrant protection to the point of suspending resource protection measures without regard for the possible impacts to the resource site OAR 660-023-0040 (5) (c). A determination of whether to allow, limit, or prohibit identified conflicting uses has been made for each of the significant resource sites on the County's inventory. New sites deemed significant in the future will be subject to the same site specific determinations regarding the type or level of protection that should be afforded newly inventoried resource sites or areas before a program for protection is developed and adopted. The County shall amend its comprehensive plan so that the determinations will be included with the ESEE analyses for additional significant sites or areas in the same manner as those currently inventoried.

ESEE ANALYSIS – Western Pond Turtle Sensitive Habitat Area Inventory

The western pond turtle is listed as a critical sensitive species in Oregon. The Oregon Department of Fish and Wildlife (ODFW) in cooperation with the U.S. Forest Service has identified a population of western pond turtles along Morganson Road within Township 2N, Range 12E, Sections 7,8,9,17 and 16B. The population of western pond turtles along Morganson Road inhabits lands that are primarily zoned for rural residential uses. Most of the parcels are developed with residential uses. At the time this ESEE was developed three undeveloped parcels of land are considered to be impacted by inventoried significant sensitive habitat area. The sensitive habitat area is made up of:

1. Core habitat, consisting of the ponds, known or likely nesting habitats, and corridors between and to other nearby ponds that interconnect these ponds; and
2. Upland management area, an area in which nesting may take place and in which land uses may be limited to protect the core habitat values.

The core habitat and upland management areas are designated on the Western Pond Turtle Map in the County's Comprehensive Plan inventory section.

Sensitive Habitat Area Characteristics

A. Core Habitat

The biology of the turtle indicates that there are four critical habitat components which must be protected to ensure a viable turtle population:

1. Ponds such as the Six large primary ponds A, B, C, D, I, and J at the Morgansen Road area. Both the primary ponds and related secondary ponds E, F,G, and H are critical to this habitat area though the secondary ponds are considered less important due to size, location or existing developments and land uses;
2. Known or likely nesting habitats surrounding the ponds;
3. Corridors between and to other nearby ponds; and
4. Water quality and quantity

The core habitats (ponds and corridors) are considered together due to their close proximity and because their protection measures are the same and overlay each other spatially. The ponds are the primary water habitats for adult turtles and where they obtain most of their food. Ponds where turtles are known to occur and where existing land uses are minimal were considered critical. This includes ponds A, B, C, D, I and J. Some ponds already have human dwellings and other developments immediately adjacent to them and were not considered critical, such as ponds G and H. Ponds E and F are not known to have turtles.

Primary ponds (A, B, C, D, I, J) and their potential adjacent nesting habitats require a 600 ft. no disturbance buffer to protect the resource. The inventoried 600 ft. core habitat area is decreased if the habitat is altered or determined to be of decreased value due to topographic aspect or because of impacts related to existing development. All buffer zones are measured horizontally from the edge of a pond or wetland and from the ordinary high watermark on each side of a stream. Although ponds E and F are not known to be used by the western pond turtles, protection of these ponds is important in supporting the core habitat. A 150' foot buffer around each secondary pond and a connectivity corridor with a 150 ft. buffer was considered minimal. No core habitat was identified around Ponds G



and H because of the existing adjacent land uses and the impacts they already pose. The existing buffers that apply to ponds G and H are per the Wasco County ordinance which requires a 100 ft. setback.

A 150 “no disturbance” buffer around the stream connectivity corridors is considered minimal. These corridors ensure that the turtles have an undisturbed route by which they can move from one pond to another. Movement along the corridors to other ponds may be critical in helping the turtles disperse to other areas and to encourage genetic out-breeding. It is common for food sources to dry up in some areas while not in others; if the individuals cannot move to more plentiful food sources, then the population becomes threatened.. Although the 150 ft. corridor buffers were diminished in some instances due to previous developments or land uses, the full buffer width was applied to most of the stream corridors.

Pond I is the only pond located outside the National Scenic Area. This pond and a narrow strip of core habitat area providing connectivity along a length of drainage way that follows the NSA boundary just west of pond I are the only core habitat areas located beyond the NSA boundary and subject to protection through the County’s goal 5 process.

The core habitat is considered a no disturbance buffer in the Management Plan for the Western Pond turtle population on Morganson Road, Oregon prepared by the Forest Service and ODFW. “No disturbance” is defined to mean:

1. No new building construction
2. No new agricultural cultivation
3. No motor vehicle use, except for those required to maintain existing utilities and road; use of existing roads; and use for enhancement projects.
4. No livestock use.
5. No new ground disturbance
6. No livestock grazing

The no disturbance limitations have been applied inside the National Scenic area through implementation of the National Scenic Area Ordinances. Application of a compatible set of sensitive area protection measures will be accomplished outside the National Scenic Area through adoption and implementation of a Goal 5 program.

Upland Management Area

The upland management area consists of upland nesting/hibernation areas and can be up to ¼ mile (1320 feet) from the ponds. In the spring (May-June) gravid females leave their water habitat and search for a nesting site which can be up to ¼ mile away from ponds or streams. The eggs are laid in nests excavated in the soil, in a sunny and warm location. The females then return to their water habitat. There is some evidence that the females return to the same nesting site year after year. The loss or disturbance of nesting sites could have significant implications to these relatively small

populations.

The eggs hatch within about 75 days but do not emerge from the nest until the following spring. The young turtles then attempt to reach the water. Whenever the turtles are away from the water, they are vulnerable to being crushed by heavy livestock or vehicles. Overgrazing will diminish suitable vegetation cover for hibernation.

The following table lists the parcels entirely or partially within the sensitive habitat area (core habitat and upland management areas) outside the NSA and subject to Wasco County's Land Use Ordinance and Comprehensive Plan. A majority of the sensitive habitat area is within the National Scenic Area. These areas are adequately protected by the Management Plan and National Scenic Area Ordinance criteria.

Western Pond Turtle Sensitive Habitat Area – Impacted Parcels					
Map and Lot #	Zone	Size	Ownership	Developed Undeveloped	Core Habitat (CH) Upland Management (UM)
2N 12 7:2700	A-1(40)/GMA	23.08	Private	Dev	UM
2N 12 7:2800	A-1(40)/GMA	20	Private	Dev	UM
2N 12 8:1900	F-F(10)/GMA	10.03	Private	Undeveloped	CH/UM
2N 12 8:2100	F-F(10)/GMA	9.56	Private	Undeveloped	CH/UM
2N 12 8:2200	F-F(10)	10.02	Private	Dev	UM
2N 12 8:2300	F-F(10)	9.81	Private	Dev	CH/UM
2N 12 17:400	R-R(10)	10	Private	Dev	UM
2N 12 17:100	R-R(10)	9.5	Private	Dev	CH/UM
2N 12 17:200	R-R(10)	10.05	Private	Dev	CH/UM
2N 12 17:300	R-R(10)	10.06	Private	Dev	UM
2N 12 17:1200	R-R(10)	10.07	Private	Undeveloped	UM
2N 12 17:1300	R-R(10)	10.07	Private	Dev	UM
2N 12 17: 1400	R-R(10)	10.10	Private	Dev	UM
2N 12 17:1600	R-R(10)	10	Private	Dev	UM
2N 12 17:1700	R-R(10)	10	Private	Dev	UM
2N 12 16B:1000	R-R(10)	1.17	Private	Dev	UM

Conflicts Identification

Potentially Conflicting Uses within the Sensitive Habitat area are discussed below following the list of uses permitted outright or conditionally in affected zones.

A. A-1(40) - Exclusive Farm Use Zone – Section 3.210

Uses Permitted Outright:

1. Farm use defined by ORS 215.203
2. Buildings customarily provided in conjunction with farm use.
3. Dwelling provided in conjunction with farm use subject to section 3.210
4. Dwelling for farm use occupied by a relative on the same parcel as farm operator's dwelling
5. Lot of Record dwelling which does not otherwise qualify for a dwelling on less than 80 acres which meets the standards of this section

6. Propagation and harvesting of a forest product.
7. Public or private schools
8. Churches except within three miles of an urban growth boundary.
9. Utility facilities

Uses Permitted Conditionally: In a A-1 Zone, the following may be permitted when authorized in accordance with the requirements of this Ordinance:

1. A dwelling not in conjunction with farm use subject to 3.210(F).
2. Operation conducted for mining.
3. A site for disposal of solid waste under ORS 459.245.
4. Home occupation carried on by the resident as an accessory use within their dwelling or other building customarily provided in conjunction with farm use.
5. Dog Kennels
6. Personal use airports
7. Golf courses
8. Commercial utility facilities
9. Private parks, playgrounds, and campgrounds except that such uses are prohibited on high value farmland.

B. F-F (10) – Farm Forest Zone- Section 3.220

Uses Permitted Outright:

1. Farm use
2. A single family dwelling and other buildings and accessory uses in conjunction with forest or farm use
3. Propagation or harvesting of a forest product
4. Subdivisions
5. Planned Unit Developments
5. Breeding, boarding and training horses for profit

Uses Permitted Conditionally: In a F-F Zone, the following may be permitted when authorized in accordance with the requirements of this Ordinance::

1. Additional single family dwellings in conjunction with a commercial farm or forest use subject to income requirements
2. A single family dwelling not in conjunction with a farm or forest use
3. Commercial activities in conjunction with farm use
3. Exploration ,mining, and processing of aggregate resources
4. Private parks, playgrounds, hunting and fishing preserves and campgrounds.
5. Parks, playgrounds, or community center owned and operated by a governmental agency or non-profit organization
6. Home occupations
7. Personal use airports
8. Public or private schools
9. Churches
10. Sanitary landfill
11. Kennels

C. R-R Rural Residential Zone – Section 3.250**Uses Permitted Outright**

1. A single family dwelling subject to standards
2. A single family dwelling and other buildings and accessory uses in conjunction with forest or farm use
3. Propagation or harvesting of a forest product
4. Subdivisions
5. Planned Unit Developments
6. Breeding, boarding and training horses for profit

Uses Permitted Conditionally in the RR zone - In the R-R Zone, the following may be permitted when authorized in accordance with the requirements of this Ordinance:

1. Commercial activities in conjunction with farm use
3. Commercial activities in conjunction with farm use
7. Exploration ,mining, and processing of aggregate resources
8. Private parks, playgrounds, hunting and fishing preserves and campgrounds.
9. Parks, playgrounds, or community center owned and operated by a governmental agency or non-profit organization
10. Home occupations
11. Personal use airports
12. Public or private schools
13. Churches
14. Sanitary landfill
15. Kennels

The significant conflicting uses in the above zones would be farm uses including cultivation of land and grazing. Cultivation would destroy and/or disturb nesting sites which could have significant implications to these relatively small populations. Grazing is a conflict because whenever the turtles are away from the water they are vulnerable to being crushed by livestock. Overgrazing will also often diminish suitable vegetation cover for hibernation with resulting loss due to exposure or predation.

Another important conflict to the turtles arises from the existing and future roads and driveways within the buffer area because whenever the turtles are away from the water they are vulnerable to being crushed by vehicles.

Residential building construction within the buffer area would also destroy and/or disturb nesting sites located most frequently on sunny south facing slopes. Continued habitation and landscaping around a dwelling will also diminish suitable vegetative cover for hibernation and nesting.

Water quantity can be altered by use of existing or future water rights to the waters of the ponds. The only presently known water right is on pond A. In the long term, present water rights should be discontinued when appropriate alternatives are found. Future water rights should not be given for any of the water bodies or streams in the sensitive area.

Water quality will most likely be influenced by influx of pesticides from adjacent land uses, from sedimentation due to soil erosion, and from spillage of toxic compounds. All of these are unlikely to occur or directly influence the core water habitat if the upland management area is used in a manner consistent with the goal 5 program.

Economic, Social, Environmental and Energy Consequences Analysis.

A. Economic Consequences

1. Core Habitat Area

The limited land area designated core habitat area limits the economic consequences that would result from regulatory steps taken to protect the resource. Vehicular access to portions of the parcel separated from public or private roads by core habitat area will need to be provided for in some instances to ensure a loss of use of the property does not result. Existing drives will be used when ever possible. Agricultural practices will not be limited in the EFU (A-1 Zone). Limitations on grazing and new cultivation in core habitat areas in non resource zones may result in inconvenience but will not result in serious economic impacts. Typical parcel sizes outside the EFU zone are 10 acres or less. These parcels will not support commercial cattle or other uses reliant on the feeding and care of numerous large cloven hooved animals. Location of buildings, other structures, and ground disturbing activities outside the core habitat area will not result in serious economic impact due to the large amount of ground available outside the core habitat area. Most parcels impacted by the overlay are developed with residential uses and limitations on development, redevelopment, or expansion of existing uses will be balanced against the need to accommodate reasonable uses on the rural residential parcels while limiting conflicting uses in a manner that will adequately protect resources. The limited extent of the core habitat area will help ensure that necessary protection measures are not applied over large areas of many parcels. The greatest concern regarding the need to balance required access to developable portions of a property against the need to avoid impacts in the core habitat area would be expected to be on parcel 2100.

2. Upland Management Area

Reviewing and potentially limiting new agricultural cultivation and grazing for FF and RR zoned parcels would not have significant economic impact on the County but could prove inconvenient and Costly to the individual land owner. Though the parcels are not generally managed for commercial agricultural production and the lot sizes are not consistent with accepted commercial scale farm management, it is not uncommon for residents in this rural area to have a horse, small orchard, or other small scale agricultural activity. It is important that all agricultural disturbance not be completely excluded in the upland management area. A Site Plan review process will identify allowable ground disturbances and allow limited agricultural activities in most instances.

Likewise, however, such ground disturbances must be subject to review, in order to ensure that impacts to significant sensitive habitat are avoided wherever possible.

There are two parcels in the A-1 zone which total 48 acres. No restrictions on accepted agricultural practices are to be imposed upon Exclusive Farm Use or A-1 zones. Though the economic impact on commercial farming related to proposed limitations is limited by the limited number of parcels containing upland management area, the state law precluding state, city or county agencies from limiting agricultural use in the A-1 zone prevents any economic impact on these areas.

Limiting the location of residential development would not reduce the value of the property. No prohibition of development is being considered. A dwelling is anticipated to be sited on each legal parcel even where an entire parcel is located within the Upland management area. Site Plan Review will enable the site to be selected to avoid impact to valuable areas within the Upland management area and to minimize impacts if impacts cannot be avoided. Parcel sizes provide some flexibility with regard to siting of dwellings and driveways or private easement roads. Parcel sizes within the sensitive habitat area are not large enough to support further subdivision so no value related to prospective additional home sites will be lost. Two of the three parcels within the sensitive habitat area that were vacant at the time this ESEE was performed, are predominantly covered by upland management area. A single family home site will be able to be provided on each vacant parcel through the site plan review process to preclude any economic loss to the current or future owner related to the program to protect the resource.

Limiting new water rights could prevent some irrigated farm uses in the FF and RR zones. The review of water rights is outside of the purview of the zoning ordinance and Wasco County and is within the jurisdiction of the State Water master.

B. Social Consequences

1. Core Habitat Area

The social consequence of allowing unregulated conflicting uses in the core habitat area would be degradation or elimination of critical habitat and a potential loss of a visible species that inspires public interest.

A prohibition on all ground disturbance in the core habitat area, however could potentially deprive a land owner of basic use of their property, particularly where access through a core habitat area to a less sensitive upland area is needed. The limited extent of the core habitat area should minimize the need for flexibility to allow disturbance where it cannot otherwise be avoided without depriving a land owner of the basic use of their property.

Strict limitations on disturbance within the core habitat area is needed to preserve a very visible and interesting species, however, a degree of balancing may be necessary in very specific instances to ensure an entire parcel is not rendered inaccessible or undevelopable due to limitations on ground disturbances in the core habitat .

2. Upland Management Area

Prohibiting residential development (driveways and roads included) within the upland habitat area would have a social impact as property owners would be unable to develop their property in a manner consistent with the rural surroundings.

Limiting the location, and in some instances the timing, of development and ground disturbing activities would have less impact because homes could still be constructed on each parcel and land use practices typically employed in a rural area could be continued to some permissible extent on areas determined to be less sensitive to disturbance.

C. Environmental Consequences

1. Core Habitat Area

The environmental consequence of allowing unregulated development in the core habitat area would be direct impacts on the core habitat area that could be expected to result in the loss of nesting sites and the continued loss of population leading to the potential for the extinction of the species.

The prohibition of conflicting uses within the core habitat area would have only positive environmental consequences.

2. Upland Management Area

Unregulated development in the upland management area might include the establishment of residences, roads, and other ground disturbing activities which would require removal of native vegetation which could provide cover for hibernation and predation or allow chemicals or pollutants to be transferred into the core habitat area. Though less direct, these secondary impacts, left unchecked would be expected to be detrimental to the habitat area and the species as a whole.

The prohibition of conflicting uses within the upland management area, though not reasonable based on the social or economic consequences, would likely be preferable from a strictly environmental perspective. A balancing of these issues should allow for development and redevelopment to occur in a reasonable fashion within the upland habitat area without directly or indirectly adversely impacting the core habitat area or the overall health of the species and its habitat.

D. Energy Consequences

Core Habitat Area and Upland Management Area

The energy consequence of allowing residential development and other potentially conflicting uses are the increased use of fuels for transportation of materials to support continued development and redevelopment, consumption of fuels for transportation to and from home if rural residents can be expected to inhabit population centers if rural housing options are lost, and the increased cost of other services such as law enforcement and fire protection outside existing cities and communities.

The potential negative energy consequences for prohibiting development in the sensitive habitat area would be to encourage growth to continue further out from the population centers of Mosier and The Dalles. The area at Morganson Road is a relatively high demand area and the lack of rural dwelling opportunities in this area could be expected to transfer the demand for rural living further out increasing the energy costs to commute from and serve the areas further removed.

5. Program to Meet Goal 5.

Based on the ESEE consequences the County finds that both the sensitive resource area and some of the conflicting uses (residential and agricultural development in the A-1 Zone and access to some portions of parcels) are important relative to each other and should be balanced to allow the conflicting uses in a limited way (OAR 660-23-040(5)(b). and ; in some instances the resource site is more important than the conflicting uses (building and new public road construction and cultivation and grazing in RR-FF zones and) and should be prohibited (OAR 660-23-040(5)(a).

Core Habitat Area

1. In order to protect the core water habitat uses permitted outright and conditional uses except accepted farm practices on Exclusive Farm Use Land are not allowed within the core habitat area. The core habitat will be considered a no disturbance area and new disturbances will be allowed only in extremely limited situations where the use must be allowed to protect a substantive property right of the land owner and the use cannot be accommodated outside the core habitat area. This circumstance is not anticipated to arise. New ground disturbances are expected to be permitted in the core habitat area only in the most extreme circumstance and mitigation measures including monitoring for success of the mitigation effort will be required if a disturbance is allowed.
2. Wasco County will notify Oregon State Division of State Lands (DSL) of this habitat based limitation on disturbance by sending them maps and text describing the limitation. This coordination will be done to help decrease confusion should an independent party contact DSL regarding removal fill permit requirements in a wetland or riparian area. The County will request that DSL inform anyone making inquiry about ground disturbing activities in the wetland or riparian areas that activities in the core habitat area are limited and local sensitive habitat review may be required by the County prior to any new ground disturbance.

Upland Management Area

3. The upland management area will be managed for protection of critical nesting habitat primarily consisting of those areas having a south or west aspect and suitable vegetation and the area

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

between these areas and the core habitat. New ground disturbance including construction activities for expansion, maintenance, replacement of existing structures or construction of new structures, utilities replacement or maintenance, and new utilities requiring a building permit from the Wasco County Planning Department or septic installation requiring a permit for the Health Department shall be subject to a site plan review by the County and by the Oregon Department of Fish and Wildlife as part of the County's review to determine how the proposed development is or can be made to be compatible with the protection of the habitat.

Sensitive Habitat Area	Start of Peak Sensitivity	End of Peak Sensitivity
Core Habitat Area	Year round	None
Upland Management Area	May	September

4. Maintenance and repair of existing structures not requiring a construction permit, permitted work conducted within an enclosed structure creating no new ground disturbance, or repair of a failing septic system are exempt from this requirement.

Appendix 5-E

Wild and Scenic River

The White River was designated a Federal Wild and Scenic River on October 28, 1988. Historically, Wasco County has protected the White River through OZ-7, which includes protections for natural areas and the Oregon Scenic Waterways. Oregon Administrative Rules 660-023-0120 requires at periodic review for Wasco County to ensure the Wild and Scenic River is clearly addressed as a Goal 5 resource. Because the 1983 plan was written anticipating the designation but prior to the federal management plan, the requirement that the resource be protected consistent with the White River Management Plan has never been formally evaluated.

To fulfill this requirement during the Wasco County 2040 update, staff conducted an ESEE analysis of the White River and impacted areas to determine protections.

ESEE Analysis for the White River

Executive Summary

The White River originates from the eastern slope of Mt. Hood at the White River glacier, and flows 47 miles through two wilderness areas before converging with the Deschutes River.

The White River was designated a National Wild and Scenic River on October 26, 1988. The Wild and Scenic Rivers Act required the Bureau of Land Management (BLM) and the US Forest Service (USFS) to develop a management plan for the river. A Management Plan for the White River was adopted in 1990 and amended in 2015.

During the Management Plan development process an environmental assessment was conducted. The Environmental Assessment for the White River provides a summary of White River values and issues. The outstandingly remarkable values include geology, hydrology, botany, fish habitat and populations, wildlife habitat and populations, historic resources, recreation and scenic resources. The issues listed are commodity production, recreation management, water quality, vegetation management, public/private lands conflicts, and final corridor and viewshed boundaries.

For the segment within Wasco County, the following particular assets are called out in the narrative: hydrology, botany, fish habitat (particularly White River redband rainbow trout and the introduction of Chinook salmon), and historic resources.

Portions of the upper White River are surrounded by public lands that are managed through Federal efforts. The majority of the segment through Wasco County is privately owned and as a result, the BLM has no direct administration of land uses. However, it is expressly stated in the



Environmental Assessment that mandated intergovernmental coordination and plan consistency are critical foundations of the Wild and Scenic Rivers Act.

The Environmental Assessment also states that the “Wild and Scenic Rivers Act envisioned high reliance of local comprehensive plans to achieve the Act’s objectives”. During the BLM environmental assessment, they reviewed the Wasco County Comprehensive Plan and Land Use and Development Ordinance (LUDO) and found that, coupled with topographical constraints, Overlay Zone 7 (OZ-7) adequately protects the resource. The assessment goes on to state that it’s recommended “Wasco County incorporate the river plan’s recommendations as appropriate.”

Oregon Administrative Rules (OAR) 660-023, which relates to inventory, analysis and protection for Goal 5 resources provides insight into how jurisdictions should manage Federal Wild and Scenic Rivers. First, the “impact area” is defined by the Wild and Scenic River corridor already established by the federal government. Second, an Economic, Social, Environmental and Energy (ESEE) Analysis must be conducted to determine conflicting uses within the impact area. Once the conflicting uses have been established, a program to protect the Federal Wild and Scenic River must be adopted.

Wasco County currently protects the White River through an overlay zone; OZ-7 requires all permitted uses within the overlay zone be treated as conditional uses. This allows the decision maker to apply additional criteria to more accurately determine potential adverse impacts and mitigate impacts through conditions or deny the application based on impact.

An interpretation from the Wasco County Board of Commissioners has resulted in conditional uses in the underlying zones within OZ-7 to be considered prohibited. The required ESEE analysis will help determine whether that is a necessary protective measure for the resource.

The White River Management Plan

The White River is surrounded by forest, agricultural and residential lands. These lands present a variety of opportunities for land use and activities which conflict with the federal program for protection. The BLM White River Management Plan provides the following general resource management goals:

- *Protect the river’s free-flowing character and protect and enhance its outstandingly remarkable values.*
- *Provide opportunities for a wide range of recreation opportunities along the river*

corridor managed to prevent degradation of the outstandingly remarkable values.

- *Protect and enhance the quality and quantity of river water. Maintain acceptable levels of water temperature, suspended sediment, and chemicals.*
- *Identify, provide, and protect instream flows which are necessary to maintain and/or enhance the outstandingly remarkable values of White River.*
- *Protect and enhance habitat for fish and wildlife species.*
- *Protect threatened, endangered, and sensitive species of plants, fish and wildlife found in the corridor.*
- *Protect culturally significant features and resources.*
- *Maintain and/or enhance the integrated ecological functions of rivers, streams, floodplains, wetlands, and associated riparian areas.*
- *Protect, and where necessary, seek to restore the natural ecological and hydrologic functioning along the river.*
- *Provide for plant and plant community diversity and maintain and/or enhance healthy functioning ecosystems to sustain long-term productivity.*
- *Help reduce conflicts between recreation users and private property owners and reduce trespass on private property.*
- *Strive for a balance of resource use and permit other activities to the extent that they protect and enhance the quality of the river's outstandingly remarkable values.*
- *Develop a partnership among landowners; county, State, and tribal governments; and federal agencies in deciding the future of White River and share in management responsibilities for the river.*
- *Strive to develop effective, compatible, and consistent land use management through coordination with local land use planning authorities.*
- *Emphasize user education and information. Establish as few regulations as possible and ensure that any regulations established are enforceable and enforced.*
- *Foster cooperative interpretation and environmental education efforts.*
- *Consider the needs of local communities regarding economic development. Recognize that the public with its varied needs as partners and participants in managing the river corridor through awareness, interaction, and communication.*
- *Require all developments to harmonize with the natural environment.*
- *Have a management plan that is reasonable, cost-effective, and viable and that achieves protection of the river's outstandingly remarkable values.*

The White River in Wasco County

The Environmental Assessment offers some additional insights on County zoning, including the statement: “Wasco County and The Nature Conservancy designated White River Canyon as a Natural Area and placed the area in the Overlay Zone zone.” It also details some of the uses that occurred in the 1990s in Wasco County along the White River corridor, including agriculture.



OAR 660-023-0040 (2) requires an examination of all zones within the impact area of the resource to understand possible conflicting uses. These are typically land uses allowed outright or conditionally by the zone. As indicated by Figure 1, the majority of land surrounding the White River in Wasco County is zoned F-2 (80) (Forest) or A-1 (160) (Exclusive Farm Use). These resource zones are intended to preserve forest and farm operations and activities while restricting more urban uses, like residential and commercial. Properties tend to be large in size.

The river also runs through the Tygh Valley rural service area, which includes a variety of zones and uses including residential, commercial and industrial. The White River Management Plan describes Tygh Valley as “an agrarian community complimented by a free-flowing, natural-appearing river” (BLM, 20). The industrial sites were formerly part of a mill that has been closed for several decades and is available for redevelopment. Tygh Valley’s dense scale development is impeded by sanitary waste and water limitations.

All of these zones permit a variety of uses and activities according to different review criteria. Within the OZ-7 overlay zone, the additional restriction of treating all permitted uses like conditional uses is applied. However, no analysis has been done to date to determine which specific uses or activities conflict with the resource.

Conflicting uses are defined by OAR 660-023-0010 as a “land use, or other activity reasonably and customarily subject to land use regulations that could adversely affect a significant Goal 5 resources.” The definition states that local jurisdictions are “not required to regard agricultural practices as conflicting uses.” These means that all non-agricultural practices and uses permitted in these zones must be examined for adverse impacts.

Based on the Federal White River Management Plan, protection measures are focused on the quality and quantity of the river as well as preserving the conditions, like temperature and sediment. Emphasis is on maintaining health, functioning ecosystems for ecological and hydrological function as well as serving as habitat to wildlife and endangered and sensitive species of plants, fish and animals. Outstanding values are also the scenic and recreation opportunities. While some of the recreation and scenic viewpoints or access points are limited in the Wasco County portion of the White River, there is still value in acknowledging these points in determining conflicting uses and impacts.

The Federal White River Management Plan also emphasizes education and outreach in favor of more regulation and that all developments should “harmonize with the natural environment”.

What follows is an analysis of the main categories of uses: residential, commercial and industrial. As proscribed by OAR 660-023, three protection alternatives are evaluated against these conflicting uses to determine what might be the most efficient, effective and equitable approach to protecting the White River.

Based on current practice and models, staff is recommended the following three alternative scenarios for protection:

Allowed use:

This possible scenario would permit uses and activities, as allowed by the Wasco County Land Use and Development Ordinance, without additional criteria or regulations. Currently, the White River is protected under riparian setbacks and floodplain regulations that create a buffer around the waterway. This would not prohibit permitted uses and activities in the underlying zones that occur outside of riparian setbacks or the floodplain buffer.

Overlay Zone protections:

Currently, the White River is protected by the Overlay Zone – 7, a natural areas overlay that requires all permitted uses be treated as a conditional use. A current Board of County Commissioner interpretation of the language prohibits conditional uses in the underlying zone to be permitted.

This possible scenario would permit uses and activities with additional standards and analysis as required by conditional use permits. Clarification over which uses can be permitted (all uses allowed in the zone or only those permitted subject to standards or outright) should be incorporated into any revisions of this protection.

Not allowed

Prohibiting uses which demonstrate significant impact and consequences is a possible option for protecting the White River.

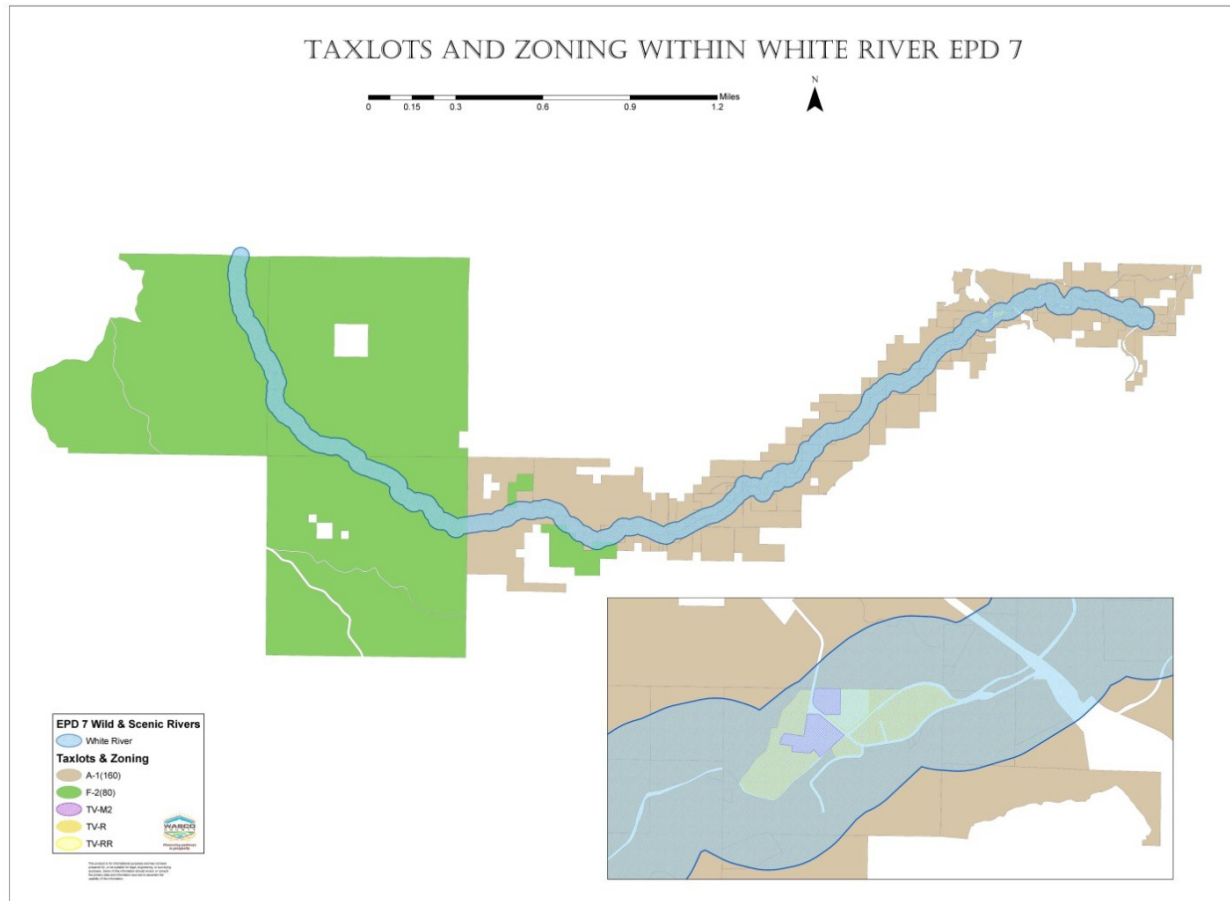


Figure 5.4- Zoning surrounding the White River in Wasco County

Conflicting Uses

The next section analyzes the three categories of development activity, residential, commercial, and industrial, and defines potential conflicts. Each use is evaluated according to the ESEE consequences and finally, a recommendation for protection is made.

Residential ESEE Analysis

Economic consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

If residential development is allowed to occur, the economic consequences may include: cost of future clean up and restoration of protected resources, infrastructure costs for diminishing water capacity, and fines as a result of not meeting Clean Water Act standards.

Overlay Zone protections:

Current practice is to protect the White River from residential development through additional setbacks in the OZ-7 Natural Areas Overlay. This requires additional findings and a moderately complex review, which made add time or money on to a permitting process. If residential development is not appropriately mitigated through design or conditions, this option may carry with it similar consequences to allowed use without additional protection.

Not allowed:

Eliminating the ability to build a residence along the White River has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues.

Social consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

With the exception of impacts as described, allowing residential uses without additional protections has limited social consequences.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the OZ-7 Natural Areas Overlay. There are no known social consequences, and these protections offer mitigation to some of the impacts that have a connection to social values including aesthetics and recreation.

Not allowed

Prohibiting residential activity may increase opportunities for recreation or scenic viewing, but will further compound housing needs throughout the county and contribute to further limit supply. Limited housing opportunities can have the impact of making the rural service area, Tygh Valley, increasingly unviable.

Environmental consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

Allowing residential uses has potential environmental consequences including impacts to ground water quality, disturbance of wildlife and fish habitat, and the introduction of pollutants to the resource. Construction and development waste and disturbance and human occupancy related disturbance have been demonstrated to have significant impact on the natural resource.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the OZ-7 Natural Areas Overlay. This requires a conditional use review for all permitted uses and the development of findings which demonstrate the natural value will not be damaged by the use or activity. Mitigation for impacts to ground water, habitat, and river quality can be managed through permit conditions.

Not allowed:

Eliminating the ability to build a residence along the White River has no known environmental consequences.

Energy consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

There are no known energy consequences of allowing residential uses.

Overlay Zone protections:

There are no known energy consequences of allowing residential uses with some limitations.

Not allowed:

There are no known energy consequences of not allowing residential uses.

Conclusions/Recommendations:

Allowing residential uses without additional criteria or restriction does not ensure for protection of the resource in keeping with the federal management plan. Because all residential development carries with it potential for adverse impacts to the White River, a review requiring consideration of impacts and mitigation would be most consistent with the management plan. This, in turn, is consistent with a conditional use permit review process.

Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings on adverse impacts. Findings, based on evidence in the record, must demonstrate that the proposed use will have minimal impact from dust, noise, and odor during construction, will not significantly reduce or impair sensitive wildlife habitat, subject the ground to excessive soil erosion, and generally safeguard the air, water and land quality. The majority of impacts from residential uses are potential erosion, noise, and pollution. Through the application of conditions, these impacts can be reduced or eliminated.

The economic and social consequences of prohibiting residential uses to Wasco County and Wasco County residents suggests more long term, sustained adversity than a mitigation strategy through conditional use. Risk of litigation, loss of tax revenue, and compounding limited housing supply have the potential to have serious negative impacts on Wasco County.

Staff is recommending all permitted residential uses in non-rural residential zones be allowed as conditional uses to help mitigate impacts to the resource while preventing identified economic and social consequences.

New state law requires clear and objective standards for residential development in rural residential zones. There are only a few properties in a rural residential zone (TV-R) within OZ-7. All the properties have existing residential development. However, to ensure compliance with state law and to permit the potential for residential development if needed, or if the overlay zone is modified, staff is recommending the following clear and objective standard for residential development in rural residential zones: new dwellings must be located 100 feet from the ordinary high water mark of all rivers, including the White River. This is consistent with the most restrictive setback from waterways, rivers, streams, in the rural residential zones. The intent is to reduce environmental impacts, consistent with waterway protections, and reduces any potential social consequences related to housing development within view of the riverway; new dwellings must be located 200 feet from a Natural Areas site. While there are no rural residential zones containing a Natural Areas site, this protection is intended to provide a buffer between development and the natural areas site. Natural areas include both habitat and critical natural features of the landscape. A 200 foot would create distance between development and the natural site; replacement dwellings must be located in the same footprint as the existing dwelling. As the properties in TV-R within OZ-7 have existing residential development, this is the most likely clear and objective pathway for property owners. The concept of this criterion is that replacing like with like will create minimal disturbance. This is a strategy used in Wasco County with other resources, like the Reservoirs, and also similar to the concept of clustering as implemented with OZ-8; Finally, statute and rule allows the jurisdiction to offer, in addition to clear and objective standards, a discretionary pathway. Applicants who are unable to meet these criteria will be eligible to a review with the conditional use procedures and criteria. **Commercial Uses:** (A-1, F-2, TV-R, TV-RR)

Commercial uses in conjunction with resource uses are permitted in both resource zones. In addition, there are some additional non-resource commercial uses that may be permitted in A-1 and F-2.

Table 1: Commercial Uses and Activities by Zone
(SR (Subject to Review), CU (Conditional Use, NP (Not Permitted))

Commercial Use	A-1 (160)	F-2 (80)	TV-R	TV-RR
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GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Winery	SR	NP	NP	NP
Farm Processing	CU	NP	NP	NP
Forest Processing	NP	SR	NP	NP
Farm Ranch Recreation	CU	NP	NP	NP
Home Occupation	CU	CU	CU	NP
Bed and Breakfast	CU	NP	CU	NP
Dog Kennels	CU	NP	NP	NP
Private Park, Campground, Playground	CU	CU	CU	NP
Golf Course	CU	NP	CU	NP
Fee Hunting/fishing Accommodations	NP	CU	NP	NP
Youth Camps	NP	CU	NP	NP
Public Park	CU	CU	CU	CU
Cemetery	SR	CU	NP	CU
Firearms Training Facility	NP	CU	NP	NP
Mobile Home Park	NP	NP	CU	NP
Retirement Center/nursing Home	NP	NP	CU	NP

Wineries in A-1 consist of growing grapes, processing, and manufacturing. Some agro-tourism activities also can be permitted with wineries. The commercial aspect involves a structure often with associated parking, outbuildings, landscaping and access road. Building placement and developing these assets typically involves clearing the existing vegetation. The loss of vegetation can lead to habitat loss, soil erosion, and pollution of the resource.

Once the buildings are in place, occupancy from workers and visitors can contribute light and noise pollution, pollution from vehicles and other human activity, and other disruptions to the natural environment. The structures and activity also impact the natural scenic beauty of the area through introduction of the built environment.

Farm and Forest Processing have similar impacts, although the frequency or volume of visitors is significantly reduced.

Farm Ranch Recreation, and Bed and Breakfast lodging, which consists of visitors staying and recreating on farms, has similar impacts to wineries, with the primary difference being in production and overnight occupancy. Visitors engaging with the wildlife, or infrastructure built for recreation, may create erosion, pollution, or general disturbances to wildlife habitat. In the forest zone, fee hunting and fishing accommodations share impacts to farm accommodations.

Home Occupations carry with them the same impacts as residences plus any additional disturbances caused by the business related activity. Impacts are similar but amplified.

Dog Kennels carry impacts of residences with increased impact of animal and customer activity. The noise from animals can be disruptive to recreational values as well as natural values as habitat. Animal waste, depending on disposal, can also potentially become a pollutant to the river.

Golf Courses typically have limited structures but intensely landscaped property which could result in significant problems with erosion, invasive species, and destruction of habitat. Pollutants as a result of landscape may also get introduced to the resource from runoff or leeching.

Private and Public Parks or Campgrounds may include landscaping, infrastructure for recreation, or other modifications to the landscape that may contribute to river pollutants, alter the scenic resource, or introduce noise and other human impacts to the natural environment.

Youth Camps typically involve overnight lodging, facilities for gathering and eating, and recreation resources. The density of people, required infrastructure, and activity associated with a youth camp could have impacts to wildlife, habitat, and introduce a variety of pollution sources to the resource site.

Cemeteries, as a result of organic and inorganic decomposition, can introduce pollution to soil, ground water, and the resource. They typically carry with them minimal structures or infrastructures, but consistent digging for plots may contribute to soil erosion. Similarly, depending on landscaping practices, maintenance of the site may create pollution from run off or leeching.



Firearms Training Facility would contribute significant noise impacts unless mitigated through noise reducing building materials. Other impacts would be similar to other structures.

A Mobile Home or RV park involves dense siting of temporary or semi-permanent homes. The level of density increases potential noise and environmental pollution from human activity. Development also potentially disturbs soil, contributing to erosion, and habitat. The dense scale of development may also impact view corridors or scenic aspects of the resource.

A Retirement Center or Nursing Home is also a source of dense, shared housing with additional facilities often requiring a sizeable footprint. The scale of the building could impact scenic resources as well as introduce additional impacts associated with built environment as covered above.

Commercial Uses often require extensive site clearing and grading. As a result, the removal of vegetation and habitat are common. This can create a variety of issues including erosion, reduced permeability and therefore increased runoff, and the introduction of pollutants to the White River. Similar to impacts discussed with residential use, commercial impact can be more significant due to the scale of structures and development.

Commercial development often results in more impervious surfaces which can exacerbate these issues.

Commercial uses also often carry with them dense human activity that can create noise, smells, and other impacts to the natural habitat as well as scenic and recreation values of the place. These impacts are discussed more thoroughly in the residential use section.

Commercial ESEE Analysis

Economic consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

If commercial development is allowed to occur in such a way that it creates the adverse impacts, the economic consequences may include: cost of future clean up and restoration, infrastructure costs for diminishing water capacity, and fines as a result of not meeting Clean Water Act standards.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the OZ-7 Natural Areas Overlay. This requires additional findings and a moderately complex review, which made add time or money on to a permitting process.

Not allowed:

Eliminating the ability for commercial development along the White River has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues. Commercial uses offer employment opportunities, economic growth, and support for existing businesses.

Social consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

With the exception of impacts as described, allowing commercial uses without additional protections has limited social consequences.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the OZ-7 Natural Areas Overlay. There are no known social consequences to allowing for commercial activities beyond described impacts, and these protections offer mitigation to some of the impacts that have a connection to social values including aesthetics and recreation.

Not allowed

Commercial uses offer employment opportunities, economic growth, and support for existing businesses and residents. In some cases, these commercial enterprises may offer housing opportunities, recreation activities, and energy production which represent Statewide Land Use Planning Goals 10, 8 and 13.

Environmental consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

Allowing commercial uses with limited protections has potential environmental consequences including impacts to ground water quality, disturbance of wildlife and fish habitat, and the introduction of pollutants to the resource. The White River Management Plan stresses primitive development, dispersed recreational activities, and limited access. The lack of additional restrictions may limit Wasco County's ability to ensure for development consistent with the White River Management Plan.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the OZ-7 Natural Areas Overlay. This requires a conditional use review for all permitted uses and the development of findings which demonstrate the natural value will not be damaged by the use or activity. Mitigation for impacts to ground water, habitat, and river quality can be managed through permit conditions.

Not allowed:

Eliminating the ability to build commercial use structures along the White River has no known environmental consequences.

Energy consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

There are no known energy consequences of allowing commercial uses.

Overlay Zone protections:

There are no known energy consequences of allowing commercial uses with some limitations.

Not allowed:

Not allowing commercial uses may help preserve existing energy sources for other uses. No other consequences are known.

Conclusions/Recommendations:

Allowing commercial uses without additional criteria does not ensure for protection of the resource in keeping with the federal management plan. Because any commercial development carries with it potential for adverse impacts to the White River, a review requiring consideration of impacts and mitigation should be required, and would be most consistent with a conditional use permit.

Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings for adverse impacts. Evidence must demonstrate that the proposed use will have minimal impact from dust, noise, and odor during construction, will not significantly reduce or impair sensitive wildlife habitat, subject the ground to excessive soil erosion, and generally safeguard the air, water and land quality. The majority

of impacts from residential uses were related to potential erosion, noise, and pollution. Through the application of conditions, these impacts can be reduced or eliminated.

Economic impacts, such as lack of employment opportunities or business growth, coupled with affiliated social consequences suggest prohibiting commercial uses near the White River may be detrimental to Wasco County residents. Adverse impacts by commercial development can be mitigated through the additional conditional use criteria and process.

Staff is recommending all permitted commercial uses be allowed as conditional uses to help mitigate impacts to the resource while preventing identified economic and social consequences.

Industrial Uses: (A-1, F-2, TV-R, TV-RR, TV-M2)

Table 2: Industrial Uses and Activities by Zone
(SR (Subject to Review), CU (Conditional Use, NP (Not Permitted))

Industrial Use	A-1 (160)	F-2 (80)	TV-R	TV-RR	TV-M2
Utility Facility	SR	CU	CU	CU	CU
Aggregate Mining	CU	NP	NP	NP	NP
Asphalt Batching	CU	CU	NP	NP	CU
Mineral Processing	CU	CU	NP	NP	NP
Water Bottling	CU	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	SR
Auto Repair/assembly	NP	NP	NP	NP	SR
Storage or Retail Yard	NP	NP	NP	NP	SR
Welding Shop	NP	NP	NP	NP	SR
Laundry/cleaning	NP	NP	NP	NP	SR
Circus, Rodeo, etc.	NP	NP	NP	NP	SR
Junk or Wrecking Yard	NP	NP	NP	NP	CU

Utility facilities are permitted, following review, in all zones adjacent to the White River. The installation of utility facilities typically involves construction activities that disturb soils, landscape, and wildlife habitat. Once construction has been completed, utility facilities may have, depending on the type, continued impacts to the natural area and scenic values of the resource.

Mining, mineral processing, asphalt batching and other related uses and activities can create a variety of disturbances and pollution that can be detrimental to the resource. Noise, dust, odors, ground disturbance and blasting which can cause ground shaking or seismicity are commonly cited impacts from mining. In addition, spill/tailing, erosion, and drainage can add pollutants to the river as well as the groundwater.

Water bottling and extraction, which involves components of industrial production, would have significant impacts on the resource including erosion, pollution, scenic impacts, noise, and impact to aquifers.

Manufacturing, which typically occurs in a structure, can create potential sources of environmental pollution, disturb wildlife habitat through the building footprint and associated infrastructure, and potentially disrupt scenic views. Similarly, auto repair or assembly, laundry and cleaning facilities, and welding shops can involve chemicals or other materials that through spill or improper storage pose contamination to ground, ground water, and the adjacent resource.

Circus, rodeo, or other large entertainment facilities as permitted can create significant impacts through waste, recycling, infrastructure, human traffic, and noise.

Junk or wrecking yard typically involves the collection, processing, and storage of non-functioning automobiles in open air on untreated ground. This could result in direct pollution to the habitat and resource, create a real visual impact from the river, and also have ongoing impacts of noise. This use is permitted only in Tygh Valley Industrial, contained within the rural service area.

Storage or retail yard for a variety of products including lumber, building materials and heavy machinery.

Industrial ESEE Analysis

Economic consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

If industrial development is allowed to occur in such a way that it creates the adverse impacts, the economic consequences may include: cost of future clean up and restoration, infrastructure costs for diminishing water capacity, and fines as a result of not meeting Clean Water Act standards.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the Natural Areas Overlay. This requires additional findings and a moderately complex review, which made add time or money on to a permitting process.

Not allowed:

Eliminating the ability for industrial development along the White River has tax revenue implications for Wasco County and leaves the County open to potential litigation risk over takings issues. Industrial uses offer employment opportunities, economic growth, and support for existing businesses.

Social consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

Allowing industrial uses without protections could have significant social consequences related to scenic and recreational value of the White River. Industrial activity, by its nature, is typically done at a scale and in the type of structures that don't blend with the natural environment. Industrial uses and activities also typically create noise, smells, and other emissions that may be undesirable to recreators or other visitors.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the Natural Areas Overlay. There are no known social consequences to allowing industrial activity with these additional rules, and these protections offer mitigation to some of the impacts that have a connection to social values including aesthetics and recreation.

Not allowed

There are no known social consequences for prohibiting industrial activities and uses.

Environmental consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

Allowing industrial uses with limited protections has potential environmental consequences including impacts to ground water quality, disturbance of wildlife and fish habitat, and the introduction of pollutants to the resource. Industrial activities typically occur at a scale and with materials that can be especially detrimental to the natural environment.

Noise is one of the most obvious adverse impacts of industrial uses that could threaten wildlife habitat. Machinery noise from manufacturing, storage yards, auto repair, or other activities can be disruptive to nesting or other related wildlife activity. It also can impact the perceived human experience of the scenic and recreation resource. Additional traffic, particularly that of heavy machinery or trucks, can create noise, have leaks, or create ground disturbance. This can

introduce a variety of pollutants to ground, groundwater or the River. This can also disrupt the scenic or recreational values by introducing noise that is at a higher volume than ambient.

Waste, by product, drainage, leeching, and spills can contaminate soil, groundwater or the River directly through a variety of accidental or intentional activities. Industrial activity tends to generate pollutants by its very nature, lending to exposure to the resource.

Some permitted industrial uses involve application of chemicals or other practices which may release noxious odors. Smells generated from certain types of industrial activities may impact wildlife or human visitors.

Structures or the open yard nature of industrial uses impact the scenic or recreational values by introducing large scale built environment to a Wild and Scenic River. One of the action items from the federal White River management plan requires development to harmonize with the natural environment.

Industrial uses also often require complete site clearing and grading, with the retention of few if any natural resources on a site. They therefore can have more severe environmental effects than other uses. Industrial uses also often draw substantial amounts of water from wells or public water sources, drawing down the water table which can, in turn, reduce surface water flows in the streams and river.

There are significant potential environmental consequences for allowing industrial uses without additional protections.

Overlay Zone protections:

Current practice is to protect the White River through additional setbacks in the Natural Areas Overlay. This requires a conditional use review for all permitted uses and the development of findings which demonstrate the natural value will not be damaged by the use or activity.

Mitigation for impacts to ground water, habitat, and river quality can be managed through permit conditions. Conditions can also limit hours of operation, structure size, and impose other limitations through site plan review.

For mining activities there is typically the requirement for reclamation or rehabilitation of lands once resource is exhausted. However, this implies finite operations. Many of the permitted industrial uses require structures and infrastructure which increase the permanency of development.



There may be limitations to how OZ-7 protects the White River from industrial use environmental consequences.

Not allowed:

Eliminating industrial uses along the White River has no known environmental consequences.

Energy consequences:

Allowed use (no protection beyond OZ-1 and setbacks):

Industrial uses may require large amounts of power for operation requiring additional infrastructure or development to support the demand.

Overlay Zone protections:

Industrial uses may require large amounts of power for operation requiring additional infrastructure or development to support the demand. This would typically be outside the purview of the Wasco County Planning Department review.

Not allowed:

There are no known energy consequences of not allowing industrial uses.

Conclusions/Recommendations:

Industrial uses pose significant potential environmental, social and energy consequences. These include adverse impacts like noise, erosion, pollution, ground disturbance, waste, and scenic disruption. Allowing without or minimal restrictions create a scenario where the uses are likely to adversely impact the White River.

To balance environmental impacts and social consequences with potential economic consequences, industrial uses should, at a minimum, be restricted through additional criteria and regulations consistent with OZ-7. OZ-7 requires all uses be evaluated through conditional use standards which require analysis of potential adverse impacts and the application of conditions to mitigate impacts.

Because many of the uses and activities are diverse, the ability to apply rules with discretion towards individual conditions provide for an equitable solution.

Conditional uses according to the Wasco County Land Use and Development Ordinance require the review of proposed uses and activities with findings made regarding adverse impacts.

Evidence must demonstrate that the proposed use will have minimal impact from dust, noise, and odor during construction, will not significantly reduce or impair sensitive wildlife habitat, subject the ground to excessive soil erosion, and generally safeguard the air, water and land quality. Findings would also need to demonstrate how the proposed development does not impact the scenic or recreation values of the White River.

Staff is recommending all permitted industrial uses be allowed as conditional uses to help mitigate impacts to the resource while preventing identified economic and social consequences. If evidence suggests that the industrial use may have adverse impact on the resource and cannot be mitigated, a denial should be issued for the development permit application.

To strengthen and clarify OZ-7, staff is recommending the language within the LUDO be re-written to clearly indicate all uses within this overlay zone should be treated as conditional uses. Furthermore, the language should expressly state the impacts identified in the Federal Management Plan which need to be mitigated for.

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Natural Resources Conservation Service. (2008). [Urban Soil Erosion and Sediment Control: Conservation Practices for Protecting and Enhancing Soil and Water Resources in Growing and Changing Communities](#).

Natural Areas

Areas in Wasco County which appear to have ecological and scientific value have been identified by the Nature Conservancy for the Oregon Natural Heritage Program. Personal interviews, extensive literature review, field investigations, and aerial photography in the 1978 were the basis of this inventory list of natural areas. The list does include some areas which have not been verified by research or field study, but are considered potentially significant. Table 5.8a lists the natural areas in Wasco County as identified by the Nature Conservancy in 1978.

A “site” as it appears in Table 5.8 is the geographic location of one or more noteworthy element occurrences. An element is any one natural feature of the landscape; for example, a bald eagle nest or an age-old forest, and the site is where it occurs. A site may have only one feature, such as a nest, or it may include several features, such as a stretch of river surrounded by an old growth forest with a rare plant species and nesting areas for endangered bird species. Descriptions accompanying the site on the inventory list have been written to point out features at the site.

Not all lands identified by the Nature Conservancy are being considered as natural areas. Many of the elements have not been verified. Many of the ones that have been verified have not been located specifically. The attempt has been made to locate the most significant natural areas and identify them with specific boundaries. Ownerships, conflicts of use, location, surrounding uses, size of the area and citizen input were taken into account when designating natural areas: Additional sites not listed by the Nature Conservancy have been included as natural areas. Table 5.8b lists these sites.

All natural areas have been identified on the zoning map by placement of an Overlay Zone overlay zone (OZ- 7). The zone is described in the Wasco County Land Use and Development Ordinance.

Table 5.8a- Natural Areas as Identified by the Nature Conservancy (4/78)

REF NO.	*SR	**REFERENCE NAME	LOCATION Township, Range & Section	***P S	ELEMENT NO.	****V O	ELEMENT NAME
WC-4	+	Oak Springs (B)	-4S, 14E, SE1/4 17	3	1.18.986 2.02.402 2.02.402 4.11.110	V V V V	Wetland shrubland Rough-skinned newt Pacific giant salamander Cold spring

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

WC-6	+	Confluence of White River & Tygh Creek to Deschutes River (B)	-4S, 13E, 1, 2, 11, 12 -4S, 14E, 5 - 8	3	1.08.912 4.04.120 4.04.450 4.04.460 5.14.596	V V V V V	Wetland forest Low stream segment, low gradient reach River island Waterfalls Great blue heron rookery
WC-8	+	Lawrence Memorial Grassland Preserve (The Nature Conservancy) (B)	-7S, 16E, 15, 22	2	1.18.931 1.28.910 1.28.911 1.28.920 3.01.049 6.01.000	V V V V V V	Stiff sage/Sandberg's bluegrass Bluebunch wheatgrass-Idaho fescue Bluebunch wheatgrass-Sandberg's bluegrass Sandberg's bluegrass communities <i>Lomatium minus</i> Geologic feature
WC-11		Tygh Ridge Summit (C)	-3S, 14E, 16, 17, 20	3	1.28.910	V	Bluebunch wheatgrass-Idaho fescue
WC-13		Hollow Creek Area (A)	-7S, 18E, NW1/4 1 -8S, 17E, NE1/4 1	3	2.02.642	V	Golden eagle (2 nests)
WC-14		Mission Hollow (A)	-2S, 15E, 6	3	2.02.642	NV	Golden eagle
WC-15		Butler Canyon (B)	-3S, 13E, 14, 23	3	1.18.931 1.28.910 1.28.911	V V V	Stiff sage/Sandberg's bluegrass Bluebunch wheatgrass-Idaho fescue Bluebunch wheatgrass-Sandberg's bluegrass
WC-20		Buck Hollow Creek (C)	-6S, 17E, W1/2 16	3	1.18.931 1.28.910 1.28.911	V V V	Stiff sage/Sandberg's bluegrass Bluebunch wheatgrass-Idaho fescue Bluebunch wheatgrass-Sandberg's bluegrass
WC-28		Black Rock/Rotten Lake Basin (B)	-7S, 18E, 1-3, 10-15 -7S, 19E, 5-8, 18	3	2.02.642 4.07.110 4.10.100 6.01.000 6.02.000	NV NV NV NV NV	Golden eagle Low lake, permanent Lowland pond Geologic feature Paleontologic feature
WC-30		White River Canyon (B)	-4S, 5S, 11-13E	3	3.04.800	V	Isolated population, Douglas fir
WC-34		Camas Prairie (C)	-5S, 10E, 16, 17	3	1.25.118 3.04.000	V V	Marshland Wildflower area
WC-37		Mill Creek Falls (C)	-1S, 12E, NW1/4 5, NE1/4 6	3	1.05.620 4.04.460	NV V	Douglas fir forest Waterfalls
WC-38		Mill Creek Drainage (C)	-1S, 11E, NW1/4 3	3	3.01.037 3.02.000	V V	<i>Hydrophyllum capitatum</i> var. <i>thompsonii</i> <i>Lomatium columbianum</i>
WC-40		Nena Ranch (B)	-6S, 13E, 1, 12	3	1.05.913	NV	Wetland forest

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

WC-44		Oak Canyon (C)	-2S, 14E, 35, 36	3	1.05.621 1.05.911 1.25.114	V V V	Douglas fir-ponderosa pine Oregon white oak/grassland Bluebunch wheatgrass-Idaho fescue
WC-47		Boulder Creek Drainage (C)	-8S, 9S, 9-11E	3	1.05.600	V	Old growth Douglas fir forests
WC-50	+	Rowena Dell (The Nature Conservancy Preserve, part) (B)	-2N, 12E, 3, 4	2, 3	2.02.636 3.01.037 3.02.000 3.04.700 4.10.110 4.10.120 6.01.000 6.04.000	NV NV V V V V V V	Osprey <i>Hydrophyllum capitatum</i> var. <i>thompsonii</i> <i>Lomatium Columbianum</i> Wildflower area Lowland pond/wetland, permanent Lowland pond/wetland, intermittent Geologic feature Historic feature
WC-51		Mosier Area (C)	-2N, 11E, 2	3	1.05.912 3.04.700	NV V	East Col. Gorge rockfall with forest complex Wildflower area
WC-52		Seven Mile Hill Area (A)	-2N, 12E, 11	3	1.05.912 1.25.110	V V	East Col. Gorge rockfall with forest complex East slopes Cascade grassland
WC-56		Memaloose Island (B)	-3N, 12E, 32	3	2.02.636	V	American osprey
WC-61		Mill Creek Research Natural Area (B)	-1S, 11E, 4, 8, 9, 16, 17	2	1.05.621 1.05.911 1.25.114	V V V	Ponderosa pine-Douglas fir Oregon white oak/grassland Bluebunch wheatgrass-Idaho fescue
WC-62		Persia M. Robinson Research Natural Area (C)	-6S, 10E, 10, 11	2	1.05.621 1.05.630 4.04.120	V V V	Ponderosa pine-Douglas fir Mixed conifers Lowland stream segment, low gradient reach
WC-65		Wapanitia Warm Springs (C)	-6S, 12E, 2, 11	3	4.11.120	V	Hot spring
WC-67		Deschutes Island (C)	-2S, 16E, 5	3	5.14.596	V	Great blue heron rookery
WC-69		Antelope Creek (A)	-8S, 15E, 25, NW1/4 35 -8S, 16E, NE1/4 4	3	2.02.642	V	Golden eagle (7 nests)
WC-70		Antelope Valley (C)	-S1/2 7S, 17E -N1/2 8S, 17E	3	2.02.640	V	Swainson's hawk (8 nests)
WC-71		Tygh Creek (C)	-3S, 12E, 26	3	2.02.643	V	Northern bald eagle
WC-72		White River Wildlife Management Area (B)	-4S, 5S, 11E, 12E	2	2.02.643 2.02.510 2.02.513	V V V	Northern bald eagle Ring-necked duck Bufflehead

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

					2.02.641	V	Ferruginous hawk
					2.02.642	V	Golden eagle
					2.02.654	V	Western burrowing owl
					2.02.752	V	Gray-crowned rosy finch
					2.02.881	V	White-tailed jackrabbit
					2.02.902	V	Sagebrush vole
					5.14.621	V	Band-tailed pigeon mineral springs
					5.17.806	V	Elk critical winter range
WC-74		Sunflower Flat (C)	-6S, 11E, SW1/4 2, S1/2 3, NW1/4 11	3	1.05.710	NV	Ponderosa pine
					1.05.810	NV	Western juniper woodland
					1.05.911	NV	Oregon white oak/grassland
WC-75		Abbot Pass (proposed Research Natural Area (C)	-5S, 9E, 17	3	1.05.310	NV	Mountain hemlock
WC-76		Four Hills Grassland (C)	-8S, 17E, 2, 3, 10, 11	3	1.28.910	V	Blubunch wheatgrass-Idaho fescue
					3.04.700	NV	Wildflower area
WC-77		Antelope Watershed (C)	-7S, 17E, 30	3	1.08.814	V	Western juniper/big sage/bitterbrush
WC-80		Unnamed (C)	-7S, 17E, 18	3	3.01.049	V	<i>Lomatium minus</i>
WC-81		Unnamed (C)	-7S, 16E, 5	3	3.01.049	V	<i>Lomatium minus</i>
					3.02.000	V	<i>Allium macrum</i>
					3.02.000	V	<i>Allium tolmiei</i> var. <i>tolmiei</i>
					3.02.000	V	<i>Claytonia minus</i>
WC-82		Unnamed (B)	-4S, 14E, 20, SW1/4 29	3	3.02.000	V	<i>Mimulus jungermannioides</i>
WC-83		Dinger/Clear Lake proposed Research Natural Area (A)	-5S, 81/2E, W1/2 1	3	1.05.310	V	Western hemlock zone
WC-84		Wasco Lookout (C)	-2N, 12E, SE1/4 32	3	3.01.037	V	<i>Hydrophyllum capitatum</i> var. <i>thompsonii</i>

*SR = Site Report

**Areas Marked with:

- (A) have been designated as natural areas using locational description given.
- (B) have been designated as natural areas, although the area descriptions have been altered.
- (C) have been removed from the list because they are not considered unique or significant natural areas.

***PS = Protection Status

- 1 = Preserved
- 2 = Legally Protected
- 3 = Unprotected

****VO = Verification of Occurrence

- V = Verified
- NV = Not Verified

Table 5.8b – Natural Areas

#	Site Name	Location	VO	Element Name
1	Cedar Island	T3S, R15E, Sec. 4	UV	River Island with a distinct population of incense cedars. (B.L.M.)
2	Sharps Island	T1S, R16E, Sec. 5	UV	Great Blue Heron rookery and riparian habitat.
3	Fall Creek Island	T1N, R16E, Sec. 31	UV	Great Blue Heron Rookery
4	Underhill Site	T2S, R11E, Sec. 15	UU	Environmental education site for children. Natural vegetation and habitats, trails, and historic sites are preserved (U.S. Forest Service)
5	Postage Stamp Lookout	T3S, R13E, Sec. 18, 19, & 20	UV	Laboratory research site. (State of Oregon)

VO = Verification of Occurrence:

-UV = Unsurveyed, verified.

-UU = Unsurveyed, unverified.

Application of Statewide Planning Goal # 5 To Inventoried Natural Areas in Forest Lands

In the May 20, 1982, Land Conservation and Development Commission's "in order to comply statement", Wasco County was directed to analyze the economic, social, environmental and energy (ESEE) consequences of the conflicts between forest operations and inventoried natural areas and develop a program to achieve the goal (3). Wasco County has identified three natural areas that are within forested areas. These areas include: the western end of the White River Canyon, site "WC-30"; the Mill Creek Research Natural Area, site "WC-61"; and the Dinger/Clear Lake Proposed Natural Research Area, site "WC-83".

Sites "WC-30" and "WC-83" are within the "F-2 (80)" zone and are also within the Overlay Zone, OZ-7, overlay zone which permits the following uses which are identified as conflicting ESEE uses:

Permitted:

- Management, production and harvesting of forest products, including primary wood processing and operations.
- Utility facility necessary for public service.

Conditional:

- Single family residences and mobile homes in conjunction with a farm or forest use.

- Public facilities
- Personal-use airports
- Public and private parks
- Mining
- Sanitary Landfill

The prime factor in analyzing the ESEE consequences on these sites is ownership. There are no private holdings involved within these sites. Site "WC-30" is owned by the Oregon State Game Commission and is being managed for Big Game Winter Range and other wildlife habitat. The conflicting uses identified above, except for timber harvesting, will not occur on state lands. Any timber harvesting will be controlled by the Oregon Department of Fish and Wildlife under their program for wildlife habitat. The conflicting uses are, therefore, controlled and limited by the Department of Fish and Wildlife's program for habitat improvement.

Site "WC-83" is owned by the United States Forest Service and is part of the Mt. Hood National Forest. Again, timber harvesting would be the only conflicting use and that activity is controlled by the Forest Service. Compliance with local plans is not mandatory of federal agencies, although their co-operation is encouraged by Wasco County.

Site "WC-61" is within the "F-1 (80)" zone. This zone includes only those lands within The Dalles Watershed. The OZ-7 over-lay zone permits only conditionally the following uses which are identified as conflicting ESEE uses:

- Management, production and harvesting of forest products, including primary wood processing and operations.
- Mining
- Utility facilities necessary for public service.

Site "WO-61" is totally owned by the United States Forest Service and is within The Dalles Watershed. The watershed is managed through an agreement between The Dalles and the Forest Service called. "Comprehensive Management Plan for The Dalles Municipal Watershed". 1972. Forest harvesting activities as well as other uses is strictly controlled by both federal programs and regulations and by the cooperative agreement with The Dalles. The conflicting uses are, therefore, controlled and limited and no other measures need to be taken to protect the natural area.

Mineral and Aggregate Resources

- 1) **General Information:** Wasco County has few economically important mineral deposits. Some limited mining activity has occurred in the past. There are no active mineral mines in Wasco County. Most of the county is underlain with recent basalt flows, which precludes the possibility of extensive mineral resources. The highest potential for minerals would be in the older geologic formations, found in other parts of Oregon or bordering counties. The primary minerals found in Wasco County are as follows:
- A. **Bauxite:** Evidence suggests there may be some potential low grade bauxite found in the Columbia River basalt group but no investigations have been undertaken in Wasco County to confirm this.
 - B. **Copper and Lead:** These minerals have been mined in the Ashwood-Oregon King Mine located in Jefferson County to the south. Some deposits may occur in the County.
 - C. **Mercury and Molybdenum:** No economically important deposits are located within Wasco County.
 - D. **Semi-precious Gems:** These are more of interest to rock collectors rather than having intrinsic mineral value.
 - E. **Perlite:** Between 1945 and 1950, mining was conducted in an area south of Maupin near the Deschutes River. High quality acoustic and insulating tile was produced for a number of years from this perlite. It became unprofitable to mine at this location and the operation was discontinued. A large deposit still exists in this area.
 - F. **Volcanic Tuffs:** The Rainbow Rock Quarry, about five miles south of Pine Grove, has produced brightly colored and banded tuff since 1949. Rock of similar appearance has been uncovered but not developed on a nearby flat east of the quarry. Tuffs are utilized for decorative building stone and ceramic art.
 - G. **Peat:** According to the U.S. Geological Survey, Mineral and Water Resources of Oregon, 1969, there are widely scattered minor deposits of peat in the Cascade region of the County and coal in the southeastern region. They have never been mined commercially.
 - H. **The Ka-Nee-Ta Stone Quarry:** On the Warm Springs Reservation, this quarry produced rough pieces of rhyolite. The stone is multi-colored and valuable for decoration. Other stone quarries include Indian Candy and Sorenson Quarry.
 - I. **Quarry Rock:** Quarry rock increases in importance as the more desirable deposits become depleted. Transportation costs are high so that quarries must be located within ample reserves of good quality crushing rock. The best rock for crushing is generally Columbia River basalt.
- 2) **Inventory:** Wasco County's cumulative demand projection for all aggregate material by the year 1995 was between four and six million tons (Wasco County Aggregate Site and Aggregate Demand Analysis (1976) Montagne and Associates). Total resources as inventoried in that document are 6.3 million tons. The demand project was based on a per capita average.

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Available information was sufficient to identify 135 resources sites in Wasco County during the original 1983 Comprehensive Plan Process. A study done in 1976 by Montagne and Associates, Wasco County Aggregate Sites and Aggregate Demand Analysis (1976), provided the basis for this process. During 1990-1991 additional information, as a supplement to the 1976 data, was gathered from individual owner/operators and from the DOGAMI Mined Information Layer database to provide the County a more thorough and accurate record of sites in the County.

All Wasco County sites listed in the County Inventory (Table 5.9) but without significant research are Potential Sites. Significant Sites have been identified in accordance with OAR 660-016 or OAR 660-023 rules.

3) *Application of the Goal 5 Process for Mineral Resources*

A. Potential Conflicting Use in Zone Categories Applicable to Mineral resource Sites: All except one currently inventoried resource site fall into three resource zones employed by the County: A-1, Agriculture; F-1, Forest; F-2, Forest. One site is in an Industrial zone (Sun Pit). Conflicting uses are generally those which, if allowed to locate within the specific site identified, would render the resource unrecoverable and those activities on surrounding lands which affects or is affected by aggregate operation. Most of the conflicting uses are structural improvements which commit the site to another use. Other less intensive uses such as recreation facilities, public parks and playgrounds, and golf courses which are conditional uses in some zones may conflict because, once established, they tend to diminish the value of the resource. Some competing uses, such as water impoundments or power generation facilities, may be determined to be of sufficient importance as to preempt the mineral resource value.

Specific potentially conflicting uses contained within the A-1, FF, and F-2 zones are;

Zone	Permitted Uses	Conditional uses
A-1	Farm dwelling	Additional Farm Dwelling
	Utility facility (public)	Nonfarm dwelling
		Commercial activities in conjunction
		Private recreation facilities
		Churches
		Schools
		Public parks and playgrounds
		Golf courses
		Utility facilities (commercial)
		Personal use airport
		Home occupations
		Solid waste disposal site
F-F	Same as A-1 Zone except boarding of horses for profit.	Same as A-1 zone except for kennels
F-2	Utility Facilities (public)	Forest Farm Dwelling

a. Economic, Social, Environmental and Energy Consequences of Conserving Mineral Resources

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

- (1) Economic Consequences: Aggregate is a crucial resource for nearly all types of structural development. As a basic building material, its relative abundance can exert either a positive or negative influence on the development of a local economy. It provides the building blocks for development, and the removal, transport and use provides jobs upon which a substantial part of the economy depends.

To protect mineral resource sites through the resolution of conflicts between mineral extraction and other competing uses (as identified) will help ensure a strong economic future. The economic consequences of not protecting mineral sites could be costly to the local economy through increased costs for basic building materials.

- (2) Social Consequences: The consequence of protecting mineral resource sites is necessary in order for public and private construction projects. The characteristics of sand and gravel operations may be a nuisance in that they do contribute to noise, dust, and visual blight.

The negative social consequence of applying regulations is similar to the negative economic consequences in that the same individuals may be inconvenienced in their building plans.

- (3) Environmental Consequences: The importance of any mining activity lies within its economic value and the relative scarcity of the resource. State agencies regulate mining activities and require that reclamation plans be submitted prior to permit approval. Reclamation plans provide for productive uses of property following a mining operation and can include recreational features such as lakes and wildlife habitats.

Because the natural environment will, of necessity, be disturbed by mining, the protection of mineral resource sites may not result in positive environmental consequences (mineral extraction is temporary in nature). Farming, forestry and recreation can and do occur before and after a mining operation. In case of important mineral resource sites, the positive economic and social benefits must be weighed against the environmental consequences.

- (4) Energy Consequence: Because of transportation costs, the deposits nearest to developing areas are, of necessity, the best ones in order to remain economically viable. As a result, the energy consequence of protecting the best mineral resource site (those close to construction areas) is entirely positive.

- (5) Conclusion: In Wasco County decisions to protect aggregate sites for Goal 5 will be on a site by site basis. The consequences of establishing requirements which limit conflicting uses in identified mineral resource sites should prove to be of substantial benefit to the economic, social, and energy systems within which we live. As long as provision for reviewing extenuating circumstances is included, the limitation of conflicting uses within identified mineral resources sites is warranted.

- b. A Program to Conserve Mineral Resource Sites: The program to conserve significant mineral resource sites is designed to limit some conflicting uses and prohibit others through the use of an overlay zone. The overlay will ensure that most structural development will not preempt the use of a needed mineral resource.

Based on a site-specific ESEE analysis, the County shall, in each case, determine if a site is a Significant Site and if it is, the County shall, in each case, determine if it is a Significant Site and if it is, the County shall make one of the following determinations:

- (1) Protect the site fully and allow mining. To implement this decision the county shall apply the Mineral and Aggregate Overlay zone. Development of the significant site shall be governed by the standards in Section 3.835 of the Wasco County Land Use and Development Ordinance. As part of the final decision, the County shall adopt site-specific policies prohibiting the establishment of conflicting uses within the Impact Area.
- (2) Allow conflicting uses, do not allow surface mining. To implement this decision the county shall not apply the Mineral and Aggregate Overlay zone. The significant site will not be afforded protection from conflicting uses, and surface mining shall not be permitted.
- (3) Balance protection of the significant site and conflicting uses, allow surface mining. To implement this decision the county shall apply the Mineral and Aggregate Overlay zone, and identify which uses in the underlying zone will be allowed, allowed conditionally, or prohibited. Development of the significant site shall be governed by the standards in Section 3.835 of the Wasco County Land Use and Development Ordinance and any other site-specific requirements designed to avoid or mitigate the consequences of conflicting uses and adopted as part of the final decision. Development of conflicting uses within the Impact Area shall be regulated by Section 3.845 of the Wasco County Land Use and Development Ordinance and any other site-specific requirements designed to avoid or mitigate impacts on the resource site and adopted as part of the final decision.

Any uses not mentioned below will be allowed as specified in the Land Use and Development Ordinance.

Under the Mineral Resource Overlay, the following uses, by zone, will be prohibited:

Zone	Prohibited Use
F-2	Single Family Dwelling
A-1	Churches
	Second farm dwelling
	Schools
	Additional farm dwellings
	Nonfarm dwellings
F-F	Churches
	Second farm dwelling
	Schools
	Additional farm dwellings
	Nonfarm dwellings

The following uses by zone, will require a conditional use permit:

Zone	Conditional Use
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		GOAL 5: OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES
	F-2	Public recreational facilities
		Water impoundments
		Private recreation facilities
	A-1	Public utility facilities
		Solid waste disposal site
		Water impoundments
		Commercial activities in conjunction with farm use
		Private recreation facilities
		Public parks and playgrounds
		Golf courses
		Commercial utility facilities
		Personal use airport
		Boarding horses for profit
		Farm Dwellings
	F-F	Placement of power generation facilities
		Kennels
		Public utility facilities
		water impoundments
		Commercial activities in conjunction with farm use
		Public parks and playgrounds
		Golf courses
		Commercial utility facilities
		Personal use airport
		Boarding horses for profit
		Private recreation facilities
		Solid waste disposal sites
		Farm Dwelling

Table 5.9 - Aggregate Inventory

Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
1	2N 11E 2 D 200	NSA	Hood River Sand & Gravel		33-0055	CUP 92-110	No
2	2N 11E 11 900	NSA	ODOT (Gove) 33-004-4	2N 11E 11 2800	33-0060		No
3	2N 11E 11 200	NSA	ODOT 33-001-4	2N 11E 11 200	33-0057		

GOAL 5 : OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES							
	2N 11E 2 D 300	UGB	(Mosier Pit) Listed as reference	2N 11E 2 1300			
4	2N 11E 1 D 200	NSA	Hood River Sand & Gravel	2N 11E 1 D 200	33-0076	CUP 92-136	No
			2630 Old Columbia River Drive				
			Hood River OR 97031				
5	2N 11E 13 600	F-2	Ken & Joan Hudson	2N 11E 3500			No
6	2N 11E 24 500	F-2	1020 Mosier Creek Rd	2N 11E 6001			No
			Mosier Creek Dev. 1234				
			P O Box 6039				
			Bellevue WA 98008				
7	2N 12E 19 1200	F-2	Tony Heldstab	2N 12E 19 600	33-0088	CUP 92-126 &	No
			2175 Mosier Creek Road			94-111	
			Mosier OR 97040				
8	2N 12E 29 1800	F-2	Mosier Creek Dev. 1234	2N 12E 9155			No
			P O Box 6039				
			Bellevue WA 98008				
9	2N 11E 11 2700	NSA	Gayle Weisfield		33-0079	CUP 92-101 - <i>Exp. 1997</i>	No
10			Chenoweth Air Park				No
11	2N 13E 19 1600	NSA	Floyd Marsh	2N 13E 19 100			No
			P O Box 2				
			The Dalles OR 97058				
12	2N 13E 19 600	A-1	W R & Margaret Pentecost	2N 13E 19 800			No
			4900 Seven Mile Road				
			The Dalles OR 97058				
13	2N 12E 1300	NSA	Jim Ellett	2N 12E 24 12500	33-0056	CUP 90-124 & C90-0249	Yes
			5693 Chenoweth Road			<i>Exp. 11-2000</i>	
			The Dalles OR 97058			CUP-00-125 & SPR-00-169	
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	
14	2N 12E 16 D 1900	RR-5	William Ringlbauer	2N 12E 16 D 1700			No
			2244 Dell Vista Drive				
			The Dalles OR 97058				
15			Mayer State Park				No
16	2N 13E 17 B 200	SMA	US Forest Service	2N 13E 17 1801			No
			902 Wasco Ave Ste 200				
			Hood River OR 97031				
17	2N 13E 20 300	NSA	Wayne & Jana Webb	2N 13E 20 1000	33-0064	CUP-98-122 - <i>Exp. 1-2000</i>	No
			P O Box 692	not shown on map			

GOALS: OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

18			Gooseberry Springs - State of Oregon				No
19			Gooseberry Springs - State of Oregon				No
20			Dalles Dam - State of Oregon				No
21	2N 13E 20 700, 600	NSA	(Sun Pit)	2N 13E 20 600	33-0011	CUP 91-101 &	No
			1022 W 9th Street		33-0083	SPR 91-103	
			The Dalles OR 97058				
22	2N 15E 500	NSA	Celilo - State of Oregon	2N 15E 700			No
23	Fifteen Mile Road		County				No
24	2N 14E 25		Right of Way	2N 14E 25			No
25	2N 14E 1100	A-1	Jacob Kaser	2N 14E 1000			No
			4550 Fifteen Mile Road				
			The Dalles OR 97058				
26	2N 14E 2200	A-1	Donna E. Ashbrook et al	2N 14E 28 2700	33-0014		No
			P O Box 158				
			Dufur OR 97021				
27	2N 14E 33 500	A-1	Judith F. Bayley et al	2N 14E 33 400			No
			6331 SW Radcliff St				
			Portland OR 97219				
28	2N 14E 2400	A-1	C Gard Fulton	2N 14E 33 3000	33-0023		No
			3775 Fifteen Mile Rd.				
			The Dalles OR 97058				
29	1N 14E 300	A-1	Forest J. Hay	1N 14E 400			No
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
			609 E 9th St				
			The Dalles OR 97058				
30	1N 14E 2000	A-1	Sylvia Weimer	1N 14E 3500			Yes
			4100 Old Dufur Rd.				
31	1N 14E 2300	A-1	William & Sheli Markman/Wasco	1N 14E 3300			No
			County				
			4785 Eight Mile Road				
			The Dalles OR 97058				
32	1N 15E 3700	A-1	William & Carmen Eddins	1N 15E 3700			No
			1515 E 21st Street				

GOALS: OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES							
33	1N 14E 500	A-1	Cliff Baker (County?)	1N 14E 6700			No
34	1S 13E 1		County May Pit	1S 13E 1	33-0013		No
35	1S 14E 17 300	A-1	Miller Ranch Co.	1S 14E 3100			No
			1 NW Greenwood Ave.				
			Bend OR 97701				
36	1S 14E 3000	A-1	Paul & Velma Limmeroth	1S 14E 3401			No
			2520 Ward Road	Boyd			
			The Dalles OR 97058				
37	1S 14E 18 100	A-1	Miller Ranch Co.	1S 14E 18 100			No
			1 NW Greenwood Ave.				
			Bend OR 97701				
38	1S 14E 3200	A-1	Mary Sylvester	1S 14E 3600			No
			3813 Faith Home Road				
			Ceres CA 95307				
39	1S 14E 20		Dufur	1S 14E 20			No
40	2S 13E 35 100	A-1	William Neil	2S 13E 100	33-0050		No
			62883 US Hwy 197				
			Dufur OR 97021				
41	2S 13E 5000	A-1	ODOT Tygh Ridge 33-025-4	2S 13E 35 5200	33-0071		Yes
42	3S 13E 100	A-1	William & Masil Hulse	3S 13E 100			No
			P O Box 427				
			Dufur OR 97021				
43	3S 13E 2300	A-1	Paul & Velma Limmeroth	3S 13E 2500			No
			2520 Ward Road				
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
			The Dalles OR 97058				
44	3S 13E 2300	A-1	Paul & Velma Limmeroth	3S 13E 2500			No
			2520 Ward Road				
			The Dalles OR 97058				
45	3S 13E 3200	A-1	Irl Jr. & Orlena Davis	3S 13E 3400	33-0054	CUP 96-101	No
			45 N Eagle Pt Road				
			Tygh Valley OR 97063				
46	3S 13E 33 100	A-1	Robert & Meredith Lindell	3S 13E 33 3500	33-0047		No
			P O Box 217				
			Tygh Valley OR 97063				

47	2N 11E 36 100	F-2	Bellevue & Mosier School, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES				NO
			2855 Mosier Creek Road Mosier OR 97040				
48	2N 12E 30 1100	F-2	Mosier Creek Dev. 1234 P O Box 6039 Bellevue WA 98008	2N 12E 9139	33-0088		No
49	2N 13E 31 B 600	RR	Whispering Pines Ranch Corp 612 Liberty The Dalles OR 97058	2N 13 31 600			No
50	1N 11E 25 100	F-2	Ketchum Ranch Inc 6282 Chenowith Road W The Dalles OR 97058	1N 11E 900			No
51	1N 13E 1300	A-1	John & Betty Skirving 2013 W Scenic Drive The Dalles OR 97058	1N 13 4490			No
52	1N 13E 32 200	A-1	Milton & June Martin 3560 Three Mile Road The Dalles OR 97058	1N 13E 5300			No
53	1N 13E 25 700	A-1	Arthur V Braun P O Box 498 The Dalles OR 97058	1N 13E 25 2991	33-0082	CUP 90-113	No
54	1N 15E 2900	A-1	Eldon F Emerson et al 6124 Roberts Market Road The Dalles OR 97058	1N 15E 28 2700			No
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
55	1S 15E 700	A-1	James Q Johnson 6352 Roberts Market Road The Dalles OR 97058	1S 15E 402			No
56	1S 15E 2000	A-1	Iva J Kortge 338 West 21st The Dalles OR 97058	1S 15E 1400			No
57	1S 15E 2600	A-1	Frederick & Peggy Clausen Rt 2 Box 4 Dufur OR 97021	1S 15E 1900			No
58	2S 14E 1900	A-1	Martin & Beverly Underhill P O Box 266	2S 14E 1600			No

GOAL 5: OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

59	2S 14E 2000	A-1	Martin & Beverly Underhill P O Box 266 Dufur OR 97021	2S 14E 1800			No
60	2S 14E 2300	A-1	Robert & Nancy Hammel 62250 Tygh Ridge Road Tygh Valley OR 97063	2S 14E 2000			No
61	1N 15E 2200	A-1	William & Barbara Hammel 7075 Fifteen Mile Road The Dalles OR 97058	1N 15E 21 2100			No
62	1N 15E 2200	A-1	William & Barbara Hammel 7075 Fifteen Mile Road The Dalles OR 97058	1N 15E 2100			No
63	1N 15E 2900	A-1	Eldon F Emerson et al 6124 Roberts Market Road The Dalles OR 97058	1N 15E 20 2700			No
64	1S 14E 4500	A-1	Lucie Underhill Life Estate 85429 Easton Canyon Road Dufur OR 97021	1S 14E 4900			No
64	1S 14E 4500	A-1	Clara A. O'Brien 2867 Breckenridge NW Salem OR 97304	1S 14E 4900 Duplicate			No
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
65	1S 14E 5100	A-1	W C Hanna Estate US Nat'l Bank Trust Dept P O Box 3168 Portland OR 97208	1S 14E 31 5600			No
66	1S 14E 2800	A-1	Daniel Bolton P O Box 731 Dufur OR 97021	1S 14E 1900			No
68	2N 12E 4 1100 2N 12E 5 100	NSA	Wasco County	2N 12E 4/5			No
70	2S 12E 1700	A-1	Sharon L. Sorensen Rt 1 Box 180 Dufur OR 97021	2S 12E 12 3000			No

71	2S 12E 5100	A-1	Wasco County	3S 12E 3			No
			P O Box 266 Dufur OR 97021				
72	3S 12E 3	A-1	Wasco County	3S 12E 3			No
			511 Washington St. The Dalles OR 97058				
73	3S 12E 25 300	A-1	Russell & Wanda Sinclair	3S 12E 25 3700			No
			Rt 1 Box 79 Tygh Valley OR 97063				
74	2S 13E 5200	A-1	Keith & Mary Smith	2S 13E 32 4900			No
			60538 Dufur Gap Rd. Dufur OR 97021				
75	4S 13E 12 2800	A-1	Fred & Maxine Ashley/Tygh Valley	4S 13E 12 6800	33-0015		No
76	3S 13E 3800	A-1	Roger T. Justesen/Betty Nelson	3S 13E 31 4000	33-0051	Cancelled 1976	No
			P O Box 96 Grass Valley OR 97029				
77	4S 13E 10	A-1	Wasco County	4S 13E 10			No
78	4S 12E 2700	A-1	Keith & Kathleen Obermaier	4S 12E 17 5000	33-0048		No
			P O Box 3497 Pojaque Santa Fe NM 87501	Formerly Cody Logging			
79	4S 13E 7100	A-1	Erma C. Gutzler	4S 13E 31 10800			No
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
			Rt 1 Box 120 Maupin OR 97037				
80	5S 12E 2 400	A-1	Lora M Hachler	5S 12E 2 400			No
			Rt 1 Box 408 Maupin OR 97037				
81	5S 12E 800	A-1	Wasco County	5S 12E 4 800			No
			511 Washington St. The Dalles OR 97058				
82	5S 12E 2300	A-1	Milton & Mae McCorkle Life Estate	5S 12E 12 2100			No
			Rt 1 Box 412 Maupin OR 97037				
83	5S 13E 1400	A-1	Eugene H. Walters	5S 13E 6 1400			No
			Rt 1 Box 86 Maupin OR 97037				

84	5S 13E 6300	A-1	Live A Lot and Use It Rt 1 Box 110 Maupin OR 97037				No
85	5S 12E 7100	A-1	Allan & Cristina Blake Rt 1 Box 60A Maupin OR 97037	5S 12E 35 5400			No
86	5S 11E 5100	A-1	Wasco County	5S 11E 35 4802	33-0074		No
87	6S 11E 9	A-1	Woodside	6S 11E 9			No
88	4S 13E 11 100 4S 13E 0 7200	A-1	Robert Ashley	4S 13E 11 100 4S 13 E 0 2700		CPA-01-101 CUP-01-112	No
101	Site Not Identified		Port of The Dalles				
102	Site Not Identified		Interpretative Center Site				
150	4S 14E 33	A-1	Connolly	4S 14E 33			No
151	4S 14E 2700	A-1	Connolly Land & Livestock Inc. 412 W. 4th St. The Dalles OR 97058	4S 14E 25 2400	33-0093	CUP 93-110	No
152	4S 15E 800	A-1	Lee & Ruth Lindley Box 64 Maupin OR 97037	4S 15E 30 800			No
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
153	4S 15E 1000	A-1	USA Bureau of Land Management	4S 15E 30 1200			No
154	5S 16E 2000	A-1	Lonny & Pamela Brown (County Lease) 18233 W Wintergreen Lane Bremerton WA 98312	5S 16E 20 2200			No
155	5S 16E 3300	A-1	Janis Lee Snodgrass % Lonny D. & Pamela A. Brown 18233 W Wintergreen Lane Bremerton WA 98312	5S 16E 32 3300			No
156	5S 16E 3400	A-1	Warnock Ranches Inc. Rt 1 Box 16 Baker OR 97814	5S 16E 32 2401			No
157	6S 19E 900	A-1	Warnock Ranches Inc. Rt 1 Box 16 Baker OR 97814	6S 16E 5 106			No
158	6S 16E 900	A-1	Warnock Ranches Inc.	6S 16E 5 106			No

GOALS 5: OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

			Baker OR 97814				
159	6S 16E 2100	A-1	ODOT Bakeoven Quarry 33-051-4	6S 16E 21 101	33-0017	PR-94-102	No
160	7S 17E 31 1700	A-1	Richard & Betty Baker	7S 17E 31 1990	33-0032		No
			P O Box 136				
			Antelope OR 97001				
161	8S 17E 600	A-1	Donald & Marjorie Gomes (County owned)	8S 17E 4 692			No
			P O Box 70				
			Antelope OR 97001				
162	8S 17E 1400	A-1	Wilton & Francis Dickson	8S 17E 14 1500			No
			604 NE Loucks Road				
			Madras OR 97741				
163	8S 16E 4300	A-1	McNamee Ranches	8S 16E 36 3400			No
			P O Box 50				
			Antelope OR 97001				
164	8S 17E 2000	A-1	Herbert & Faye McKay	8S 17E 35 2100			NO
			P O Box 5				
			Antelope OR 97001				
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
165	8S 18E 900	A-1	Washington Corp.	8S 18E 34 800			No
			P O Box 3027				
			Pasco WA 99302				
166	8S 19E 1600	A-1	USA Bureau of Land Management	8S 19E 31 1900			No
167	8S 14E 1400	A-1	Ned Darling	8S 14E 13 101			No
			5618 SE Taylor				
			Portland OR 97215				
168	8S 14E 2200	A-1	Bureau of Land Management	8S 14E 21 1900			No
169	7S 14E 3100	A-1	Ned Darling	7S 14E 32 3000			No
			5618 SE Taylor				
			Portland OR 97215				
170	5S 12E 0 8500, 6S 12E 0 1300	A-1	Richard Dodge			PLAQJR-10-10-0005, 4/15/2011	No
171	7S 15E 0 600	A-1	J. Arlie Bryant Inc. (Hagen)			PLACUP-15-01-0001, 6/12/2015	Yes
172	6S 17E 0 2200, 2400	A-1	Jon Justesen			PLACUP-15-01-0002, 6/12/2015	Yes

173	5S 16E 0 3600	A-1	J. Arlie Bryant Inc. (Carver)			PLACUP-15-02-0003, 6/12/2015	Yes
174	3S 13E 0 4000	A-1	Jack Stevens		33-0051	CUP-06-112, CPA-06-102	No
200	4S 14E 3700	A-1	USA Bureau of Land Management	4S 14E 33 3800			No
201	5S 14E 35 C 400	A-1	ODOT Maupin Pit 33-036-4	5S 14E 35 4400	33-0004		Yes
202	6S 14E 300	A-1	Criterion Interest Inc. 122 E Stonewall Charlotte NC 28202-1889	6S 14E 11 100			Yes
203	7S 14E 200	A-1	ODOT Criterion 33-038-4	7S 14E 12 1200	33-0078		Yes
204	6S 17E 3 400	A-1	ODOT 33-049-4 County Line Quarry	6S 17E 3 500	33-0102		Yes
205	6S 17E 0 2000	A-1	State Highway Dept	5S 17E 16 ?			No
206	6S 17E 2300	A-1	ODOT 33-050-4 Hinton Quarry	6S 17E 19 1800	33-0100		Yes
208	7S 16E 1300	A-1	ODOT Identifier 33-053-4	7S 16E 6 1000	33-0024		Yes
209	7S 15E 1600	A-1	ODOT 33-059-4 Garbage Pit	7S 15E 22 1600	33-0097		Yes
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
211	8S 15E 2200	A-1	Charles & Betty Johnson	8S 15E 22 1701			No
			Gateway Star Route Box 465				
			Madras OR 97741				
212	8S 15E 2000	A-1	Charles & Betty Johnson	8S 15E 27/28 1701			No
			Gateway Star Route Box 465				
			Madras OR 97741				
213	8S 15E 26 3500	A-1	Annan & Marla Priday HC 62, Box 462 Madras OR 97741	8S 15E 26 2900	33-0094	CPA 96-101 Goal 5	Yes
214	7S 17E 1600	A-1	ODOT Shaniko 33-062-4	7S 17E 20 2000	33-0065		Yes
215	8S 18E 600	A-1	ODOT 33-064-4	8S 18E 6 501			Yes
216	8S 18E 4 400	A-1	ODOT 33-065-4 Antelope Rock Product	8S 18E 4 400	33-0069		Yes
217	5S 12E 8500		Richard Dodge	5S 12E 33 7200	33-0080	CUP 87-104 Added 3/93	No
218	4S 12E 2800	A-1	Metzentine Quarry	4S 12E 17 1900	33-0086	CUP 91-102 Added 3/93	No
			Dan Van Vactor				
219	2N 11E 900		ODOT 33-002 Rock Creek Quarry	2N 11E 2 900			No
220	2N 13E 20 800		ODOT 33-007 Shooting Range Quarry	2N 13E 20 800			No
221	2N 13E 500		ODOT 33-008	2N 13E 20/21 500			No

222	1S 14E 3300		GOALS: CROWSPARK, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES				NO
223	3S 13E 33 200		ODOT 33-028-4 Butler Canyon Quarry	3S 13E 33 4100	33-0062		No
224	5S 14E 6 200		ODOT 33-032 Maupin Maintenance Yard	5S 14E 6 200			No
225	7S 15E 2000		ODOT 33-039 Filler Pit	7S 15E 29 2100			Yes
226	8S 15E 2000		ODOT 33-040	8S 15E 15			Yes
227	8S 15E 3100		ODOT 33-041 Cow Canyon Quarry	8S 15E 22 2800	33-0075		Yes
228	5S 11E 36 1600		ODOT 33-045-4 Pine Grove Quarry	5S 11E 36 5300	33-0074		Yes
229	5S 12E 30B 100		ODOT	5S 12E 30 200			Yes
230	6S 12E 2 700		ODOT 33-048-4 Paquet Gulch Quarry	6S 12E 2 300	33-0101		Yes
231	7S 17E 600		Shaniko Ranch		33-0092	CUP 93-106	No
Inv. #	Current Map/Tax Lot	Zone	Owner Name & Address	Former Map & Tax Lot	DOGAMI #	Application #	Goal 5
232	1N 13E 27/28 1000		Phetteplace		33-0098	CUP 98-113 & CPA 98-103	No
233	6S 17E 2400		Jon Justesen		33-0072	CUP 99-105	No
234	1N 13E 0 2900		Elmer Wilson		33-0096	CUP 94-135	No
235	2N 12E 2000		Tingue		33-0064 & 33-0081	CUP 90-107	No
other -	Co. Road Depts Sites						
625	1S 13E 39 102		Dufur County Pit	1S 13E 36 102			No
649	4S 12E 36 7400		Kennedy Pit	4S 12E 36 7400			No
673	8S 14E 13 101		South Junction Pit	8S 14E 13 101 a portion			No
713	5S 11E 35 4802		Kelly Springs	5S 11E 35 4802			No
790	2S 14E 33 2900		Hilgen Pit	2S 13E 33 2900 a portion of			No
800	8S 17E 4 500		Helyer Pit	8S 17 4 500			No
833	3S 12E 3 1101		Schindler Pit	3S 12E 3 1101			No
850	2S 12E 12 3000		West Pit	2S 12E 12 3000			No
870	3S 12E 25 3800 & 1102		Shadybrook Pit	3S 12E 25 1102			No
871	2N 12E/13E 19 & 24 1000	NSA	Harvey Pit	2N 12E 1000	33-0009		Yes
872	2S 13E 0 (34,35) 4400, 4900		(Mike) Filbin Pit		33-0099	CUP-99-102	No

Historic Resources

Table 5.11-Historic, Cultural and Archaeological Inventory

Site Number	Site Name	Location	Description	Date of Construction	Notes
1	Oregon Trail		Road/ Archaeological Site		Historic Oregon Trail Route. This east-west route was the highway to the Northwest that ended in The Dalles.
2	Barlow Road and Cut off Road		Road/ Archaeological Site	1845-1846	This was the alternate route to the Willamette Valley from the east. The former route was the Columbia River. The road was built in 1845-6 by Samuel K Barlow.
3	The Dalles Military Wagon Road	4S 12E 1 301	Road/ Archaeological Site		This was the main military road to the interior Oregon from Fort Dalles.
4	Jonah H. Mosier Sawmill Site	2N 11E 1	Cultural site	1854	Mosier sawmill established to supply The Dalles with lumber, was the first settlement of the City of Mosier.
5	Lower Fivemile School	1N 14E 2000		1890	Historic school, also known as the Benson School.
6	Mt. Hood Flat School	1S 13E 21 400		1890	Originally Dutch Flat School (1890), then called Fairview (1901), finally Mount Hood Flat (1910), it was declared abandoned in 1954 and property became private.
7	Lower Eightmile School	1N 14E 32 400		1904	Established in 1904, the school dated back to 1860 and was also used by Mt. View Grange.
8	Mill Creek Grange	1N 12E 14		1920	Historic grange hall.
9	Wolf Run Community Hall	1S 12E 14		1913	Wolf Run School operated from 1913-1939 and was named after wolves that roamed the area.
10	Center Ridge School	2S 15E 0 800		1890	Historic school, in the 1940s it consolidated with Dufur School District.
11	Columbia Hall	1N 15E 0 1200		1906	Was used as a school until moved to the current site where it was as a Farmers Union Hall.
12	Bear Springs Camp Shelter	5S 10E 0 100			Owned by the US Forest Service. Occupied during the first enrollment period by Company 616, a company of junior enrollees from Chicago.
13	Wapinitia School/Gym	5S 12E 25B 200		1878	Wapinitia, meaning “running water”, references a nearby creek. The school operated from 1878 to 1946. The town of Wapinitia also had two churches, two stores, a hotel and a blacksmith. The school district eventually merged with Maupin.
14	White River Dam	4S 14E 0 1800		1910	Now a State Park, the White River Falls was the site of a historic hydroelectric power plant that supplied power to Wasco and Sherman

			GOAL 5 : OPEN SPACE, SCENIC AND	HISTORIC AR	AS AND NATURAL RESOURCES
					Completion of The Dalles Dam in 1960.
15	Old White River Station Camp	4S 11E 0 100			Owned by the US Forest Service this campsite was used in the pioneer days.
16	Pine Grove School	5S 11E 25B 600		1890	Historic school was consolidated with other schools in the late 1940s.
17	Jersey School	8S 14E 0 2300		1894	A historic school close to the Deschutes River, it was abandoned in 1954.
18	Lower Antelope School	8S 16E 0 800		1890	Historic school that was part of a joint district with Jefferson County.
19	Fivemile Rapids				Site not identified on GIS to protect cultural resources
20	Memaloose Island		Cultural Site		Lewis and Clark called it "Sepulchar Island".
21	Abbott site	5S 12E 0 5000			Near Wapinitia
22	Celilo Falls	2N 15E 20 400	Cultural site	1958	Falls were flooded in 1957 with the construction of the Dam. Park was developed by the Army Corp of Engineers to commemorate the Falls.
23	Black Walnut	2s 13E 18 1600	Black walnut tree with approx. 7' diameter	c. 1860	Record Size. Part of the Nickalson P. O'Brien homestead from 1890s. Black walnut trees, not native to Oregon, were reportedly brought west by Oregon Trail pioneers.
24	Old Fashioned Yellow Rose	4S 13E 24	Large Old-Fashioned Yellow Rosebush	c. 1910	Rose was inside the Fairview School yard. Highway was widened on part of the original school yards.
25	Ox Yoke Monument	2N 14E 25 400	Monument	1936	Built as an Oregon Trail marker by Isaac Remington. Constructed from cement mixed by hand in his wheelbarrow when Remington was aged 76.
26	Seufert Viaduct	2N 14E 31	Bridge	1920	Named for former train station which, in turn, was named for two pioneer brothers who moved to Oregon in the early 1880s. Designed by CB McCullough and constructed by the State Highway Department. Built under contract in 1920 by the Colonial Building Company.
27	BNRR Bridge	2N 15E 20	Railroad Bridge	1912	Historic link between Oregon and Washington. The bridge was built entirely on dry land on the rocks in the river during low water.
28	Dalles Canyon City Road Bridge	2S 14E 9 700	Bridge	1923	Constructed by Alfonso Pizzolato to eliminate water problems created by Dry Creek. One of few cut stone bridges in Wasco County.
29	Upper White River Canyon Grade	5S 12E 4, 5, 8, 9	Road	1910	Road was built as a short cut between Juniper Flats and Smock Prairie. Valuable as recreation and scenic road.
30	Hinton House	5S 16E 26 2900	Dwelling	1900-1915	Built for R.R. Hinton and family.
31	Nansene House and Post Office	2S 14E 9 701	Hotel/Stage Coach Stop	1874	Nansene, the Native-American name for Fifteenmile Creek, was an early stage coach stop and post office. It served as a stage coach stop (started in 1874) and post office (1880 to 1904). Credited with being one of the few remaining stagecoach stops in Oregon.
32	Mark O. Mayer House	2N 12E 6 401	Residence	1910	Mark O. Mayer constructed the house in 1910 as a country home. Mayer, from Portland, built the road from Mosier to his house. The road later became part of the Columbia River Highway. He named the house Mayerdale. Its an excellent example of Colonial Revival style.

33	Friend Store, Post Office and Real Estate Office	2S 12E 35 200	QUAL 5: OPEN SPACE/SCENIC AND HISTORIC AREA AND STRUCTURAL OPEN SPACES	1924	The small building was constructed in 1924 by Fred Buskuhl as a real estate office during the boom time for Friend between 1912-1924.
35	Wapinitia Hotel	5S 12E 26 5000	Multiple dwelling	1915	Barzee Hotel, built in 1915 by Earl Barzee. The hotel/rooming house was very popular in the 1920s when the Wapinitia cut-off highway was being constructed with highway engineers and workers. It was also a popular place for local teachers to board. The Wapinitia Hotel operated until the 1940s.
36	OWRR&N Railroad Section House	5S 14E 5 700	Multiple dwelling	1910	Affiliated with the east site of the Deschutes River and the railroad.
37	Round Barn	1N 13E 10AB 7200	Barn	1932	Built for a poultry business for Howard McNeal. In 1964, the barn was remodeled for use by a local theater group and called "The Round Barn." The group was asked to vacate the barn in 1973, and reverted to farm use. It is one of the few remaining round barns in Wasco County.
38	Smock Prairie School	4S 12E 32 8500	School	1906	The district merged with Wamic in 1958.
39	Friend School	3S 12E 2 800	School	1909-1910	Operated as a school until the late 1930s.
40	Petersburg School	2N 14E 33 3001	School	1860s	Built by William Floyd circa 1860s. Originally called the Floyd School. In 1904, name changed to Roosevelt School until 1908 when it was renamed Petersburg School after the nearby Great Southern Railroad station of the same name. The school was vacated in 1954 when a new school was built.
41	Fairbanks School	2N 15E 31 600	School	1912	Served as a school between 1912-1928. From 1954-1982, the building was leased to the Ten-Mile Saddle Club.
42	Clarno School	7S 19E 32 1200	School	1914	Had an average of 10-16 pupils who were rancher children between Clarno and Pine Creek (Wheeler County). The last class graduated in 1937 with two students.
43	Imperial Stock Ranch Headquarters Complex	5S 16E 26 2900	Historic District	1871-1915	Historic District, for much of its history was the largest individually owned land and livestock holding in Oregon.
44	Mosier Mounds		Archaeological resource		Site not identified on GIS to protect cultural resources

Open Space

During the 1983 Comprehensive Plan planning process, a list of open spaces to be preserved and protected were developed and subsequently listed in the Findings and Recommendations Chapter. Table 5.13 summarizes that information.

Table 5.13 – Open Space Resources in Wasco County

Open Space Resource	Details	Conflicting Uses
Agricultural and forest lands	Lands are protected through low density and conditional uses for non-resource related development	Residential uses
Columbia Gorge	Formerly protected by an Environmental Protection Zone, now protected via the Columbia River Gorge National Scenic Area Act and implementing Management Plan and Ordinances	Non-resource uses
Deschutes and John Day Rivers	Protected by the State Scenic Rivers Act and OZ 7	Non-resource uses
The White River	Designated natural area by the Nature Conservancy and Wasco County, Federally Designated Wild and Scenic River.	Non-resource uses
The Dalles and Dufur Watersheds	Zoned F-1 to limit conflicting uses	Residential uses

Scenic Views and Sites

Table 5.14-Wasco County Designated Scenic Areas

Route No	Hwy	From MP & Location	To MP & Location	Remarks
US I-84 N	2	67.72 – Hood River/Wasco County Line 70.63 – E City Limits of Mosier 87.85 - .06 E of E City Limits of The Dalles 96.70 - .25 W of Jct Celilo-Wasco Hwy	69.62 – W City Limits of Mosier 79.70 – 1.08 W of Tayler Frantz Rd O-Xing 96.70 - .25 W of Jct Celilo-Wascy Hwy 99.85 – Wasco/Sherman County Line	660’ Both Sides 660’ Both Sides 660’ Both Sides Within View
US 97	4	2.00 - .16 S of O-Xing, Equipment Pass 22.42 - .06 N of Tygh Ridge Summit 47.00 - .14 N of City Limits of Maupin	11.00 - .14 S of Starveout Road 43.83 - .13 N of W City Limits of Maupin 50.00 – 2.58 S of S City Limits of Maupin	Within View Within View Within View
US 197/US 97	4	59.00 – 1.07 S of Criterion	74.26 – Wasco/Jefferson County Line	660’ Both Sides
US 97	42	48.81 – Sherman/Wasco County Line 56.72 – W City Limits of Shaniko	56.04 – N City Limits of Shaniko 68.66 – Jct The Dalles-California Hwy	Within View Within View
ORE 216	44	0.00 – Jct Warm Springs Highway	26.17 – Jct The Dalles-California Hwy	Within View
US 26	53	62.15 – Clackamas/Wasco County Line	77.99 - .11 W of Willow Creek	660’ Both Sides
ORE 216	290	6.00 - .45 W of Winter Water Creek	8.30 – Wasco/Sherman County Line	660’ Both Sides
ORE 218	291	0.56 – S City Limits of Shaniko 8.24 – E City Limits of Antelope	7.31 – N City Limits of Antelope 23.07 – Wasco/Wheeler County Line	660’ Both Sides 660’ Both Sides
US 30	292	2.00 - .91 E of City Limits of Mosier	13.00 - .73 W of Taylor – Frantz Road	660’ Both Sides

Figure 5.14a - Wasco County Outstanding Scenic and Recreational Area

Columbia River Gorge: Includes area defined by the Columbia River Gorge Commission and O.R.S. 390.460.

Deschutes River: Areas within the river canyon that can be seen from the Deschutes River or lands designated under the State Scenic Rivers Act. This is a potential Federal Wild and Scenic River.

John Day River: Land seen from the river within the river canyon, or lands designated under the State Scenic Rivers Act. This river is under study for inclusion as a Federal Wild and Scenic River.

Rock Creek Reservoir: Includes land adjacent to the reservoir.

Pine Hollow Lake: Includes land adjacent to the lake.

White River: Lands within the River Canyon, or lands within approximately 4 mile of the river

Goal 6:
**Air, Water, and Land
Resources Quality**



Goal 6:

Air, Water, and Land Resources Quality

Overview

Goal 6 of the statewide land use planning program requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater and air pollution. Wasco County has also used this goal to further support air, water and land quality and the impact of development on these resources.

Coordination with partner agencies and citizens is critical to protecting air, water and land resources. The policies in this chapter define the responsibility of the County to work in partnership with others to achieve the highest level of air, water and land resource quality.

Key Facts

Wasco County lies within three major drainages basins: the Hood, Deschutes River and John Day River Basins (Appendix with maps). Wasco County is bordered by three rivers, Columbia, Deschutes and the John Day. The White River, which source is near Mt. Hood, also runs west to southeast through Wasco County and feeds in to the Deschutes near Maupin. Many tributary streams and creeks feed into the rivers.

The county, by in large, has expansive flows of Columbia River Basalt underneath soil surfaces. The depth of top soil varies throughout the land, and accounts for some more difficult farming conditions in certain areas of the county.

Elevations vary from 5,700 ft at Flag Point (west Wasco County) to 150 ft on the Columbia River.

Climate is transitional zone between western and eastern Oregon, with Cascade Mountain Range serving as a barrier to reduce rainfall. Growing seasons, water availability and soil types vary greatly across the vast County and account for the large variety in crops, landscape and development.

The county is approximately 2,382 square miles of land and 14 square miles of water. Of a total 1,532,019 acres in the county, 44,736 are in the National Scenic Area (NSA). The remaining non-NSA and reservation lands total 1,121,859.63 acres with the following breakdown of total acres per zone:

Total Agriculture Lands	851,207.01
Total Forest Lands	257,741.60
Total Rural Residential	12,344.05
Total Industrial	233.86
Total Commercial	102.16

GOAL 6: AIR, WATER, AND LAND RESOURCES QUALITY

Partner	Air	Water	Land
Bureau of Land Management		X	X
Oregon Department of Environmental Quality	X	X	
Oregon Department of State Lands		X	X
North Central Public Health			X
Oregon Water Resources Department		X	
US Department of Agriculture (Natural Resources Conservation Service)			X
Wasco County Soil and Water Conservation District		X	X
US Fish and Wildlife Service		X	X
OSU Extension Office		X	X



Statewide Planning Goal 6

To maintain and improve the quality of the air, water and land resources of the state.

All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or environmental quality statutes, rules and standards.

Excerpt from OAR 660-015-0000(6)

Cross Reference

Additional policies related to this goal: Goal 2, Goal 3, Goal 4, Goal 5, Goal 7

Wasco County Goal

Air, Water, and Land Resources Quality

To maintain and improve the quality of the air, water, and land resources of the County.



Policies

6.1.1 Encourage land uses and land management practices which preserve both the quantity and quality of air, water and land resources.

Implementation for Policy 6.1.1:

- a. Recognizing that the soil resource base is vital to maintain productivity, encourage agricultural conservation and management practices which minimize the adverse effects of wind and water erosioni.
- b. New development must seek approval for sanitary systems from the local public health authorityii.
- c. Accumulation of materials and other nuisances posing a safety hazard may be enforced through the Code Compliance program.
- d. New development and uses, including agricultural activity, must obtain appropriate permits from the Oregon Water Resources Department for access to water and wells.
- e. Riparian vegetation on natural stream banks shall be preserved by the regulation of setback requirementsiii.
- f. Development near or impacting wetlands and waterways must obtain the appropriate permits from and comply with the requirements of partner agencies, including the Department of State Lands, Army Corps of Engineers, and Oregon Department of Fish and Wildlife.
- g. The physical capacity of the land, water, and other resources to accommodate land uses shall be considered when planning for the location, type and density of rural development.
- h. Low impact recreational uses may be allowed in areas with sensitive habitat or natural resources.
- i. Residential alternative energy applications that reduce impact to land, water, and air quality will be encouraged through land use planning incentivesiv.
- j. Increase education and awareness about water conservation practices, in coordination with local, regional, state and federal partnersv.
- k. Overlay Zones, including Flood and Geological Hazards, Natural Areas, Sensitive Wildlife Habitat, and Pond Turtle Sensitive Area Overlay, shall support and value the preservation of habitat, land and water.

6.1.2 Maintain air quality compliance with state and federal standards.

Implementation for Policy 6.1.2:

- a. Evaluate the impact of development applications on air quality by using the best available data, including the Department of Environmental Quality's (DEQ) Nuisance Odor strategies, Oregon State Air Toxics Program, and DEQ's Air Quality Status and Planning Map.
- b. New industries must comply with the air quality standards set forth by the DEQ.
- c. Consider impact of increased vehicle miles travelled, and vehicle type, as a potential impact of development.
- d. Mitigation efforts to prevent wildfire are encouraged to preserve air quality.

6.1.3 Maintain quantity and quality of water in compliance with state and federal standards.

Implementation for Policy 6.1.3:

- a. Support best management practices for identified problems to maintain and improve land and water resource qualities.
- b. Continue regulation of subsurface sewage disposal systems and other point source water pollution emissions.
- c. Evaporation ponds containing toxic chemicals should be sealed or lined, and monitored by the Department of Environmental Quality.
- d. The adequacy and quality of the ground water supplies shall be a major consideration of all development.
- e. Limit water dependent development in areas with known water deficiencies including areas adjacent to the watershed.
- f. Coordinate with state and federal agencies, including the Department of State Lands, the Army Corps of Engineers, and Oregon Water Resource Departments, on projects and applications as appropriate.
- g. Promote the use of reservoirs, ponds and other water storage for fire suppression and agricultural needs.

6.1.4 Consider the impact of noise on wildlife, residents and businesses as part of development analysis for conditional uses.

Implementation for Policy 6.1.4:

- a. Noise levels for all new industries must be kept within standards set by state and federal agencies.
- b. Consideration for the effects of noise on the surrounding environment, including residential densities, will be given when a new development of any kind is proposed.
- c. Encourage development or uses with greater noise impact in less populated areas or areas with topographic buffers.
- d. Overlay Zones that seek to protect habitat should be considered noise sensitive areas and only compatible uses should be permitted.
- e. When building new highways or making major improvements on existing highways, consideration shall be given to reducing the noise impact on surrounding land uses.

i Best practices for agricultural activity are recommended by United States Department of Agriculture.

ii New development with sanitary systems go through a permitting process with North Central Public Health in Wasco County

iii The Wasco County Land Use and Development Ordinance cite a 50 foot buffer between development and riparian areas, wetlands and waterways. Development impacting wetlands are also required to go through a permitting process with the Oregon Department of State Lands.

iv Wasco County's Goal 2 has a policy to use incentives to encourage development activities like increasing energy self-sufficiency.

v During Wasco County 2040's visioning work, the majority of participants cited water quality and quantity concerns as one of the largest challenges facing Wasco County into the future. A series of public outreach methods, including public meetings, aimed at understanding whether the community preferred additional regulation, a separate water conservation plan, or other methods for conserving and preserving water quality and quantity. The overwhelming consensus was for a focus on education on water conservation methods, practices and potential and increased transparency of regulatory and other partners.

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Goal 7:
**Areas Subject to Natural
Disasters and Hazards**



Goal 7:

Areas Subject to Natural Disasters and Hazards

Overview

Goal 7 of Oregon's Statewide Planning Goals requires that local governments mitigate risk of harm to people and property from natural hazards through comprehensive plans. This requirement was created specifically for those areas within the state of Oregon that have a higher propensity of natural disasters.

Due to the geography, climate, and topography of Wasco County, there are a number of natural hazards that may detrimentally affect people and property. The 2012 and 2019 Natural Hazards Mitigation Plans inventory natural disasters that could potentially impact Wasco County. Severe weather, drought, wildfire, flood, earthquake, landslide and volcano eruption are all natural hazards that have the potential to occur, and cause localized and widespread disaster throughout Wasco County. The Comprehensive Plan addresses Goal 7 through limitations to development so that risk to people and property within these areas can be reduced.

Historical Perspective:

Overlay Zone (OZ) Overlay Zones were created in the County in conjunction with partners like the Federal Emergency Management Agency (FEMA) and the State of Oregon's Department of Geology and Mineral Industries (DOGAMI), to restrict development on lands susceptible to flood and landslide natural hazards. Wasco County has, to date, fourteen OZs. OZ 1 supports administration of the FEMA floodplain, and OZ 2 governs areas identified by the DOGAMI as geological hazard zones.

Local jurisdictions are also required to maintain an approved Natural Hazards Mitigation Plan (NHMP). Local and federal approval of this plan ensures that the county will remain eligible for pre- and post-disaster mitigation project grant funding.

The Wasco County NHMP is the result of the collaborative effort between the County, The Dalles, citizens, special districts, public agencies, non-profit organizations, the private sector, and other regional organizations. The primary intent of the NHMP is to develop a comprehensive community-level mitigation strategy to prepare the county for the long term effects resulting from natural hazards. The NHMP is the best overall comprehensive source of information pertaining to hazard identification in susceptible areas.

Wasco County also has a Community Wildlife Protection Plan. Its primary purpose is to identify and prioritize wildfire hazards and to develop a strategy to reduce these hazards. Chapter 10 of the Wasco County Land Use and Development Ordinance addresses Fire Safety Standards for all new development in the designated fire zones in the county, as established in the Community Wildfire Protection Plan.

Statewide Planning Goal 7

To protect people and property from natural hazards.

Local governments shall adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards.

Excerpt from OAR 660-015-0000(7)

Cross Reference

Additional policies related to this goal: Goal 4, Goal 5, Goal 6, and Goal 14

Wasco County Goal 7

Areas Subject to Natural Hazards

To protect life and property from natural disaster and hazards.



Figure 1. Disasters and Donuts event. The purpose of this event was to involve the public to help with updates to the Natural Hazards Mitigation Plan. (10/30/2017)

Policies

7.1.1 Mitigate flood hazards through active management of water resources, soil and water conservation techniques, and flood plain identification.

Implementation for Policy 7.1.1:

- a. All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan, and the Natural Hazards Mitigation Plan.
- b. Updated mapping of identified floodplains (floodway and flood fringe areas) based on channel migration data from federal or state agenciesⁱ, or other approved sources shall be used to delineate areas within Wasco County that are protected by the Overlay Zone Flood Hazard Overlay zone (OZ-1)ⁱⁱ.
- c. The County shall continue to meet the minimum participation requirements for the National Flood Insurance Program (NFIP) in identified flood hazard areasⁱⁱⁱ.
- d. The County shall encourage communities within flood hazard areas to develop floodplain management strategies that exceed the minimum NFIP standards with the end goal of enhanced flood control, protection, and standing within the NFIP Community Rating System^{iv}.
- e. Lands within identified flood plains shall be excluded from intensive development^v.
- f. Development standards within flood hazard areas should be updated periodically to reflect best practices for minimizing risk and damage to people and property^{vi}.
- g. Encourage sustainable and resilient construction techniques for development in identified flood plain areas to help mitigate the impact of flood events^{vii}.

7.1.2 Mitigate geologic hazards through active management of development and landform alterations in identified geologic hazard prone areas.

Implementation for Policy 7.1.2:

- a. All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan, and the Natural Hazards Mitigation Plan.
- b. Updated mapping of identified geologic hazard areas based on data from federal, state, or local agencies shall be used to delineate areas within the County that fall within the Overlay Zone Geologic Hazard Overlay zone (OZ-2)^{viii}.
- c. Lands delineated as geologic hazard areas should be evaluated as to the degree of hazard present, and appropriate limitations on development shall be imposed in the Overlay Zone Geologic Hazards Overlay zone (OZ-2).

- d. Only those activities which are associated with non-intensive recreational or agricultural pursuits shall be allowed upon lands inventoried as high risk geologic hazard areas^{ix}.
- e. An on-site investigation and written report by a certified engineering geologist or an engineer who certifies they are qualified to evaluate soils for suitability shall be required before development will be allowed in a geologic hazard area.

7.1.3 Mitigate wildfire hazards through enhanced fire safety development standards^x.

Implementation for Policy 7.1.3:

- a. All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan, the Natural Hazard Mitigation Plan, and the Community Wildfire Protection Plan.
- b. Fire protection agencies and other applicable organizations shall be provided an opportunity to comment on development applications prior to approval.
- c. All physical development shall be required to implement applicable Fire Safety Standards in a timely manner.
- d. All applications for physical development in areas identified as high risk for wildfire shall require a County approved wildfire mitigation plan prior to approval.
- e. Encourage sustainable and resilient land use planning techniques for development in areas identified as high risk for wildfire^{xi}.

7.1.4 Mitigate drought hazards through development standards that encourage water and soil resource conservation.

Implementation for Policy 7.1.4:

- a. All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan, the Natural Hazard Mitigation Plan, and the Community Wildfire Protection Plan.
- b. Support best management practices for identified problems to maintain and improve land and water resource qualities^{xii}.
- c. The adequacy and quality of the ground water supplies shall be a major consideration of all development.
- d. Discourage residential development in areas with known water resource deficiencies and in areas adjacent to critical surface water sources relied upon for public drinking water.
- e. Encourage the coordination and development of a countywide water conservation plan^{xiii}.

7.1.5 Support Natural Hazards Mitigation Plan action items through coordination and resource allocation^{xiv}.

Implementation for Policy 7.1.5:

- a. Work with key partners, including the NHMP steering committee, to develop and promote public outreach materials related to natural hazards.
- b. Keep relevant plans, including the NHMP and Community Wildfire Protection Plan, updated.
- c. Support partners developing training and recommendations for water conservation and drought management.
- d. Accomplish defensible space around structures and support implementation of Fire Safety standards.
- e. Encourage the creation of a Wildfire Coordinator or local Natural Hazard Planner position.
- f. Continue to properly administer the National Flood Insurance Program.
- g. Support removal of fish passage barriers and improvement of waterway ecology^{xv}.
- h. Update the County Landslide Ordinance.

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

- ⁱ Using Wasco County LIDAR data, FEMA will provide updated FIRMs by 2023.
- ⁱⁱ Flood Insurance Rate Maps (FIRMs) are produced by FEMA's Risk Mapping, Assessment, and Planning (Risk MAP) program. Maps for unincorporated Wasco County were effective on September 24, 1984.
- ⁱⁱⁱ Private homeowners insurance does not cover flooding. In 1968, Congress created the National Flood Insurance Program (NFIP) which makes available flood insurance to communities that adopt and enforce flood plain management ordinances that meet or exceed the Federal Emergency Management Agency's requirements for reducing flood risk.
- ^{iv} The NFIP Community Rating System (CRS) provides lower flood insurance premiums to communities that go beyond meeting the minimum NFIP standards. The CRS program offers credit points for a community's participation in approved activities (public information, mapping and regulations, flood damage reduction activities, and warning and response), that apply to a community's CRS class rating. A community's CRS rating (class 1-10) determines the overall flood insurance premium reduction.
- ^v Intensive development is broadly defined by FEMA as development that is susceptible to damage and, in turn, creating further damage to nearby resources, from flooding.
- ^{vi} Best practices for flood mitigation are recommended by FEMA.
- ^{vii} The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) offers natural resource conservation programs that help communities reduce erosion, improve water quality, and reduce damages from flooding and other natural disasters.
- ^{viii} Mapped geological hazards are provided by DOGAMI's SLIDO and incorporated into Wasco County's Comprehensive Plan Zoning Map as OZ-2.
- ^{ix} Non-intensive activities and uses have minimal structural development that could be susceptible to damage in the case of a landslide.
- ^x The wildfire safety protections were developed during the Community Wildfire Protection Plan effort.
- ^{xi} Sustainable and resilient land use planning techniques are detailed in FEMA's Mitigation Ideas, the Wasco County NHMP (2019), and the CPAW (2018) recommendations and include techniques undergrounding electrical utilities, defensible space around structures, and encouraging fire-resistant construction techniques like non-combustible materials and fire resistant roofing.
- ^{xii} The Wasco County Soil and Water Conservation District has resources on water conservation.
- ^{xiii} Wasco County 2040 efforts resulted in policies in Goal 6 to increase educational materials for the public on water conservation.
- ^{xiv} The Natural Hazards Mitigation Plan lists several action items for the Planning Department to address. This list is included in the implementation strategies of 7.1.5.
- ^{xv} The removal of fish passage barriers is a Soil and Water Conservation District specific action item included in the NHMP meant to reduce flood risk.



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2040 COMPREHENSIVE PLAN

Goal 8:

Recreational Needs



Goal 8:

Recreational Needs

Overview

Statewide planning directs the County to inventory recreation needs and opportunities and to develop long range plans for meeting the recreational needs of its citizens in coordination with private interests and public agencies.

Wasco County has two Parks and Recreation Districts: North Wasco Parks and Recreation and South Wasco Parks and Recreation. These organizations have surveyed their respective communities to identify key recreation challenges and opportunities and to develop strategic investments.

Overall, recreation is an important quality of life issue for Wasco County residents and recreational tourism is an important part of the Wasco County economy. Residents and visitors are drawn to the extensive public lands, scenic waterways and viewpoints, and wide variety of recreational activities and settings. Recreation opportunities include fishing, boating, biking, hiking, camping, and a combination of these activities.

Key Community Planning Issues

- Recreational bicycle use on County Roads
During the Wasco County 2040 visioning phase, many residents and farmers expressed significant concern over sharing the road during harvest with bicyclists or bicycle events. The concern is related to conflicts or safety hazards that arise when heavy equipment is on the roadways.
- Balancing recreational uses with natural resource protection
- Coordination with key partners
- Reducing liability from unmaintained designated open space
- Considering impacts to emergency services by increasing activity or development



Statewide Planning Goal 8

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities and opportunities: (1) in coordination with private enterprise; (2) in appropriate proportions; and (3) in such quantity, quality and locations as is consistent with the availability of the resources to meet such requirements.

Excerpt from
OAR 660-015-0000(8)

Cross-Reference

Additional policies related to this goal:

Wasco County Goal 4

Recreational Needs

To satisfy the recreational needs of the citizens of Wasco County and visitors.



From top left: Rafters on the Deschutes River (2017), bicycle overlooking the Columbia (2018), and a swimming pool at The Washington Family Ranch (2005)

Policies

8.1.1 Manage the Deschutes and John Day Scenic Waterways to minimize recreational over-use, accumulation of solid waste and conflicts with agricultural use, while maximizing their scenic and recreational values.

Implementation for Policy 8.1.1:

- a. Encourage the development of a cooperative management plan between private landowners and government agencies.
- b. Consistent with the Scenic Waterways Act, Oregon Park and Recreation Department (OPRD) must be notified of certain changes that landowners may want to make their property, and those changes may be subject to review. The landowner is obligated to make this notification on OPRD forms and submit directly to OPRD.
- c. All land use actions related to the Deschutes and John Day Scenic Waterways should be consistent with Goal 5, Policy 5.5.1 and related implementation measures.

8.1.2 Develop and maintain a variety of recreational sites and open spaces adjacent to population concentrations to adequately meet the County's recreational needsⁱ.

Implementation for Policy 8.1.2:

- a. The County may establish public park lands adjacent to future multiple-purpose reservoirs. This may include the dedication of park land to the County from a federal agency or private land developer at future reservoir sites.
- b. Encourage a system of safe and convenient trails for non-motorized recreation and transportation. Adequate right-of-way should be acquired on public roads to provide bicycle, pedestrian and equestrian paths where feasible.
- c. Large planned development shall include the reservation of a suitable area of park land or open space. Ensure ongoing maintenance of open space and road systems through deed restrictions and HOA requirements.
- d. Recreational site development shall take into account access, topographic and physical features, water areas, wooded areas, and other critical features.
- e. Consistent with Goal 8, preference shall be given to non-motorized types of activities over motorized activities when developing recreation plansⁱⁱ.

8.1.3 Wasco County shall respect private property rights and landowner concerns, maintain a good-neighbor philosophy, and develop partnerships and creative solutions that meet mutual objectives when acquiring developing and managing parks and natural areas.

Implementation for Policy 8.1.3:

- a. Encourage governmental agencies to develop a public information program concerning recreational access through private lands. Discourage illegal recreational access through private agricultural and forest lands.
- b. Condemnation of private land for recreational use will be strongly opposed.
- c. Easements for recreational use at well-established access points should be acquired. Possible funding sources such as the National Park Service and Oregon State Parks should be investigated.

8.1.4 Wasco County shall actively coordinate with federal, state, regional and local partners to meet recreational needs, provide outreach, and assist with updates.

Implementation for Policy 8.1.4:

- a. Partners will be notified about potential development or activity that may have an impact on infrastructure, emergency services, or natural resources.
- b. As required by OAR 660-015-0000(8), the Statewide Comprehensive Outdoor Recreation Plan (SCORP) should be used as a guide when planning, acquiring, and developing recreation resources, areas, and facilities. Wasco County shall actively participate in SCORP updatesiii.
- c. Recreation trails designated as an Oregon Recreation Trail shall follow rules set forth by OAR 660-023-0150iv.
- d. Wasco County Planning shall coordinate with the Wasco County Public Works Department on event permits on the roadway to help raise awareness about special events and mitigate adverse impacts to existing usesv.
- e. Wasco County Planning will coordinate with other groups, like Travel Oregon, to raise awareness about potential recreation conflicts with existing land uses.

8.1.5 Wasco County has adopted a destination resort eligibility map to demonstrate those portions of the county that qualify for a Destination Resort.

Implementation for Policy 8.1.5:

- a. Destination resort tourist development shall be allowed at designated areas as indicated by the eligibility map.
- b. The destination resort provisions shall be consistent with the requirements of ORS 197.435 to 197.467 and Statewide Planning Goal 8. The provisions shall also provide a clear mechanism to allow for the siting of a destination resort within Wasco County, consistent with the County's acknowledged Comprehensive Plan and implementing ordinances, Statewide Planning Goals, and Oregon Administrative rules.

8.1.6 Recreation planning should be based on data and input from stakeholders, SCORP, and residents.

Implementation for Policy 8.1.6:

- a. The current Wasco County Parks Inventory shows existing recreational opportunities in Wasco County.
- b. Wasco County should develop long range recreation plans or work with County Park and Recreation Departments to identify recreation needs and opportunities^{vi}.

ⁱ During the Wasco County 2040 visioning, residents were asked to identify critical issues and challenges in Wasco County related to land use. The results relevant to recreation are outlined in the Key Community Planning Issues section.

ⁱⁱ Goal 8 and the 2019-2023 Oregon SCORP emphasize non-motorized recreation activities including hiking and bicycling. E-bikes are permitted on certain State Park managed trails (OAR 736-010), but the state relies on local jurisdictions to define whether e-bikes are considered motorized or non-motorized. The recommendation is to explore this definition when recreation planning or during the next update of the Wasco County Transportation Systems Plan (TSP).

ⁱⁱⁱ The 2019-2023 Oregon SCORP focuses on five demographic and social shifts facing outdoor recreation providers in the next several years including: an aging population, increasingly diverse population, low youth engagement, underserved low income population, and the focus on health benefits of physical activity. These shifts resulted in strategic actions developed to address needs. The actions include recommendations for both recreation and municipal providers.

^{iv} This is written to be consistent with similar implementation measures in Goal 5 and Goal 14.

^v This was identified by the public, during visioning work, as a top priority due to conflicts between commercial agricultural and recreation.

^{vi} Recreation providers in Wasco County for the 2019-2023 SCORP identified the greatest local need for more visitor facilities, including tent sites and cabins/yurts, urban bike paths and connecting trails into a larger trail system. There was also a need identified for public access to waterways.



References

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- Travel Oregon (2016). Travel Oregon Stakeholder Engagement Survey Results and Oregon Tourism Town Hall Findings.

Wasco County Parks Inventory

Park	Ownership	Water	Toilets	Picnic Sites	Tent Sites	RV Hookup Sites	Total Camp Sites	Other facilities \ Activities
Memaloose State Park	State	X	X	X	65	40	105	  
Mayer State Park	State	X	X	X				      
Koberg Beach St Wayside	State	X	X	X				  
Seufert Park	Army Corp of Engineers			X				
Celilo Park	Army Corp of Engineers	X	X	X	Yes			  
Deschutes River State Rec. Area	State		X	X				 
Underhill Site	Private	X	X					
Camp Baldwin	Private	X	X					Boy Scout Camp
Pine Hollow	Private	X	X	X	23	66	89	        
Wasco Co. Fairgrounds/ Hunt Park	County	X	X	X	Yes	120	120+	
White River Falls	State	X	X	X				  
White River Game Management Area	State							
Barlow Creek	USFS		X	X	3		3	 
Clear Creek	USFS		X	X	7		7	  
Clear Lake	USFS	X	X	X	32		32	
Forest Creek	USFS		X	X	8		8	  
Grindstone	USFS		X	X	3		3	
Keeps Mill	USFS		X	X	5		5	 
Little Badger	USFS			X	3		3	   
Post Camp								 
Rock Creek Reservoir	USFS	X	X	X	33		33	       
Frog Lake	USFS	X	X	X	33		33	   
Cow Canyon Rest Area	State	X	X	X				
Nena (Deschutes River)	BLM		X	X				
Devil's Canyon (Deschutes River)	BLM		X	X	4		4	  
Long Bend (Deschutes River)	BLM		X	X	X		1	   



GOAL 8: RECREATIONAL NEEDS

Harpham Flat (Deschutes River)	BLM		X	X	13		13	
Wapinitia (Deschutes River)	BLM		X	X	6		6	
Maupin City Park (Deschutes River)	City of Maupin	X	X	X	22	25	47	
Oasis (Deschutes River)	BLM		X	X	12		12	
Grey Eagle (Deschutes River)	BLM		X	X				
Blue Hole (Deschutes River)	BLM		X	X	1		1	
Lower Blue Hole (Deschutes River)	BLM			X				
Oak Springs (Deschutes River)	BLM		X	X	7		7	
Surf City (Deschutes River)	BLM			X				
White River (Deschutes River)	BLM		X	X	5		5	
Sandy Beach (Deschutes River)	BLM		X	X				
Buckhollow (Deschutes River)	BLM		X	X				
Pine Tree (Deschutes River)	BLM			X				
Twin Springs (Deschutes River)	BLM		X	X	7		7	
Oakbrook (Deschutes River)	BLM		X	X				
Jones Canyon (Deschutes River)	BLM		X	X	10		10	
Beavertail (Deschutes River)	BLM	X	X	X	17		17	
Rattlesnake Canyon (Deschutes River)	BLM		X	X	9		9	
Macks Canyon (Deschutes River)	BLM	X	X	X	20		20	
Deschutes River Sites								Additional sites via boat only
Pebble Ford	USFS		X	X	3	3	6	
Eightmile Crossing	USFS		X	X	21		21	
Lower Eight mile Crossing	USFS		X	X	3		3	
Knebel Springs	USFS		X	X	8		8	
Fifteenmile Campground	USFS		X	X	3		3	
Zig Zag Trail	USFS							
Bonney Crossing	USFS		X	X	8		8	
Spring Drive RV Campground	USFS	X	X	X		6	6	
McCubbins Gulch	USFS		X	X	15		15	
Bear Springs Group Camground	USFS	X	X		4		4	
Dufur RV Park	Private	X	X			26	26	



GOAL 8: RECREATIONAL NEEDS

 Amphitheater  Playground  Scenic viewpoint  Beach access  Boat launch
 Birding/Wildlife viewing  Fishing  Hiking  Swimming  Wind surfing  Horseback riding
(rental, guided tour)
 Waterskiing  River rafting  Bicycle trail  Crosscountry ski trail  Snow-shoeing  All-terrain trail



2040 COMPREHENSIVE PLAN

Goal 9:
Economic Development



Goal 9:

Economic Development

Overview

Wasco County is a largely agricultural community. Outside of the National Scenic Area and incorporated communities, approximately 76% of land in Wasco County is zoned Exclusive Farm Use.

Wasco County's crop production and livestock are diverse and include cherry and other fruit orchards, dryland wheat and other grains, and wine grapes. Livestock primarily consists of cattle and calves, with smaller numbers of hog, sheep and lamb, and alpaca farms.

Beyond farming and ranching, other important rural industry sectors include forestry and recreation and tourism.

The state and local land use planning program supports the development and retention of these industry clusters through preserving land for resource uses, limiting high density development that may conflict with resource uses, ensuring appropriate infrastructure and public facilities for development, and offer incentives for economic development.

Economy Snapshot

Jobs by Industry	% Change in total jobs between 2015 and 2009	2015 Average Wage
Natural Resources	15.3%	\$20.83
Construction	-21.3%	\$45,899
Manufacturing	6.3%	\$34,749
Wholesale trade	-29.3%	\$30,547
Retail Trade	-14.6%	\$30,547
Transportation	-20.5%	\$30,547
Information	-23.1%	\$145,057
Finance	-10.7%	\$39,256
Professional, Scientific	-12.8%	\$41,615
Education, Healthcare	20.1%	\$44,997
Leisure, Hospitality	48%	\$16,531
Public Administration	-20.1%	\$21,756
Other Services	-8.9%	NA
Total	-.1%	

POVERTY

18.2%

Between 2009 and 2013, 18.2% of Wasco County's population was in poverty, 2% above Oregon's rate, and 2.8% above the national rate.



JOB PROJECTIONS

Projections for East Cascade region from 2014-2024 show job gains in service (hospitality and retail), health care and professional occupants.

2nd in State
Total acres of
farm land

6th in State
Average size
of farms

4.9%

Unemployment
rate 2018, down
from a high
in 2009 -2011
during recession

Statewide Planning

Goal 9

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state.

Excerpt from OAR 660-015-0000(9)

Cross Reference

Additional policies related to this goal:
Goal 3, Goal 5, Goal 6

Wasco County Goal 9

Economic Development

To diversify and improve the economy of Wasco County.



Policies

9.1.1 Maintain commercial agriculture as the basis for the County's rural economy.

Implementation for Policy 9.1.1:

- a. Subdividing and partitioning of productive agricultural lands shall be discouraged.
- b. Exclusive Farm Use zoning shall be maintained to allow special farm use assessment as an incentive for continued agricultural use.
- c. Orchards, wheat, other small grain farms, and grazing lands shall be protected from non-agriculture uses and encouraged to continue as a major portion of the economyⁱ.
- d. Industries that process agricultural products maybe allowed as a conditional use in the Exclusive Farm Use zone.
- e. Value added agriculture businesses and uses are encouragedⁱⁱ.

9.1.2 Encourage commercial and industrial development compatible with the County's agricultural based economy.

Implementation for Policy 9.1.2:

- a. Support and encourage non-agricultural commercial and industrial development within the Urban Growth Boundaries of incorporated cities and rural service centers, to discourage conversion of productive orchard and other agricultural lands and provide more year-round employment opportunities near urban services.
- b. Commercial activities in conjunction with farm use, including storage of agricultural goods, may be allowed as conditional uses in agricultural areas of the County, to diversify the economyⁱⁱⁱ.
- c. Encourage increased commercial activity in the communities of Pine Grove and Tygh Valley rural service centers.
- d. Allow limited industrial growth in areas designated near Pine Grove and Tygh Valley.
- e. Protection and utilization of valuable rock and aggregate sources should be carried out as specified in Goal #5, A-E; and #2, A-F.

9.1.3 Wasco County will support the expansion and increased productivity of existing industries and businesses as a means to strengthen local and regional economic development.

Implementation for Policy 9.1.3:

- a. Wasco County will support new industrial and commercial uses as appropriate to maintain existing uses.
- b. Industrial and commercial uses in or near resource lands which are accessory to a resource use shall be located as near as is practical to that resource use.
- c. Consideration for impact to resource uses, infrastructure and public facilities and services shall be part of the review process for new industrial and commercial uses in Wasco County. This includes additional criteria and analysis required by OZs.

9.1.4 Wasco County will support the Mid-Columbia Economic Development District (MCEDD) through active participation and partnership^{iv}.

Implementation for Policy 9.1.4:

- a. Wasco County Planning Department will participate in the MCEDD Columbia Gorge Economic Development Strategy process by sending representatives to public meetings and ensure coordination with local land use planning regulations.
- b. Coordinate to receive, distribute, and share best available information about economic development and other related data.
- c. Collaborate on infrastructure, housing and other grant opportunities that strengthen Wasco County's economy and livability.

9.1.5 Support and encourage tourism^v through preservation and enhancement of cultural, historical, natural and recreational resources

Implementation for Policy 9.1.5:

- a. Wildlife habitat and scenic waterways should be maintained for their scenic value to residents and tourists Wasco County.
- b. Historic and pre-historic sites should be preserved and maintained to support-tourism in Wasco County.
- c. Additional parks, overnight camping areas, and other recreational areas should be provided when needed to encourage tourism in the County.

- d. Agri-tourism will be supported through the adoption of rules to permit agri-tourism uses and activities in the Exclusive Farm Use zones.
- e. The Wasco County Planning Department will work with local, regional and state transportation authorities to ensure appropriate access to tourism destinations.
- f. Wasco County Planning will participate in local, regional and statewide tourism public meetings to ensure coordination with local land use planning regulations and to convey opportunities.
- g. Wasco County will support public recreation providers in their efforts to offer public access and education.

9.1.6 Forest management will continue to be an economic development target for Wasco County.

Implementation for Policy 9.1.6:

- a. Industries and uses consistent with Goal 4 and the Forest Practices Act will continue to be promoted through management of Wasco County's forest zonesvi.
- b. Recreation activities compatible with outright permitted forest uses shall be encouraged in the forest zones.
- c. Activities or uses that conflict with forest management, logging, recreation and other economic developments uses shall be discouraged in the Wasco County forest zones.

9.1.7 Wasco County shall encourage home based businesses and provide standards that remove barriers and ensure neighborhood compatibility

Implementation for Policy 9.1.7:

- a. Minor home occupations shall be outright permitted in Residential Zones.
- b. Create educational materials for major home occupations that provide clear neighborhood compatibility standards, process requirements and other considerations to encourage successful permitting.

GOAL 9: ECONOMIC DEVELOPMENT

ⁱ State law's minimum parcel size in Exclusive Farm Use provides protection to productive farm lands from non-farm use.

ⁱⁱ MCEDD defines value added ag as manufacturing, like food processing or fermentation sciences, that enhances the value of an agricultural product through industrial production. This conforms with the USDA definition.

ⁱⁱⁱ Commercial activities in conjunction with farm use are defined and regulated by ORS 215.283.

^{iv} MCEDD is the regional economic development body that is responsible for a variety of economic development activities in Wasco County and five other regional counties.

^v One of the recommendations from the public during Wasco County 2040 outreach was to expand the reach of tourism to cover a broad definition of tourism type activities that are significant to Wasco County's economy.

^{vi} Forest zones are regulated by OAR 660-06 and related ORS rules, as well as the Forest Practices Act. The purpose of Goal 4 is to conserve forest lands for future use. The Oregon Forest Practices Act sets standards for commercial forestry activities.



References

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2040 COMPREHENSIVE PLAN

Goal 10: Housing



Goal 10: Housing

Overview

This chapter establishes the overall framework for the development and implementation of plans and policies for land use within the county. Statewide planning guidelines require each county to establish a land use planning process that is based on current issues, factual information and evaluation of alternatives.

The policies in this chapter assure that the County's land use policies are current, fact-based, and responsive to change. They respond to the need for coordination between the cities and the county and provide for full public access to plan documents and the information upon which land use decisions are based.

During Wasco County 2040 Periodic Review, a series of public workshops were held to identify possible housing strategies to meet needs. These form the basis of our Goal 10 policies and implementation below. Findings, in most cases, reflect the specific public feedback as a result of outreach.

Historical Perspective

Chapter 7 of the 1983 Wasco County Comprehensive Plan included a windshield survey of housing in Wasco County, census data, building permit data, and analysis of housing needs. Based on the data analysis, it was projected that "buildable land will be at or near capacity by 1995." It is evident from this work that there were serious concerns about housing in the 1980s; according to Chapter 7, "The State of Oregon Housing Division has listed Wasco County as having serious housing problems."

In 2009, the Wasco County Planning Department conducted a buildable lands study to understand, in part, the ability of existing lands to meet projected housing demand. The conclusion of that report was that "the county as a whole currently contains enough "vacant" residential lots to suit the need over the next ten years" (Wasco County, 2009, 3-36). Furthermore, they found that the potential for future land division would likely increase supply to meet demands fifteen years into the future.

The US Census Bureau 2017 American Community Survey showed the total housing units for Wasco County at 11,600, an increase of 187 from 2010 (Appendix-Table 1). Many of the communities in the region have been identified as severely rent burdened or with housing prices far in excess of the median income. In response to the statewide and regional housing issues, Planning Oregon held a Statewide Housing Summit in May 2016. Participants identified land availability and political disagreements as two of the largest barriers to achieving Goal 10.

Although recent studies have shown capacity for growth in The Dalles, market and cultural forces continue to create pressures on unincorporated lands for residential development. There are also significant pressures on the medium sized cities like Maupin, Dufur, Mosier, and the rural services areas that have existing constraints on development. These added pressures have expanded the gap in available and affordable housing in our more rural communities.

Rent burden, ageing populations, limited growth of new housing stock, financing challenges, and Scenic Area urban area boundary policy development will continue to require cooperative work in Wasco County and in Oregon on Goal 10.



Statewide Planning Goal 10

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

**Excerpt from
OAR 660-015-0000(10)**

Cross Reference

Additional policies related to this goal: Goal 1, 2, 5, and 14

Wasco County Goal 10

Housing

To provide for the housing needs of the citizens of Wasco County.



Policies

10.1.1 The development of adequate housing for all Wasco County citizens will be encouraged.

Implementation for Policy 10.1.1:

- a. Mobile homes shall be allowed as a permitted or conditional use on agricultural land for landowners or employees.
- b. Mobile homes are a type of housing that may be allowed in certain zones. Criteria, development standards and permitting process may vary by zone.
- c. Size limitations for mobile homes should be eliminated for residentially zoned lands to solely include: RR (10), RR (5), RR (2), TV-R, WAM-R (2), and WAM-R (5)ⁱ.
 1. During the Land Use and Development Ordinance (LUDO) update, additional criteria related to the manufactured date and design should be evaluated for inclusion in LUDO Section 4.120 (Exterior Finishing of Mobile Homes).

10.1.2 A variety of housing types, location and densities shall be encouraged.

Implementation for Policy 9.1.2:

- a. Multiple family dwellings should be allowed only within the Urban Growth boundaries of the incorporated cities and within excepted areas, including rural service areas, unless connected with farm labor.
- b. Land use regulations implemented by the County shall be kept current with new opportunities for diverse and affordable housing, including alternative dwelling typesⁱⁱ.
- c. If state law changes to permit accessory dwelling units in rural residential zoned lands, the LUDO shall permit themⁱⁱⁱ:
 1. In rural residential lands solely to include: RR (10), RR (5), RR (2), TV-R, WAM-R (2) and WAM-R (5).
 2. With a required minimum parcel size that takes in to account setbacks for wells and septic.
 3. With considerations to the impact on the transportation system.

10.1.3 Residential development should occur when public facilities, infrastructure, and services are sufficient to support increased density as permitted by the underlying zone^{iv}.

Implementation for Policy 10.1.3:

- d. The creation of new or expanded residential zoned lands shall require an analysis of the impact on infrastructure and public facilities and services, including roads, emergency services, schools, and municipal sanitary waste/water systems.
- e. Residential development requiring a conditional use permit shall include analysis that the proposed use will not exceed or significantly burden public facilities and services, including roads, emergency services, sewer, water, telephone, electric and/or solid waste disposal facilities.

10.1.4 Expansion of residential lands through zone changes or other zone map modifications shall require analysis of the carrying capacity of the air, land, and water resources^v.

Implementation for Policy 10.1.4:

- a. The creation of new or expanded residential lands shall require an analysis of the availability of water for development using best available data^{vi}.
- b. The creation of new or expanded residential lands shall require an analysis of the increased risk of wildfire using best available data. Mitigation shall be required as condition(s) of approval^{vii}.

10.1.5 Short term rentals shall be managed to mitigate impact to existing residential uses, agricultural and other uses, resources and affordable housing^{viii}.

Implementation for Policy 10.1.5:

- a. An ordinance to address short term rentals in unincorporated Wasco County shall be developed and adopted.
- b. The criteria, rules, and permits governing short term rentals shall be unique, and address specific opportunities and challenges related to short term rentals.

GOAL 10: HOUSING

ⁱ During Wasco County 2040 2019 outreach, the public were asked if restrictions prohibiting single wide manufactured homes should be removed from the LUDO. Broad approval existed for removing restrictions in residential zones only. Several citizens also expressed their desire, if single wide mobile homes were allowed, to reduce known problems with their maintenance by requiring a pitched roof and setting a manufactured date to prohibit older models with known challenges. Staff is recommending evaluating these provisions at the time of the LUDO update. This information is available in the 2019 Wasco County 2040 Outreach Report.

ⁱⁱ During Wasco County 2040 2019 outreach, participants were asked for input on alternative dwelling types. There was significant interest in allowing for tiny homes as permanent dwellings, while conversely respondents expressed their desire to not see RVs allowed as a permanent dwellings. Staff was clear that many of the restrictions on alternative dwelling types relates to State Building Codes. If those rules change, it is clear Wasco County has an interest in allowing for tiny homes as permanent dwellings.

ⁱⁱⁱ The 2018 and 2019 legislative session both includes several bills to allow for accessory dwelling units in rural areas. Although the 2018 was modified to only impact UGB lands, Senate Bill 88 in 2019 would allow for counties to permit accessory dwelling units in rural residential lands. Input from the community clearly indicated the majority would like to see ADUs allowed in rural residential zones. Opponents expressed concerns about the impact to health and transportation. The recommended implementation attempts to capture public input. Input on allowing ADUs in all zones was more evenly split, suggesting that if new laws allow for them to be permitted throughout the County it is worthwhile to again solicit public feedback.

^{iv} There was significant concern expressed during the Wasco County 2040 outreach work sessions that added residential development could have negative impact on public facilities, infrastructure, and services particularly in rural service areas. In particular, participants were interested in assuring analysis on the impact to capacity be conducted when creating or expanding residentially zoned lands. This is also consistent with language in Goal 10. OAR 660-015-0000(10)

^v Goal 10 requires “plans providing for housing needs should consider as a major determinant the carrying capacity of the air, land and water resources of the...area.” OAR 660-015-0000(10)

^{vi} Applications for rezones should include analysis of the availability of water. Some of this data can be obtained from the Oregon Water Resources Department. If the rezone is initiated by the County, consultation with the Watermaster on the availability of water should be part of the application.

^{vii} Applications for rezones should include an analysis of fire risk, using best available data including CPAW report. Mitigation strategies from CPAW, CWPP, and the NHMP should be leveraged to reduce impacts.

^{viii} Citizens were asked to give input on short term rentals. Short term rentals (STRs) are typically defined as housing units that are rented or leased for less than 30 days. STRs are typically advertised through private, web based businesses including Airbnb, VRBO, HomeToGo, LUXbnb, CouchSurfing, HomeAway, and VaCasa. Input favored, slightly, regulating STRs through a unique ordinance. Primarily, residents were concerned about impacts to neighbors and neighborhoods including nuisance, noise, access, and safety.



References

Angelo Planning Group (2016). Housing Strategies Report: The Dalles, Oregon.

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Wasco County Planning Department (2009). Buildable Lands Study for Unincorporated Areas of Wasco County.

Wasco County Planning Department (2019) Wasco County 2040 Outreach Report.

Wasco County Housing Unit Change – Table 1

	2010	1980	1970	1960
Wasco County				
<i>Total Housing Units</i>	11,487	9,732	7,289	7,732
<i>Vacant (seasonal & migratory)</i>	1,456	1,718	162	1,070
<i>Occupied Year Round</i>	10,031	8,014	7,127	6,302
Cities				
<i>Antelope</i>	160	32	27	30
<i>Dufur</i>	2,039	236	179	191
<i>Maupin</i>	274	237	171	146
<i>Mosier</i>	250	130	94	104
<i>Shaniko</i>	24	22	20	32
<i>The Dalles</i>	9,028	4,571	3,804	3,644
<i>Warm Springs Reservation</i>	260	131	63	177
<i>Chenoweth Area</i>	752	1,149	786	N/A
Miscellaneous Data				
<i>Total for Unincorporated Areas & Areas Outside U.G.B. & Reservation</i>	NA	3,224	2,145	3,048
<i>Vacancy Rate (%)</i>	NA	17.7	2.2	14.5
<i>% Housing Change from 1960</i>	32.6	32	-1	N/A
<i>Household Size (based on occupied housing units)</i>	2.19	2.62	2.82	3.21

Based on US Census Data. NA= data not available.



HOUSING ALTERNATIVES IN WASCO COUNTY

A popular topic planners discuss with the public is alternative housing types. We have prepared a primer on alternative housing types and how we work with these housing types in Wasco County.

Planners think of housing in terms of dwelling units. Dwelling units* have a specific definition, according to land use regulations, that planners adhere to in making determinations. In most cases, rural county zoning discourages higher density (more than one dwelling unit per parcel).



Tiny Homes/Park Models/RVs

Wasco County has a minimum size requirement for dwellings of 18 feet wide in some zones, but no total size requirement. Often the difficulty in permitting dwellings on wheels often arises during the building permit process. Any dwelling approved by Planning has to adhere to Oregon's building code.



Mother in Law Suites/Duplexes/ Guest Houses/Accessory Dwelling Units

Most rural county zones do not permit multiple dwelling units (attached or detached) on one parcel. The exception is for commercial farm related housing. Guest houses, or units without kitchens, are typically permitted.



Yurts

In Wasco County, yurts for housing purposes must adhere to the same dwelling standards as other building types, including meeting standards of Oregon's building code.



Vacation Rentals/AirBnB/Hip Camp

Wasco County does not currently have regulations on vacation rentals. AirBnB style arrangements/ short term rentals where you are renting space in your primary residence may have to go through a home occupation permitting process, so please speak to a planner. Utilizing private land for commercial camping activity (fee camping like Hip Camp) also requires a permit or may be prohibited, depending on your zone.



Cabins

Cabins are not treated differently than other dwelling types. Dry cabins (without running water or sanitary services) are currently not permitted in Wasco County as a dwelling.

Please note additional restrictions and rules for the National Scenic Area are not captured above.

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

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



For information purposes only
Prepared by the Wasco County
Planning Department

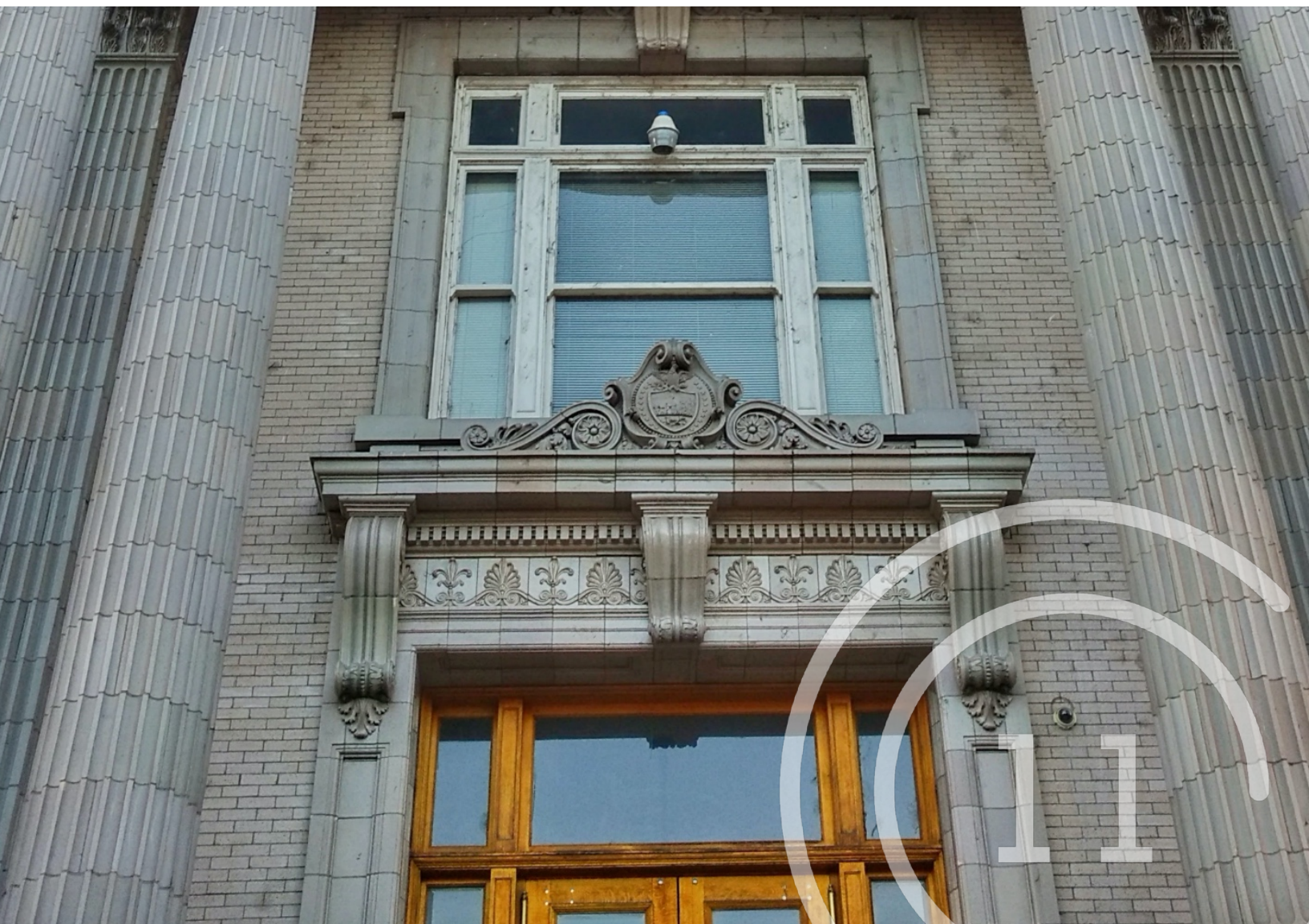




2040 COMPREHENSIVE PLAN

Goal 11:

Public Facilities and Services



Goal 11:

Public Facilities and Services

Overview

Public facilities and services are the basic support systems for urban and rural development; this includes water and sanitary waste systems, police and fire protection, health and social services, schools, libraries and community centers.

The County is responsible for planning public services in unincorporated Wasco County. The following policies and implementation measures provide the framework for County planning related to future and existing public facilities and services.

Statewide Planning

Goal 11

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served.

Excerpt from OAR 660-015-0000(11)

Cross Reference

Additional policies related to this goal:
Goal 2

Wasco County Goal 11

Public Facilities and Services

To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.



Policies

11.1.1 Ensure development is concentrated in areas with appropriate levels of fire and emergency servicesⁱ.

Implementation for Policy 11.1.1:

- a. Adequate fire protection should be a factor in locating and planning rural subdivisions or Planned Unit Developments.
- b. All community water systems shall provide minimum fire flow capacities and have a fire hydrant system.
- c. Adequate access shall be provided to any available water sources within development areas.
- d. Road design for rural subdivisions and planned unit developments should incorporate appropriate requirements with respect to mobility and access by fire suppression equipment.
- e. Development located outside of a Rural Fire Protection District may be required to contract with a structural fire protection district for serviceⁱⁱ.

11.1.2 Provide an appropriate level of police protection for rural areas.

Implementation for Policy 11.1.2:

- a. Wasco County should continue to provide police protection, in conjunction with the Oregon State Police, commensurate with the needs of the rural community.

11.1.3 Minimize adverse impacts resulting from power line corridor and utility development.

Implementation for Policy 11.1.3:

- a. The Bonneville Power Administration should compensate for damage resulting from power-line corridor development at levels based on the loss of agricultural and residential values and productivity.
- b. When economically and physically feasible, transmission lines should be laid underground.
- c. Public utility easements and transmission lines corridors should be designed to provide for multiple land uses.
- d. Maximum utilization of existing utility right-of-way should be encouraged to minimize the need for additional rights-of-way.
- e. Public utilities shall be responsible for appropriate maintenance including noxious weed control on all existing and future rights-of-way.

11.1.4 Encourage adequate and convenient school facilities for the citizens of Wasco County.

Implementation for Policy 11.1.4:

- a. Wasco County will continue to cooperate with school district(s) in the planning and placement of future educational facilities.
- b. Wasco County will coordinate with the affected school district(s) when new subdivisions or Planned Unit Developments are proposed.

11.1.5 Future provision of public facilities and services shall be adequate to meet the needs of Wasco County citizens and be provided efficiently and economically.

Implementation for Policy 11.1.5:

- a. The Dalles Sanitary Landfill shall be maintained as the solid waste disposal site in Wasco County until such time as additional sites become necessary.
- b. The development of sanitary sewage disposal facilities for Wamic, Tygh Valley, Pine Grove, and Pine Hollow should be encouragediii.
- c. Water systems developed on individual lots should provide a standpipe capable of handling the full capacity of the pumping systemiv.
- d. The placement of nuclear facilities for the generation of nuclear energy shall be emphatically discouraged, especially in the more populous areas of the County where the obvious potential hazards would affect larger numbers of people.
- e. The availability of necessary utilities and public services shall be made known at the time of application for the development of subdivisions, planned unit developments and partitions.
- f. The facilities and services provided shall be appropriate for, but limited to, the needs and requirements of the areas to be servedv.
- g. Facilities and services provided to areas designated Rural Residential and Rural Service Center shall be at levels appropriate to and necessary for rural uses only and shall not support urban usesvi.
- h. The County will coordinate its public facilities and services planning with the plans of affected special service districts and other governmental units.
- i. The County will develop a detailed drinking water service plan which will comply with ORS 448.165 at the next update of the plan. A water system inventory will be the initial step and other factors such as groundwater resources, population growth, system aging, water quality and quantity will be considered in the detailed plan.

11.1.6 The larger lot sizes (5 acres in Wamic and 4 acres in Tygh Valley) will apply until approved facility plans are acknowledged and community sanitary waste systems are in place.

Implementation for Policy 11.1.6:

- a. Established minimum lot size in Wamic and Tygh Valley may be reduced to two (2) acre minimum property size standard when a community, municipal or public water and/or sewer public facility plan is “approved” by the county and acknowledged by the state pursuant to the post acknowledgment plan amendment (PAPA) requirements (ORS 197.610 through 197.650) and the requirements for facility plans under OAR 660-022.
- b. Upon acknowledgment of an existing or new community, municipal or public water and/or sewer system facility plan, the minimum property size standard may be amended from the current five (5) acre standard to two (2) acres in Wamic, and from the current four (4) acre standard to two (2) acres in Tygh Valley.

11.1.7 Wasco County shall encourage public and private agencies to cooperate in planning and providing for health and related social services.

Implementation for Policy 11.1.7:

- a. The Planning Department will notify and coordinate with North Central Public Health on matters related to sanitary waste systems and matters related to public health.
- b. The Planning Department shall coordinate with the Oregon Water Resources Department to ensure appropriate drinking water facilities for new development.

ⁱ During Wasco County 2020, many residents emphasized their desire to continue to see concentrations of development in urban areas where there is better access to public facilities and services, including fire, emergency, schools and infrastructure.

ⁱⁱ The Wasco County Land Use and Development Ordinance requires development outside of a fire protection district, in some cases, to contract with a nearby fire protection district.

ⁱⁱⁱ Sewer service to rural lands is addressed in OAR 660-011-0060.

^{iv} Water service to rural lands is addressed in OAR 660-011-0065.

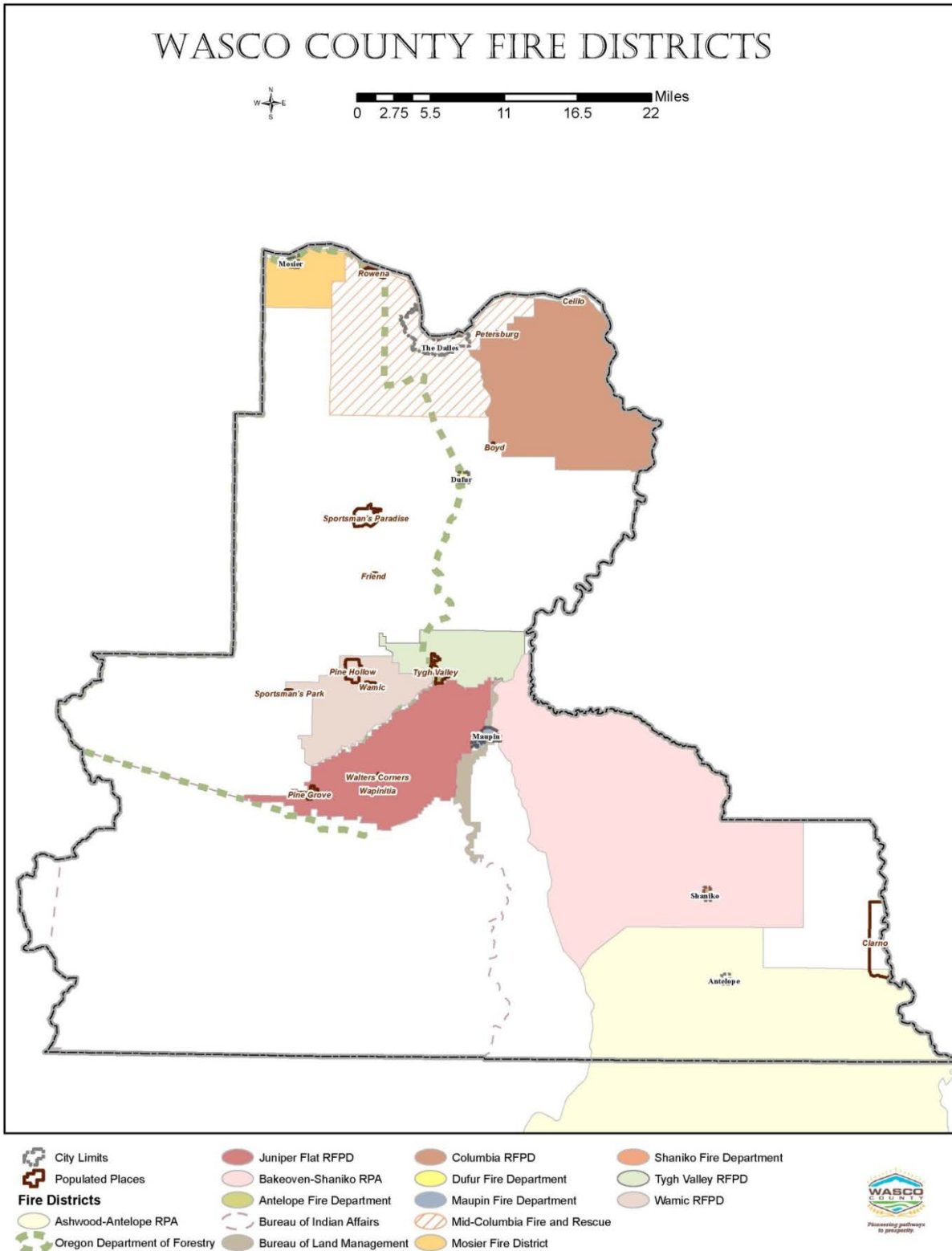
^v Public facilities planning and Goal 11 are informed by OAR 660-011.

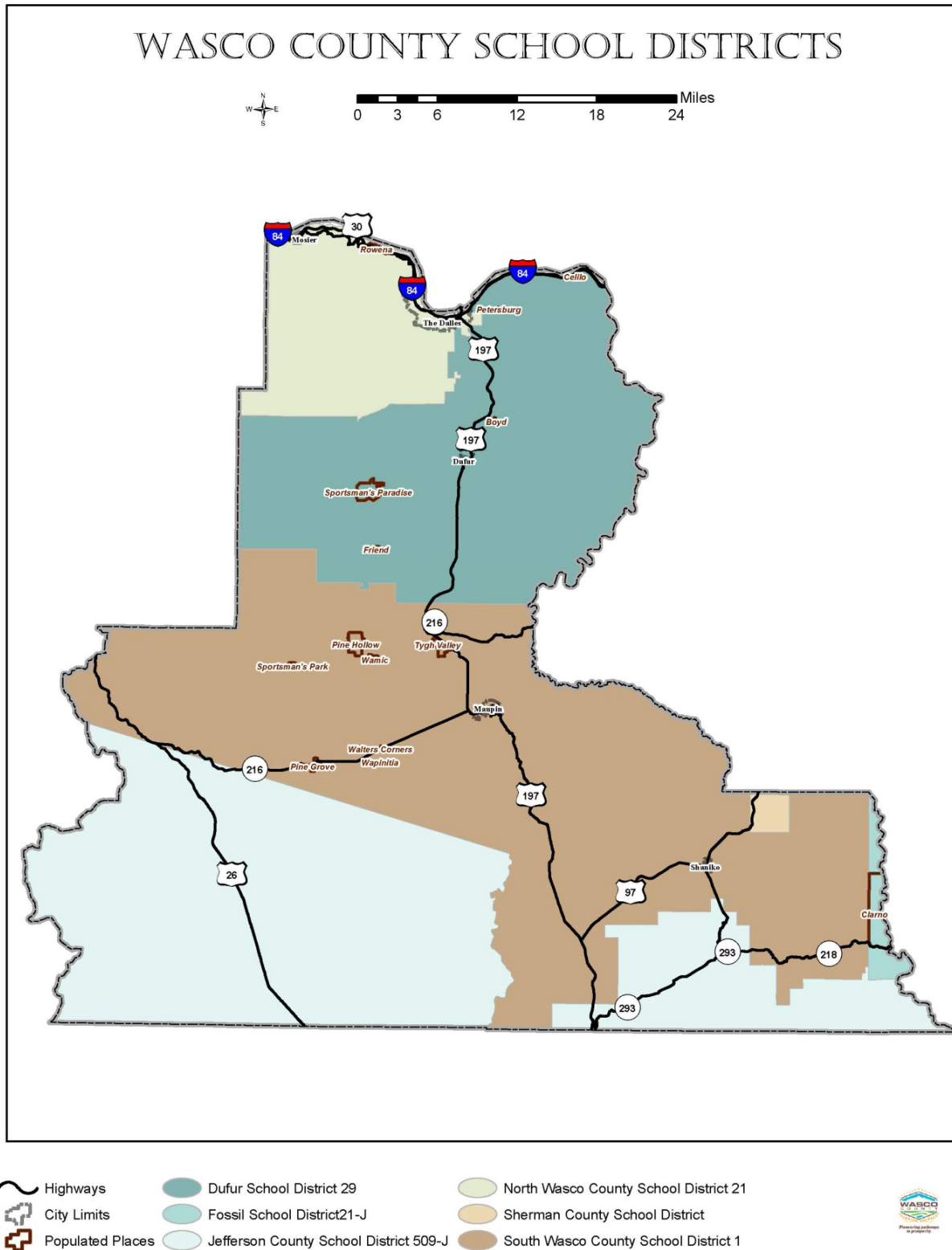
^{vi} Oregon Administrative Rules (OAR) 660-022 provides rules for unincorporated communities, like Wasco County’s rural service areas.

References

Oregon. Department of Land Conservation and Development. Goal 11: Public Facilities and Services. Oregon's Statewide Planning Goals and Guidelines.

Wasco County. (2005). Community Wildfire Protection Plan.







2040 COMPREHENSIVE PLAN

Goal 12:
Transportation

12

Goal 12:

Transportation

Overview

The Wasco County Transportation System Plan (TSP) was adopted in 2009 with the participation of the Oregon Department of Transportation (ODOT) and the Wasco County Public Works Department. The TSP guides the management and development of transportation facilities within Wasco County. The TSP is consistent with Oregon Revised Statute (ORS) 197.12 and the Department of Land Conservation and Development (DLCD) administrative, the Transportation Planning Rule (TPR).

Five of the policies in this plan are extracted from the TSP, with modifications made during the Wasco County 2040 process to reflect changes in conditions and funding. An additional policy has been added to recommend strategic updates to the TSP based on current and projected projects and conditions.

TSP Overview

The 2009 Transportation Systems Plan identified four guiding goals for the development of the transportation system in Wasco County. These were: mobility and connectivity; safety; multi-modal users; and environment.

Objectives for each of the goals offer strong support for Wasco County land use planning policy. The plan also provides specific transportation system improvement projects for the short and long term.

Funding for infrastructure projects has been the most difficult challenge for transportation goals since the transfer payments, based on logging, were phased out in 2013. Transfer payments were the Road Fund's primary revenue source prior to 2013. Reductions in staff and services were of the results of the shortfall in funding.

Beyond roadways, transportation in Wasco County also includes freight/rail, air, marine, pedestrian/bicycle transit and pipeline and transmission system.

Mass transit resources are currently managed by the Mid-Columbia Economic Development District.

The Planning Department works with local, regional and state wide transportation partners to ensure development is consistent with the Transportation Systems Plan and Goal 12.

Statewide Planning

Goal 12

To provide and encourage a safe, convenient, and economic transportation system.

A transportation plan shall:

1. Consider all modes of transportation, including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian;
2. Be based upon inventory of local, regional, and state transportation needs;
3. Consider the differences in social consequences that would result from utilizing differing combinations of transportation modes;
4. Avoid principal reliance upon any one mode of transportation;
5. Minimize adverse social, economic, and environmental impacts and costs;
6. Conserve energy;
7. Meet the needs of the transportation disadvantaged by improving transportation services;
8. Facilitate the flow of goods and services so as to strengthen the local and regional economy; and
9. Conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.

Excerpt from OAR 660-015-0000(12)

Cross Reference

Additional policies related to this goal:
Goal 2, Goal 6, Goal 8

Wasco County Goal 12

Transportation

To provide and encourage a safe, convenient and economic transportation system.



Road in Wasco County (8/14/2017)



Policies

12.1.1 Plan for and maintain an interconnected system of roads that will link communities for all users and that will provide for the existing and future needs for transportation of goods and people in the region¹.

Implementation for Policy 12.1.1:

- a. Promote and maintain an integrated and linked network of collector and local streets that minimizes travel distances.
- b. When traffic levels warrant it, develop a County arterial system that facilitates efficient and safe transportation of goods and people in the region.
- c. Maintain roadway performance standards for the efficient movement of people and goods.
- d. Coordinate with ODOT in identifying improvement and maintenance needs for the existing rural arterial system (i.e., state highways).

12.1.2 Provide a transportation system that promotes the safety of current and future travel models for all users.

Implementation for Policy 12.1.2:

- a. Continue to work with ODOT to identify and implement measures that will reduce the incidence and severity of motor vehicle crashes on roadway segments that exceeded the average statewide crash rate and/or other safety performance measures used by the county.
- b. Provide a transportation system that allows for adequate emergency vehicle access to all land uses.
- c. Promote railroad at grade crossing elimination, consolidation whenever possible.
- d. Develop access management standards for all county road facilities and implement these standards through the development approval process and as part of public improvement projects.

12.1.3 Provide a multimodal transportation system that permits the safe and efficient transport of goods and people.

Implementation for Policy 12.1.3:

- a. Continue to support the development of public transit opportunities through coordination and collaboration with regional transit authorities and networks.
- b. Promote an interconnected network of bicycle and pedestrian facilities throughout the County, including parallel routes to Interstate 84.
- c. Consider bicycle and pedestrian facilities needed during construction of new roads and during upgrades of existing roads.



- d. Support the development of recreational bicycling and hiking facilities.

12.1.4 Provide a transportation system that balances transportation servicesⁱⁱ with the need to protect the environment.

Implementation for Policy 12.1.4:

- a. Develop and support a multi-modal transportation system that avoids reliance upon one form of transportation as well as minimizes energy consumption and air quality impacts.
- b. Encourage development patterns that decrease reliance on motor vehicles.
- c. Design new and improved transportation facilities to minimize impacts on the natural environment.

12.1.5 Maintain the safety, physical integrity, and function of the County transportation network.

Implementation for Policy 12.1.5:

- a. Continue and enhance the partnering relationships with local jurisdictions, the Confederated Tribes of Warm Springs, and the Oregon Department of Transportation to provide a comprehensive, safe, and efficient transportation system throughout the County.
- b. Ensure that the existing transportation network is conserved through maintenance and preservation.
- c. Coordinate with the Public Works Department on activity in the ROW and road permits that impact regional travel or property owners.

12.1.6 Ensure transparency of infrastructure requirements and ongoing costs for future development.

Implementation for Policy 12.1.6:

- a. A waiver of remonstrance for future road improvements may be required to be recorded with the County Clerk's office at the time of partition, subdivision or planned unit development application approval.
- b. A restrictive covenant agreement requiring acknowledgment of improvement and maintenance costs for local access roads will be required to be recorded with the County Clerk's office at the time of partition, subdivision or planned unit development application approval.

12.1.7 Future updatesⁱⁱⁱ to the Transportation System Plan^{iv} should include recreational development and impact to the transportation network.

Implementation for Policy 12.1.7:

- a. Increased demand for recreational uses and expansion of recreational facilities within the transportation network should be incorporated into analysis for the Transportation Systems Plan.
- b. The concept of recreational/tourism corridors for development should be explored.
- c. Staff shall coordinate with ODOT and Public Works to ensure recreational connectivity and a balance between recreation and impacts to public facilities, services and adjacent land uses.

ⁱ Policies 1-5 and the supporting implementation strategies were identified during the 2009 Wasco County Transportation Systems Plan (TSP) planning process. These policies directly map to the TSP goals.

ⁱⁱ At the time of Wasco County 2040 adoption, Mid-Columbia Economic Development District operates the LINK public transit system and works with the regional transit alliance to provide transit opportunities to residents.

ⁱⁱⁱ OAR 660-015-0000(12) require TSP and Comprehensive Plans be revised concurrently. The transportation portion of the Comprehensive Plan was revised in 2009, concurrently with the TSP process.

^{iv} The Wasco County TSP was developed by reviewing relevant transportation plans and policies to ensure consistency, providing public open houses to provide information and opportunities for public input, identifying a detailed inventory of existing facilities and services and addressing future transportation needs.

References

Oregon Department of Land Conservation and Development. *Goal 10: Housing*. Oregon's Statewide Planning Goals and Guidelines.

Wasco County Planning Department (2009). *Buildable Lands Survey*.

Wasco County Planning Department (1983). *Wasco County Comprehensive Plan*

Mid-Columbia Economic Development (2018). *Columbia Gorge Economic Development Strategy 2017-2022*



2040 COMPREHENSIVE PLAN

Goal 13:
Energy Conservation



Goal 13:

Energy Conservation

Overview

The purpose of this goal is to improve present and future energy efficiency, projects, and impacts to the residents of Wasco County.

The policies and implementation help support Goal 13 by leveraging planning to minimize energy consumption, increase access to alternative energy, and coordinate with state and federal partners. State and national energy policy plays a critical role in determining energy prospects in Wasco County.

Historical Perspective

The longstanding energy conservation policies for Wasco County, since at least 1983, have focused on renewable energy, minimizing energy consumption, and encouraging recycling and other efficiencies. There were also some policies that reflected the presence of The Dalles Dam in Wasco County.

The 1983 Comprehensive Plan identified a variety of energy sources important to existing or potential future of Wasco County. These included hydroelectric, pumped storage, thermal, geothermal, oil and gas, and wind.

While current National Scenic Area policies conflict with the development of commercial wind projects in the northern part of the County, a 1980 report (Wind Task Force Final report to the Oregon Alternate Energy Development Commission) demonstrated the feasibility for wind power throughout Wasco County.

In 2009, an application for the first major alternative energy facility was submitted to the Oregon Department of Energy (ODOE). In 2018, a solar facility application for a project in south Wasco County was submitted to ODOE.

Also in 2018, an application for a solar facility and an application for a wind facility were submitted to the Wasco County Planning Department for review. In 2019, the Wasco County Planning approved both projects with conditions.

Statewide Planning

Goal 13

To conserve energy.

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Excerpt from OAR 660-015-0000(13)

Cross Reference

Additional policies related to this goal:
Goal 2

Wasco County Goal 13

Energy Conservation

To conserve energy, reduce waste, and increase self-sufficiency



Staff and applicants visit a wind turbine for pending an application (2018)

Policies

13.1.1 The County will work with appropriate State and Federal agencies to identify and protect, and if feasible, develop potential energy resources, especially renewable energy resources.

13.1.2 Reduce the consumption of non-renewable sources of energy whenever possibleⁱ.

Implementation for Policy 13.1.2:

- a. Conversion of energy sources from non-renewable sources to renewable sources shall be encouraged.
- b. The allocation of land and uses permitted on the land should seek to minimize the depletion of non-renewable sources of energyⁱⁱ.

13.1.3 Minimize energy consumption through the use of zoning and subdivision standards.

Implementation for Policy 13.1.3:

- a. Zoning controls and subdivision design standards shall be developed and administered with consideration for the conservation of energy sources and the reduction of energy consumptionⁱⁱⁱ.
- b. In the review of subdivision plans, consideration shall be made of the following in relation to energy consumption:
 1. Lot size, dimension, and siting controls;
 2. Building height, bulk and surface area;
 3. Density of uses, particularly those which relate to housing densities;
 4. Availability of light, wind and air.
- c. Uses developed on the land shall be managed and controlled so as to maximize the conservation of energy.

13.1.4 Considerations should be given to systems and incentives for the collection, re-use and recycling of solid waste and other waste products.

Implementation for Policy 13.1.4:

- a. Recycling centers for the collection of glass bottles, newspapers, tin cans, etc., should be encouraged.
- b. Public awareness and educations concerning the use of recycling centers and methods shall be encouraged.

- c. Encourage the utilization of sewage treatment wastes for fertilizer, methane gas production or other feasible products.
- d. Encourage the utilization of solid waste for fertilizer, methane gas production or other feasible products.

13.1.5 The transportation system shall be diversified with a focus on energy conservation.

Implementation for Policy 13.1.5:

- a. Bicycle paths and pedestrian walkways should be placed whenever and wherever feasible.

13.1.6 Use of renewable energy shall be encouraged.

Implementation for Policy 13.1.6:

- a. Wind generators will be permitted in the forestry, agricultural and rural zones.
- b. Facilities to manufacture alcohol from farm or timber waste products will be permitted as conditional uses in the forestry and agricultural zones.
- c. Where available, incentives will be provided to encourage residential solar.

13.1.7 New energy facilities shall meet the requirements in State Law.

Implementation for Policy 13.1.7:

- a. Applications processed by EFSC or FERC shall be adopted into the Comprehensive Plan as significant energy sources^{iv}.
- b. Applications processed by Wasco County need to include in the application OAR 660-023-030-050 analysis and a program to protect the energy source.

ⁱ Reducing the county's reliance on non-renewable energy sources will result in higher resiliency for residents and businesses.

ⁱⁱ Rural county residents often commute long distances and the Oregon Department of Energy reports Oregonians use more energy (41%) for transportation than any other use.

ⁱⁱⁱ Plans that effectively limit development in some areas and encourage development in others can influence energy consumption by affecting factors such as driving distance.

^{iv} Energy sources are considered a Goal 5 resource and should be protected as required by OAR 660-023.

References

Oregon. Department of Land Conservation and Development. *Goal 14: Urbanization*. Oregon's Statewide Planning Goals and Guidelines.



2040 COMPREHENSIVE PLAN

Goal 14:
Urbanization

14

Goal 14: Urbanization

14

Overview

The urbanization goal is designed to keep separate and distinct urban and rural lands and uses. This includes criteria for converting rural lands to urban, infrastructure requirements for urban lands and limitations on infrastructure for unincorporated, rural places.

With most of the growth occurring in incorporated cities within Wasco County, the cities and the county continue to cooperate to ensure for a balance between urban needs and rural resources.

State land use rulesⁱ require that each city establish and maintain an urban growth boundary to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land. Joint Management Agreements have been established with the cities of Antelope, The Dalles, Dufur, Maupin and Mosier to detail roles, responsibilities and procedures for implementation of land use planning regulations within the urban growth areas. Shaniko's urban growth boundary is the same as their city limits.

State land use law also establishes planning and zoning requirements for unincorporated communities outside established urban growth boundariesⁱⁱ. Wasco County is responsible for development inside rural service areas including Tygh Valley, Wamic and Pine Hollow. Exception area information is included in the Appendix of this Chapter as Exceptions to Goal #3.

Impact of the National Scenic Area

The Columbia River Gorge National Scenic Area Act was signed in to law by President Reagan on November 17, 1986. With the creation of this federally designated area, Wasco County amended its zoning map and adopted a separate National Scenic Area zoning ordinance in 1994.

The National Scenic Area has an impact on two of Wasco County's urban areas, The Dalles and Mosier, and one rural service area, Rowena. A unique constraint on expansion of the urban areas The Dalles and Mosier is the National Scenic Area. Beyond state requirements to expand an urban growth boundary, urban areas within the National Scenic Area require federal approval.

Topographic constraints in both The Dalles and Mosier, in addition, limit future expansion to areas that have long standing, productive agricultural uses.

The National Scenic Area is governed by the Columbia River Gorge National Scenic Area Management Plan. This comprehensive plan for the National Scenic Area is maintained by the Columbia River Gorge Commission. An update is scheduled to be complete in 2020.

ⁱ OAR 660-015-0000 (14).

ⁱⁱ OAR 660-015-0000 (14) states that counties may approve uses, public facilities and services more intensive than allowed on rural lands by Goal 11 and 14 in unincorporated communities.

Statewide Planning

Goal 14

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Comprehensive plans and implementing measures for land inside urban growth boundaries should encourage the efficient use of land and the development of livable communities.

Excerpt from OAR 660-015-0000(14)

Cross Reference

Additional policies related to this goal:
Goal 2, Goal 5, Goal 6, Goal 9, Goal 12, Goal 13

Wasco County Goal 14

Urbanization

To provide for an orderly and efficient transition from rural to urban use.



Policies

14.1.1 Conversion of rural agricultural land to urbanizable land shall be based upon consideration of each of the following factors:

- a. Environmental, energy, social and economic consequences;
- b. Demonstrated need consistent with other goals;
- c. Availability of alternative suitable locations for the requested use;
- d. Compatibility of the proposed use with related agricultural land; and
- e. The retention of Class I, II, III, IV, V, and VI soils in farm use

14.1.2 Preserve community identity by encouraging concentration of residential development in and near existing communities.

Implementation for Policy 14.1.2:

- a. Restrict the subdivision of lands in areas with difficult access, topography or drainage, in areas lacking adequate domestic water supplies; or in areas having severe soil limitations for individual subsurface sewage disposal.
- b. Population growth will be encouraged within the Urban Growth Boundaries of incorporated cities and unincorporated areas designated for residential uses within the comprehensive planⁱⁱⁱ.
- c. Industrial, commercial and dense residential development should be restricted to areas within the urban growth boundaries of incorporated cities as well as rural service centers and planned unit developments.

14.1.3 Encourage subdivisions to be developed by a planned development approach, maximizing physical design, the retention of open space and reducing adverse impacts.

Implementation for Policy 14.1.3:

- a. Reduce the number of serial partitions where development occurs without planned development approaches through strategic methods like requiring partitions which one or more lots could be further divided, to exceed a total of four or more potential lots, to meet subdivision standards.
- b. Ensure ongoing maintenance of open space and road systems through deed restrictions and HOA requirements.

14.1.4 Availability of public services shall be made known at the time of application for the development of subdivisions, planned unit developments, and partitions.

14.1.5 Subdivision and partitioning activities shall be designed to reduce the County's financial participation in road construction within development areas.

Implementation for Policy 14.1.5:

- a. A waiver of remonstrance for future road improvements may be required to be recorded with the County Clerk's office at the time of partition, subdivision or planned unit development application approval.
- b. A restrictive covenant agreement requiring acknowledgment of improvement and maintenance costs for local access roads will be required to be recorded with the County Clerk's office at the time of partition, subdivision or planned unit development application approval.

14.1.6 Utilize available tools and techniques to accommodate needed development and redevelopment, giving preference to urban over rural density^{iv}.

Implementation for Policy 14.1.6:

- a. Investigate modifying rural service area boundaries to increase housing opportunities while preserving farmland^v.
- b. Explore non-resource zone designation strategies^{vi}.
- c. Future concept development^{vii} or planning work should include an alternatives analysis. Alternatives analysis should include high, mid and low to no development scenarios^{viii}.
- d. Long range planning efforts that include boundary modifications, new zones, or other significant modifications to the land use planning program should include in depth Goal 5 ESEE analysis to determine impact to resources.

GOAL 14: URBANIZATION

ⁱⁱⁱ Urban growth boundaries (UGB) are intended to accommodate growth and reduce pressure to urbanize rural lands. They are established and maintained by cities and counties to provide land for urban development needs and to identify and separate urban and urbanizable land from rural, resource land. Statewide Planning Goal 14 requires local governments to evaluate land need before establishing or changing UGBs.

^{iv} Public input during the visioning phase of Wasco County 2040 indicated a high level of interest in exploring increased opportunities for economic and residential development by lowering agricultural minimum parcel size. Due to constraints in state law, staff explored some alternative strategies to achieve similar goals. Three alternatives were presented in our roadshow event series in 2019. The input can be read, along with analysis and recommendations, in the 2019 Wasco County 2040 Outreach Report.

^v The concept of modifying rural service area boundaries to encourage development in lands and downzone lands that are not developable was the most popular among participants during the Wasco County 2040 process. This was presented as a high level concept requiring significant investment in analysis, public participation and development to be adopted.

^{vi} The strategy that received the second most amount of public support was described as a non-resource zone designation concept. Again, this was presented as a high level concept several other jurisdictions are exploring and one requiring further work before being codified.

^{vii} The Department of Land Conservation and Development transfer development rights programs were also presented to the public as an opportunity to meet needs. This concept was broadly unpopular. If this is pursued in the future, staff recommends spending significant time developing messaging that makes it more easy to understand by the average citizen.

^{viii} Input indicated that any analysis should also include the “no development” option. In addition, public concern over new development’s impact on the environment may be mitigated by conducted in depth analysis on Goal 5 resources.



References

Oregon. Department of Land Conservation and Development. *Goal 14: Urbanization*. Oregon's Statewide Planning Goals and Guidelines.

Wasco County Planning Department (2019) *Wasco County 2040 Outreach Report*.

The Columbia River Gorge History in Wasco County

Wasco County amended its zoning map and adopted a separate National Scenic Area zoning ordinance in 1994 in accordance with the adoption of the Columbia River Gorge Management Plan. Between 1985 and 1994, the Columbia River Gorge portion of Wasco County was protected by a separate overlay zone which had rules and criteria related to visual impact, setbacks, and vegetation.

At this time, the Columbia River Gorge was defined and recognized by former Oregon Revised Statutes 390.410-460. These statutes, cited in the 1983 Wasco County Comprehensive Plan, recognized the importance of maintaining “the scenic splendor of the Columbia River Gorge” and sought protections through the following policy measures:

1. To protect and enhance the scenic and other unique qualities of the Columbia River Gorge for public use and enjoyment;
2. To preserve and protect areas within the Columbia River Gorge that are of significant geologic and ecologic interest for scientific study and public education;
3. To preserve and restore historical and archaeological sites, structures, facilities and objects on lands adjacent to the Columbia River; and
4. To preserve and maintain the Columbia River Gorge as a major transportation corridor. (ORS 390.415, 1977)

Starting in the 1950s, Oregon and Washington had separate Columbia River Gorge Commissions that supported protections for resources including energy, transportation and economic assets like farming and forestry. A 1979 study the National Parks Service helped to support a growing demand for a bi-state approach to protecting the Columbia River Gorge. These efforts led to the creation of the National Scenic Act and bi-state compact.

Introduction to the Columbia River Gorge National Scenic Act

US Congress established the Columbia River Gorge National Scenic Area by National Scenic Act (Public Law 99-663) on November 17, 1986. Congress called for the preparation of a management plan that would treat the designated portions of six counties in Oregon and Washington as a region. The area extends eight five miles along both sides of the Columbia River. The legislation focused on providing protections to scenic, cultural, and natural resources along the Columbia River Gorge. The second goal of the Act is also to protect the economy of the Columbia River Gorge, including agriculture, forestry, and business.

Congress developed a two-tiered management approach that divides responsibility between the US Department of Agriculture, US Forest Service and the bi-state Columbia River Gorge Commission. Congress directed the US Forest Service to prepare land use designations and guidelines for the Special Management Areas (SMA), which includes the region’s most sensitive lands. Congress authorized the Gorge Commission to plan for the General Management Area (GMA) lands, which agricultural, forest, and residential lands.



The Gorge Commission adopted Federal Interim Guidelines for the Scenic Area in 1988 and adopted the Columbia River Gorge National Scenic Area Management Plan on October 15, 1991. The US Secretary of Agriculture gave concurrence of the Management Plan on February 13, 1992. This document is required by the National Scenic Area Act to be comprehensively updated on a ten year cycle. The plan was updated on 2004, and is proposed to be updated by the end of 2020.

The Management Plan services as the Comprehensive Plan for the bi-state region, including National Scenic Area lands within Wasco County. Wasco County has adopted a National Scenic Area Land Use and Development Ordinance (NSA LUDO) to implement the regulations and criteria of the Management Plan. Wasco County Planning Department implements the NSA LUDO directly, and the Columbia River Gorge Commission hears appeals of Planning Commission decisions.

Oregon Laws that Support the Bi-State Compact and National Scenic Area

(1) The Legislative Assembly, considering the recommendations of the Land Conservation and Development Commission, finds that the management plan adopted pursuant to the Columbia River Gorge National Scenic Area Act achieves on balance the purposes of the statewide planning goals adopted pursuant to ORS 197.230.

(2) Land use decisions subject to review under ORS 197.835 for compliance with the goals for those portions of Multnomah, Hood River and Wasco Counties within the Columbia River Gorge National Scenic Area, except land within urban area boundaries, are exempt from the requirements of ORS 197.610 to 197.625. This exemption becomes effective in a county when that county or the Columbia River Gorge Commission adopts and implements ordinances that are approved pursuant to sections 7(b) and 8(h) to 8(k) of the Columbia River Gorge National Scenic Area Act, P.L. 99-663.

*(3) The Director of the Department of Land Conservation and Development may petition the Land Conservation and Development Commission to decertify the management plan at any time. If the Land Conservation and Development Commission receives a petition from the director, the Land Conservation and Development Commission shall decertify the management plan within 120 days, if it determines that any part of the management plan does not achieve on balance the purposes of the statewide planning goals adopted pursuant to ORS 197.230. **Oregon Revised Statute 196.107.***

Oregon Revised Statutes 196.105-125 provide definitions, legislative findings on the management plan, effect of the plan on land use decisions, decertification of the plan, effect of the Scenic Act on urban area boundaries, land use regulation, process for appeal, and eminent domain authority. Oregon Revised Statutes 196.150-165 ratifies the Compact, gives authority to state officers and agencies to carry out compact duties, details membership for Oregon appointees to the Gorge Commission, and outlines employee's access to benefits under state law.

The National Scenic Area in Wasco County

Currently, Wasco County administers the National Scenic Area through its Wasco County National Scenic Area Land Use and Development Ordinance (NSA LUDO). Development or division applications in the National Scenic Area portions of Wasco County apply to the Wasco County Planning Department for a permit, in accordance with the NSA LUDO and NSA Management Plan.

2040 COMPREHENSIVE PLAN

Chapter 15:
Plan Revisions Process



Chapter 15:

Plan Revisions Process

Overview

Wasco County 2040 is the primary document which guides land use in unincorporated Wasco County. The plan is intended to reflect the community's vision for land use planning and to be responsive to the needs and desires of citizens.

This chapter outlines amendments to the Comprehensive Plan and the process for different amendments.

15.0 Definitions

Legislative Revisions

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

Quasi-Judicial Revisions

Quasi-Judicial revisions are those which do not have significant effect beyond the immediate area of the change, i.e., narrow in scope and focusing on specific properties.

Each plan change or revision will first be heard by the Planning Commission on a first-come, first serve basis. Such a hearing shall be conducted in accordance with the Land Use and Development Ordinance and Wasco County Planning Commission rules.



Urban Growth Area Management

In the event that any city within Wasco County adopts an urban growth boundary which includes lands beyond their corporate limits, the city and the county shall agree upon a program for the joint management of such lands. The management program shall include provision for the interim management of these lands as well as a coordinated system for open communication between the two bodies. The agreement shall also include a joint system outlining procedures for plan amendments or changes to the Urban Growth Boundary.

Urban Growth Boundary Revisions

Individuals, agencies, or local governments requesting proposed revisions within or to an urban growth boundary outside a city limit shall apply to the Wasco County Planning Office. The Wasco county Planning Office will then submit a copy of this to the impacted city.

Plan Revisions

15.1.1 A Comprehensive Plan Amendment may take the following forms:

- a. Amendment of one or more policies of the plan (Legislative)
- b. Amendment to the text, inventories, maps or figures of the plan (Legislative or Quasi-Judicial)
- c. Amendment of a portion of the Comprehensive Plan Land Use Designation map (Legislative or Quasi-Judicial)
- d. Amendment to the urban growth boundary (Legislative or Quasi-Judicial)
- e. A combination plan change/zone amendment (Legislative or Quasi-Judicial)

15.1.2 Comprehensive Plan revisions may be initiated by:

- a. Wasco County Governing Body (Legislative)
- b. Planning Commission by majority vote confirmed by the Wasco County Governing Body (Legislative)
- c. Property owner or authorized representative (Quasi-Judicial)

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

- a. Compliance with the statewide land use goals in Chapters 1-14 or further amended by the Land Conservation and Development Commission, where applicable, as required by ORS 197.250.
- b. Substantial proof that such change shall not be detrimental to the spirit and intent of such goals.
- c. A mistake in the original Comprehensive Plan or change in the character of the neighborhood can be demonstrated.
- d. Factors which relate to the public need for healthful, safe and aesthetic surroundings and conditions.
- e. Proof of change in the inventories originally developed.
- f. Revisions shall be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change must be established.
- g. Revisions must be consistent with rule in ORS 197.175, 197.610-651, 215.050, and 215.431 when applicable.

15.1.4 Transportation Planning Rule Complianceⁱ

- a. Review of Application for Effect on Transportation Facilities – A proposed plan amendment, whether initiated by the County or by a private interest, shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060 (the Transportation Planning Rule – “TPR”). “Significant” means the proposal would:
 1. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
 2. Change standards implementing a functional classification system; or
 3. As measured at the end of the planning period identified in the adopted transportation system plan:
 - a. Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - b. Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP; or
 - c. Worse the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.
- b. Amendments That Affect Transportation Facilities – Amendments to the land use regulations that significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the TSP. This shall be accomplished by one or a combination of the following:
 1. Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.
 2. Amending the TSP or comprehensive plan to provide transportation facilities, improvement or services adequate to support the proposed land uses consistent with the requirements of Section – 0060 of the TPR.
 3. Altering land use designations, densities, or design requirements to reduce demand for vehicle travel or meet travel needs through other modes of transportation.
 4. Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.
- c. Traffic Impact Analysis – A Traffic Impact Analysis shall be submitted with a plan amendment application pursuant to Section 4.140 Traffic Impact Analysis (TIA) of the Land Use and Development Ordinance.

15.1.5 Procedure for the Amendment Process

- a. A petition must be filed with the Planning Offices on forms prescribed by the Planning Director.
- b. Notice of a proposed revision within, or to, the urban growth boundary will be given to the appropriate city at least thirty (30) days before the County public hearing.
- c. Notification of Hearing:
 1. Notices of public hearings shall summarize the issues in an understandable and meaningful manner.
 2. Notice of a legislative or judicial public hearing shall be given as prescribed in ORS 215.503. In any event, notice shall be given by publishing notice in the newspaper of record at least twenty (20) days, but not more than forty (40) days, prior to the date of the hearing.
 3. A quorum of the Planning Commission must be present before a public hearing can be held. If the majority of the County Planning Commission present cannot agree on a proposed change, the Commission will hold another public hearing in an attempt to resolve the difference or send the proposed change to the County Governing Body with no recommendation.
 4. After the public hearing, the Planning Commission shall recommend to the County Governing Body that the revision be granted or denied, and the facts and reasons supporting their decision. In all cases the Planning Commission shall enter findings based on the record before it to justify the decision. If the Planning Commission sends the proposed change with no recommendation, the findings shall reflect those items agreed upon and those items not agreed upon that resulted in no recommendation.
 5. Upon receiving the Planning Commission's recommendation, the County Governing Body shall take such action as they deem appropriate. The County Governing Body may or may not hold a public hearing. In no event shall the County Governing Body approve the amendment until at least twenty (20) days have passed since the mailing of the recommendation to parties.

15.1.6 Appeals. The decision of the County Governing Body will be final unless appealed to a higher court.

15.1.7 Review. In any event, the Comprehensive Plan and implementing Ordinances shall be reviewed as often as necessary if the Planning Commission and County Governing Body finds that there are compelling reasons to justify such change, i.e., criteria listed in Section 15.1.3. A public statement will be issued by the Planning Commission and/or County Governing Body on whether any revision is needed.

¹ These rules and criteria come directly from OAR 660-012. For more information and definitions see the rule.



2040 COMPREHENSIVE PLAN

Chapter 16:
Goal Exceptions



Chapter 16:

Goal Exceptions and Committed Lands

Overview

In applying the statewide land use planning goals, the need for preserving agricultural, forest and other resource lands and the need for providing housing and rural development must be addressed and balanced.

To accomplish this balance, rezones of resource lands are required by state law to go through an exception process, and meet certain criteria, to statewide land use planning goals. This process and the criteria are explained in OAR 660-015-0000(2).

A committed lands process was devised by the Land Conservation and Development Commission to exclude properties with existing development from resource protection.

Wasco County identified committed land through a two-step process in 1982. First, a review of existing settlement patterns, parcelization and the amount of physical development was conducted. This was primarily done through a window surveyⁱ. The second step took those potential properties identified and created an inventory including legal description, ownership, tax assessment, parcel size and the level of improvementⁱⁱ.

Since 1983, a few additional goal exceptions have been approved and rezoned lands from resource uses to non-resource uses. There have also been some changes to the map and tax lot and other information which necessitated an update to the committed lands inventory.

This chapter summarizes the process and, included in the appendix, gives an overview exception and rural service areas.

Committed Lands and the National Scenic Area

A portion of lands identified in previous editions of the Wasco County Comprehensive Plans as committed exceptions were later identified as National Scenic Area lands and rezoned.

Additionally, some of the map and tax lots were updated which makes the old charts difficult to read.

As a result, significant efforts were made to research and update the historic committed lands in the Appendix, with the exception of National Scenic Area lands. This research will be done at a later date and compiled into a Wasco County National Scenic Area Committed Lands reference guide.

The new reference will show the zones of committed lands and subdivisions before and after the National Scenic Area rules went into effect and can be used as a resource in the future.

Criteria

16.1.1 If the exceptionⁱⁱⁱ to the goal is adopted, then the compelling reasons and facts for that conclusion shall be completely set forth in the plan and shall include:

- a. Why these other uses should be provided for;
- b. What alternative locations within the area could be used for the proposed uses;
- c. What are the long term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;
- d. A finding that the proposed uses will be compatible with other adjacent uses

Committed Lands

16.2.1 To identify committed lands, or those lands committed to non-resource uses, Wasco County used a two-step process. The first step was to review an area's existing settlement pattern, the existing parcelization, and the amount of actual physical, development.

The second step involved a detailed inventory of those areas previously identified for non-resource uses.

All of Wasco County exceptions have been based on commitment. The compelling reasons and facts are presented throughout the Appendix.

References

Oregon Department of Land Conservation and Development. Goal 2: Land Use Planning. Oregon's Statewide Planning Goals and Guidelines.

Wasco County Planning Department (1983). Wasco County Comprehensive Plan.

Wasco County Planning Department (1983). Committed Lands Study.

Wasco County Planning Department (1997). Wasco County Transition Lands Study Area (TLSA).

Wasco County Planning Department (2006). Wasco County Comprehensive Plan.

Wasco County Planning Department (2009). Buildable Lands Study.

Appendix 16-A

Most of the exception and committed lands properties were identified during the original Comprehensive Plan through a two-step process including a window survey and analysis of assessment records. Table 16-1 lists committed exceptions outside of the National Scenic Area, and 16-2 lists those inside the National Scenic Area. Table 16-3 demonstrates the justification for committed subdivisions prepared for the 1983 Comprehensive Plan. According to the 1983 Plan, committed lands were identified based on size, tax assessment, location to other parcels, level and amount of public facilities and services, character of the community and development trends. For subdivisions, this included the total number of lots, average size of lots, and the percentage of lots already with development on them.

For lands identified as committed during the 1983 Comprehensive Plan but later rezoned as a result of the National Scenic Area Act and land use designations, see Table 16-2.

Committed Exceptions (Table 16-1) for lands outside the National Scenic Area

	Location	Legal Description	Acres	Avg. Parcel Size (ac.)	Historic Zoning	Current Zoning (2020)
Rural Service Centers						
	Pine Grove	5S 11E & 12 E	380.61	5.77	Various	Various
	Pine Hollow	4S 12E 3 & 4	834	1.78	AR	AR
	Tygh Valley	4S 13E	756	4.25	Various	Various
	Wamic	4S 12E 11 14	223.43	2.7	Various	Various
	Walters Corners	5S 12E 13, 14, 23, 24	7.18	1.5	RC and A-1	RC and A-1
Committed Subdivisions						
	Brown's Ranch Estates	2N 13E 31C	116.2	6.12	RR-5	RR-5
	Dundas Tracts	2N 12E 16B	160	10	RR-5	RR-5
	Flyby Night Subdivision	2N 12E 15	190.75	7.63	RR-5	RR-5
	Mill Creek Wayside Garden	1N 12E 22CC	9.78	1.33	RMH-2	RR-2
	Mountain View Homes	1S 13E 34	7.28	.56	R-2	RR-2
	Mill Creek Reservoir Addition	1N 12E 22CC	9	.50	RMH-2	RR-2
	Shady Brook Estates	3S 13E 31	86.64	14.44	FF-10	FF-10
	North Sportsmans Paradise	2S 12E 2, 10, 11, 15, 14B	994.74	10.40	FF-10	FF-10
	South Sportsmans Paradise	2S 12E 14B	219.18	8.43	FF-10	FF-10
	Sportsman Park	4S 11E 14	13.20	1.18	AR	AR
	Sportsmans Park 2	4S 11E 14	16.80	1.34	AR	AR
	Sportsmans Park 3	4S 11E 14	28.40	.25	AR	AR
	Sportsmans Park 4	4S 11E 14	15.20	.27	AR	AR
	Valley View Acres	1N 13E 12	32.98	1.94	RR-5	RR-5
	Wahtonka Tracts Subdivision	1N 12E 1	100.60	5.03	RR-5	RR-5
	Wayside Second Addition	1N 12E 22	2.00	.50	RMH-2	RR-5
	Mt. Hood Subdivision (Richman)	1N 13E 1, 12	171.46	NA	RR	RR-5
Other Committed Lands						
	Mid-Columbia Grain Growers Re-zone	7S 17E TX 2400	.29	NA	M-1	RI
	Camp Morrow Re-zone	4S 12E 4	37.76	NA	A-1 & AR*	A-1 & AR
	Sacamano Re-zone	2N 12E 17 & 20	56.85	11	FF-10	FF-10
	Badger Creek	4S 13E 6	235	33	A-1(160)	FF-10 + OZ 10
	Big Muddy/Washington Family Ranch	8S 18E 28, 29, 31, 32 and 8S 19E	1267	NA	A-1(160)	AR & OZ 9
*OZ 14 Camp Morrow Limited Use Overlay Zone was part of exception						



GOAL EXCEPTIONS

Appendix 16-B

Committed Exceptions (Table 16-1) for lands inside the National Scenic Area

	Location	Legal Description	Acres	Avg. Parcel Size (ac.)	Historic Zoning	Current Zoning (2020)
Rural Service Centers						
	Rowena	2N 12E	551*	1.61	Various	Various
Committed Subdivisions						
	Cameron Tracts	2N 12E 9	280.9	8.51	RR-5	R-10 (GMA)
	Rowena Dell P.U.D.	2N 12E 3	64.09	2.21	RMH-2	RES (SMA)
	Tooley Terraces	2N 13E 17AB	20.81	1.52	R-1	R-2 (GMA)
	Dry Hollow Area	1N 13E 10	14.3	.83	R-2	R-1 (GMA)
	Cherry Park Area	1N 13E 1DC	18.25	1.83	RR	R-5 (GMA)
	Fifteen Mile Creek Area	2N 14E 31	14.8	2.46	RR	R-5 (GMA) & A 40 (GMA)
	Williams First Addition	1N 13E 8	17.60	1.10	R-1	R-5 (GMA)
Other Committed Lands						
	Rowena Dell Area	2N 12E 3, 4, 8, 9, 10 & 16				Various
	Brown's Re-zone	1N 13E 5B 600	1.15		R-4	A-1 (40) (GMA)
	Areas Adjacent to The Dalles**	2N 13E 19, 26, 31 & 32	2,170.48	4.00	RR-5	Various
	The Dalles Country Club Area	2N 13E 17, 20	21.28	3.55	C-1	R-5 (GMA)
	The Dalles Concrete	2N 13E 17	29.79	9.93	M-2/M-1	A-1 (160) (GMA)
	Bert Hodges' Property	2N 13E 29	57.17	NA	C-1/R-1	A-1 (160) (GMA)
	Bryant Property	2N 13E 20, 20	18.55	NA	M-2	A-1 (160) (GMA)
*This total includes land in highway and railroad rights of way. **This includes Chenowith, Murray's Addition, Foley Lakes, and some SMA lands between Chenowith Creek and Cherry Heights.						

Justification for Committed Subdivisions (Table 16-3)

Subdivision	Legal Description	Acres	# of Lots	Avg. Lot Size	% of Lot Committed	Zoning	Date Approved
Brown's Ranch Estates	2N 13E 31	116.2	19	6.12	11	RR-5	04/08/1981
Cameron Tracts	2N 12E 9	280.9	33	8.51	24	RR-5	11/02/1907
Dundas Tracts	2N 12E 16	160	16	10.00	45	RR-5	03/04/1908
Flyby Night Subdivision	2N 12E 15	190.75	25	7.63	44	RR-5	11/22/1979
Mill Creek Wayside Garden	1N 12E 22	9.78	8	1.33	75	RMH-2	08/31/1965
Mountain View Homes	1S 13E 34	7.28	13	0.56	26	R-2	12/27/1966
Reservoir Addition	1N 12E 22	9	18	0.50	65	RMH-2	08/03/1955
Rowena Dell	2N 12E 3	64.09	29	2.21	25	RR-5	10/28/1975
Shady Brook Estates	3S 13E 31	86.64	6	14.44	68	FF-10	07/23/1980
Sportsmans Paradise N.	2S 12E	994.74	118	N/A	21	FF-10	03/21/1972
Sportsmans Paradise S.	2S 12E 14	219.18	26	8.43	19	FF-10	02/25/1970
Sportsmans Park	4S 11E 14	13.20	33	N/A	71	AR	05/20/1970
Sportmans Park 2	4S 11E 14	16.80	42	N/A	71	AR	07/31/1970
Sportsmans Park 3	4S 11E 14	28.40	71	N/A	44	AR	05/30/1973
Sportsmans Park 4	4S 11E 14	15.20	38	N/A	39	AR	05/30/1973
Terrace Trailer Homes	2N 13E 17	8.5	25	0.34	63	RMH-2	08/13/1964
Terrace Trailer Homes 2	2N 13E 17	10.92	6	1.82	67	RMH-2	11/15/1965
Terrace Trailer Homes 3	2N 13E 17	1.56	6	0.26	83	RMH-2	08/16/1967
Tooley Terraces	2N 13E 17	10.24	16	0.64	40	R-1	06/03/1954
Valley View Acres	1N 13E 12	32.98	17	1.94	35	RR-5	05/05/1965
Wahtonka Tracts Subdiv.	1N 12E 1	100.60	20	5.03	65	RR-5	10/23/1969
Wayside Second Addition	1N 12E 22	2.00	4	0.50	75	RMH-2	08/31/1965
Williams First Addition	1N 13E 8	17.6	16	1.10	83	R-1	1/23/1953
Mt. View Acres (Richman)	1N 12E 12	32.79	3	12		RR	11/10/1975

These subdivisions were approved prior to 1983, and designated as committed with the 1983 Comprehensive Plan by Order dated April 27, 1983.

This section provides the details for each of the non-subdivision exceptions, including the Order or Ordinance by which the exception was approved. In most cases, this occurred before the County numbered Ordinances, so we have provided a name (e.g. Profitt or Maxwell) or other information on the stamp to identify it. The original ordinance contains the findings of fact that demonstrate the standards for an exception have been met as well as the substantial evidence necessary to demonstrate that the standard has been met. The brief description includes statements of reasons for the exception as well as additional relevant information.

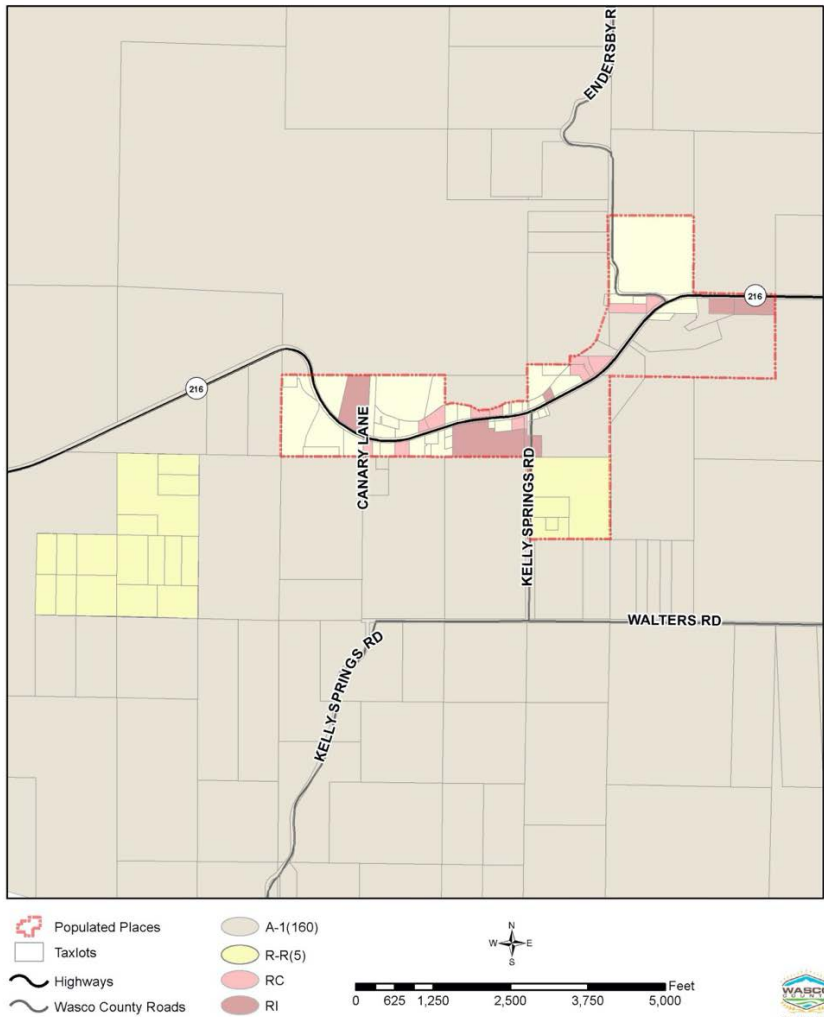
The 1983 Committed Lands Study has some additional information about those committed lands identified during the Comprehensive Plan project.

Rural Service Centers and Recreational Communities

Wasco County currently has four rural service areas and one recreational community: Tygh Valley, Pine Grove, Wamic, Walter's Corner and Pine Hollow, respectively. Rowena was designated a rural service center during the 1983 Comprehensive Plan adoption, but has since become part of the National Scenic Area.

Descriptions and maps are included below. More extensive historic information is available at the Planning Department and in the Committed Lands study (1983).

PINE GROVE



Pine Grove

5S 11E & 12 E

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: Various

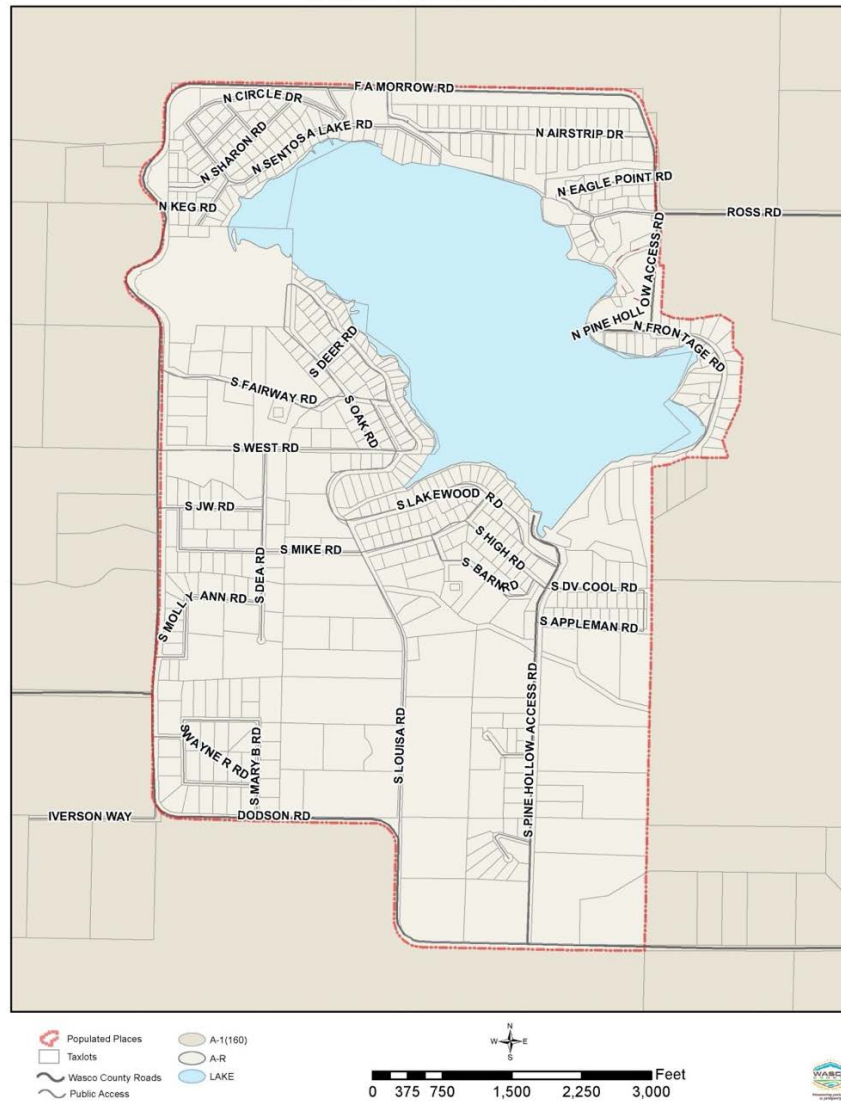
Current Zoning: Various (RR-2, RR-5, RC, RI, A-1 (160))

Date Approved: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: Served by a community water system, this roughly 250 acre community has traditionally had approximately 40 residents and has remained stable since the 1980s. Pine Grove consists of industrial, commercial, residential and exclusive farm uses. It was identified in 1983, with the Comprehensive Plan, as a rural service center. Pine Grove was originally rezoned in 1970 by Ordinance (no ordinance number on record). Additional RR added in 1984 based on developments and public demand.

PINE HOLLOW



Pine Hollow

4S 12E 3 & 4

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: AR

Current Zoning: AR

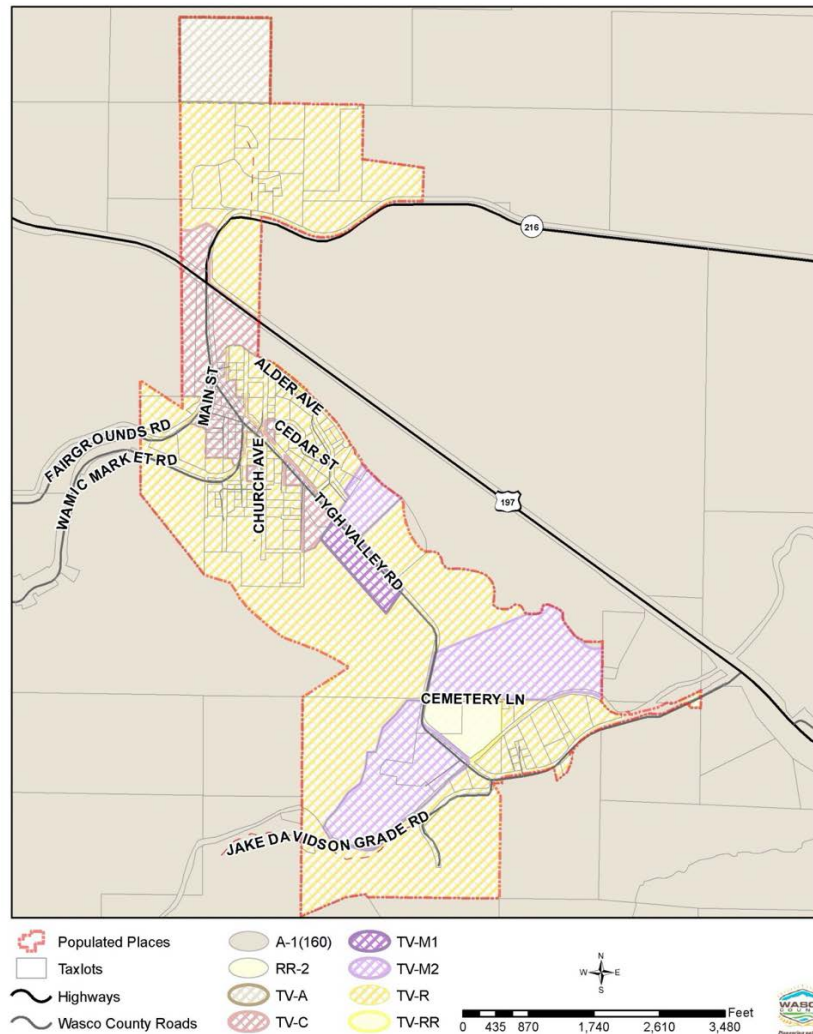
Date Approved: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: Surrounding a reservoir, Pine Hollow is one of the largest unincorporated communities in Wasco County. Designated a recreational area with the 1983 Comprehensive Plan, it typically increases in population size during summer months. Estimates are well over 400 people in the summer months. Five community wells serve approximately 300 users. Residences are served by individual septic tanks. Pine Hollow also has a restaurant, RV park, and a small airstrip



TYGH VALLEY



Tygh Valley

4S 13E

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: Various

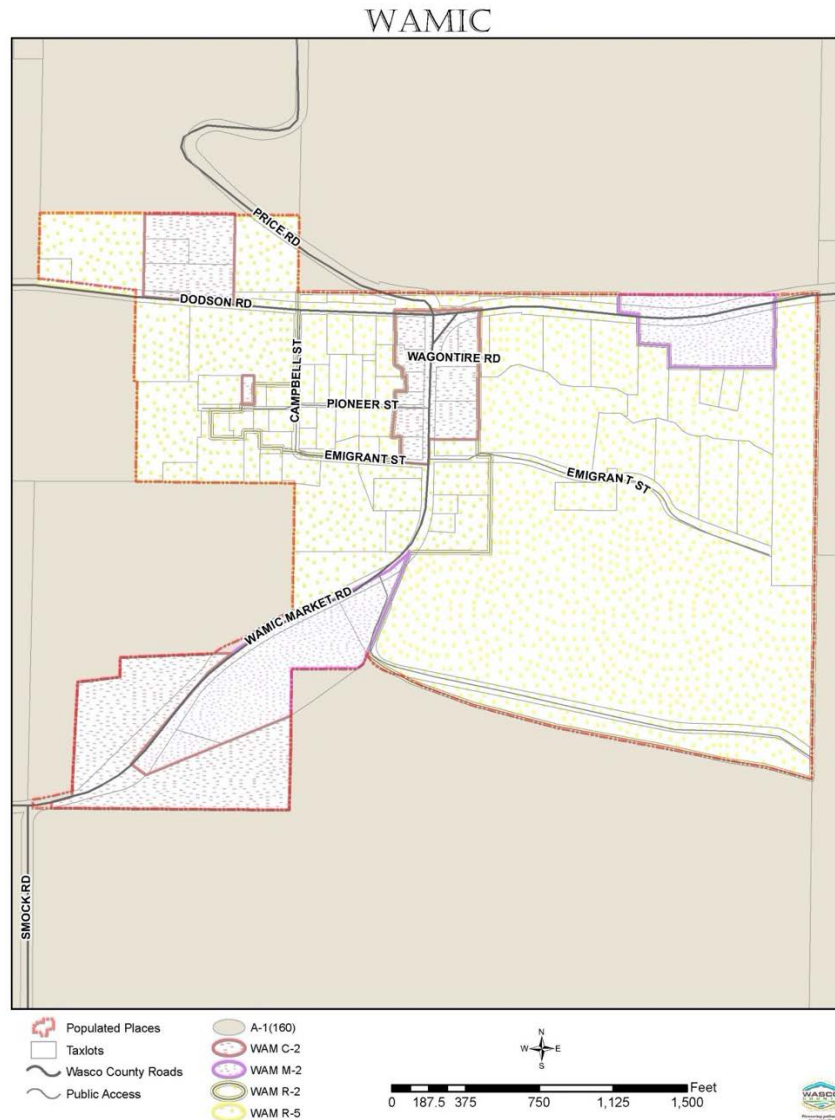
Current Zoning: Various (TV-AG, TV-R, TV-C, TV-M1, TV-M2, TV-RR)

Date Approved: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: Historically centered around a lumber mill, Tygh Valley has approximately 175 residents and has a mixture of businesses. A community water system is located west of OR-197. Residences are served by individual septic tanks. Tygh Valley was designated a rural service center with the 1983 Comprehensive Plan.





Wamic

4S 12E 11 & 14

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: Various

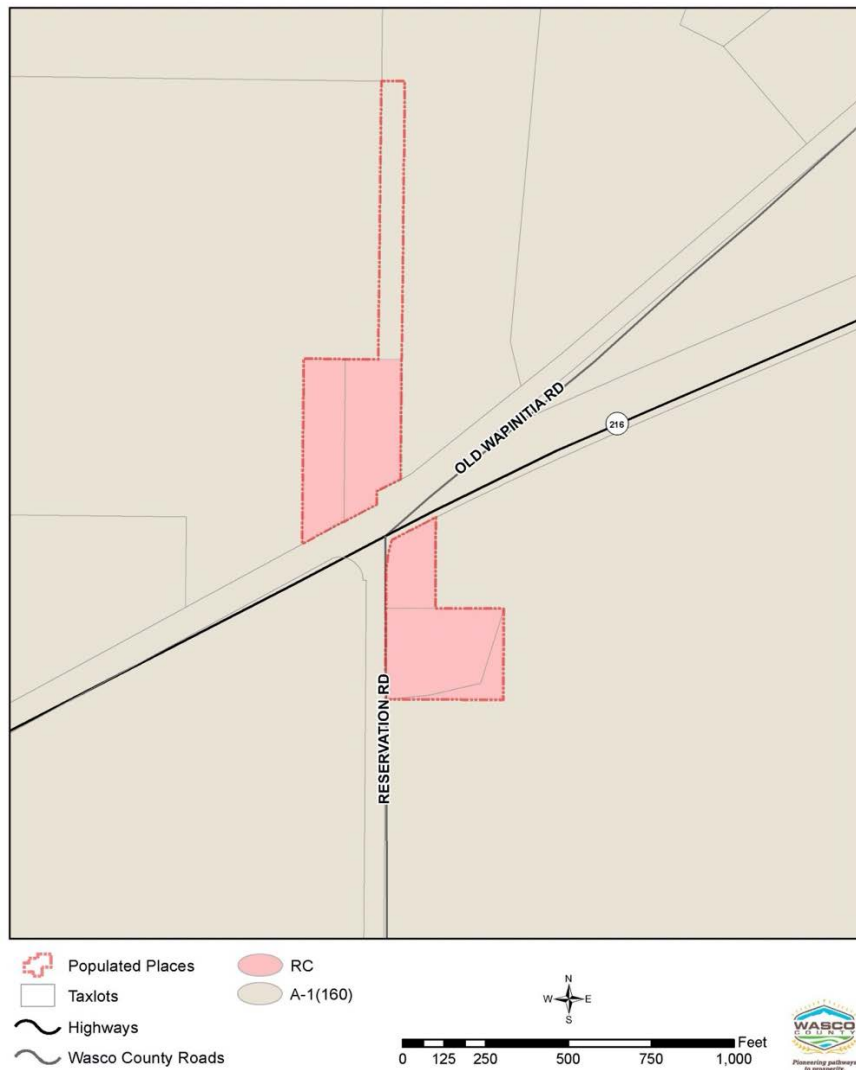
Current Zoning: Various (WAM-R2, WAM-R5, WAM-C2, WAM-M2)

Date Approved: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: Wamic has maintained a relatively stable population of approximately 150 residents. It has a community water system and a hybrid sanitary waste system. It was designated a rural service center in the 1983 Comprehensive Plan.

WALTER'S CORNER



Walter's Corner

5S 12E 13, 14, 23, 24

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: Various (RC and A-1(160))

Current Zoning: Various (RC and A-1(160))

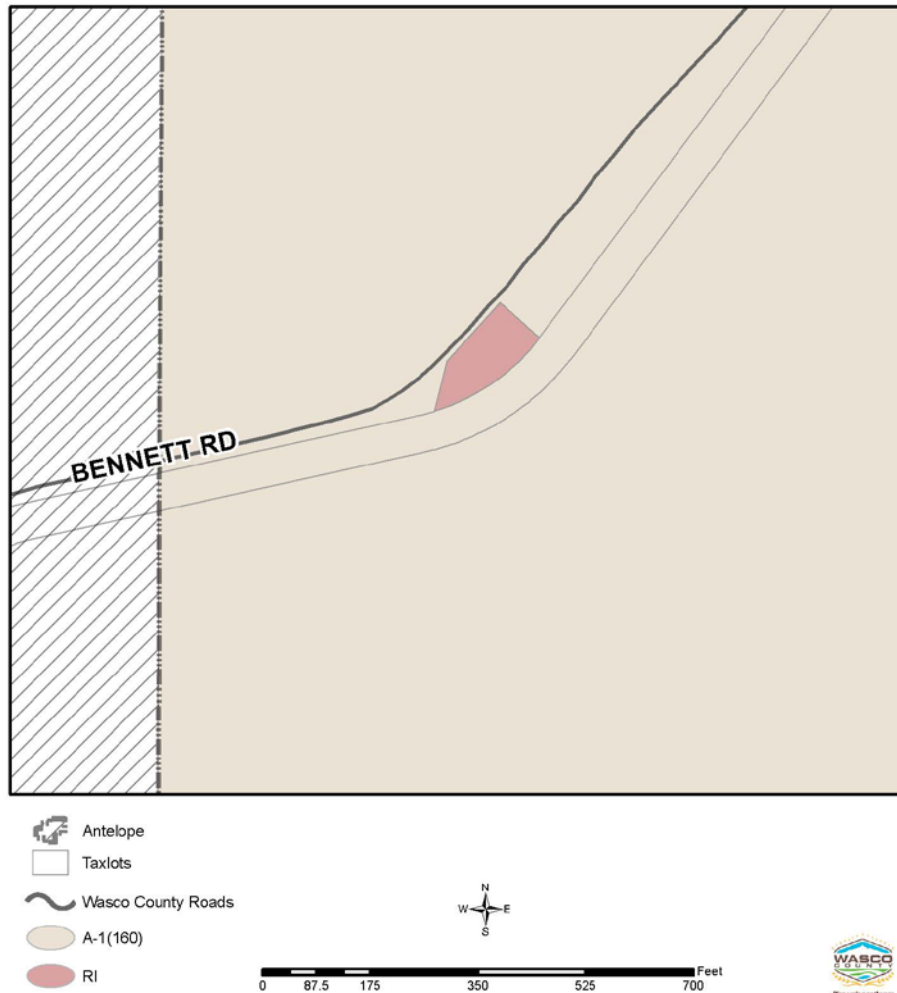
Date Approved: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: Walter's Corner is a small pocket of commercially zoned property on OR-216 that has traditionally housed a gas station and convenience store. Surrounding property is Exclusive Farm Use.

Other Committed and Exception Lands

MID COLUMBIA GRAIN GROWERS REZONE



Mid-Columbia Grain Grower Re-zone:

7S 17E 2400 #11702

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: M-1 (Light Industrial)

Current Zoning: RI

Date Approved: July 7, 1976

Approved by: Order - Maxwell Zone Change

Brief description: The site has a long standing lease by the Mid-Columbia Grain Growers for storage and sales of agricultural products. It was identified in 1976 as a pre-existing use that was granted a zone change. Referred to as "Antelope Industrial" in the 2009 Buildable Lands Study.

CAMP MORROW EXCEPTION AREA



Camp Morrow (Badger Creek Ranch) Re-zone:

4S 12E 4 600 #10884

Exception to: Goal 3

Zoned prior to exception: A-1

Current Zoning: A-1 (160) & OZ-10

Date Approved: November 14, 2006

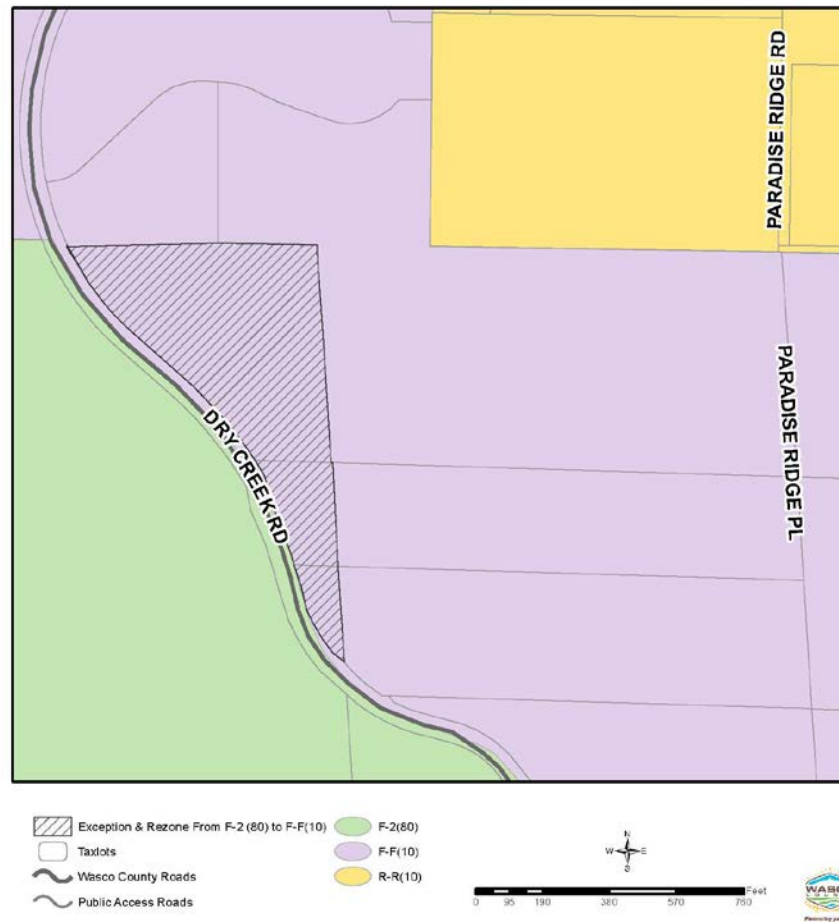
Approved by: Ordinance No. 99-112

Planning Case #: CP-06-101/EXC-06-101/ZNC-06-101

Brief description: The Camp Morrow/Badger Creek Ranch Exception is reasons exception for 37.76 acres known as the Badger Creek Ranch portion of Camp Morrow. This includes an established youth and family camp in Pine Hollow. The exception was granted with a Limited Use Overlay zone (OZ-10) to permit the camp activities and development

GOAL EXCEPTIONS

EXCEPTION & REZONE AREA



Sacamano Re-zone

OWNER	Tax Lot	Total Size	F-2 Rezone Area	Contiguous Land
Sacamano	2N12E17: 2700 & 1N12E20: 5000	16.16 acres 19.31 acres	Approx 6.8 acres (por. of TL 2700)	35.47 Acres
Campbell	2N12E20: 4700	10 acres	Approx 0.78 acres (por. of TL 4700)	10 Acres
Cherniak/ Conklin	2N12E20: 4600 & 2N 12E20: 4500	0.34 acres 11.04 acres	0.34 acres (all of TL 4600)	11.38 Acres

Exception to: Goal 4

Zoned prior to exception: F-2

Current Zoning: FF-10

Date Approved: February 22, 2008

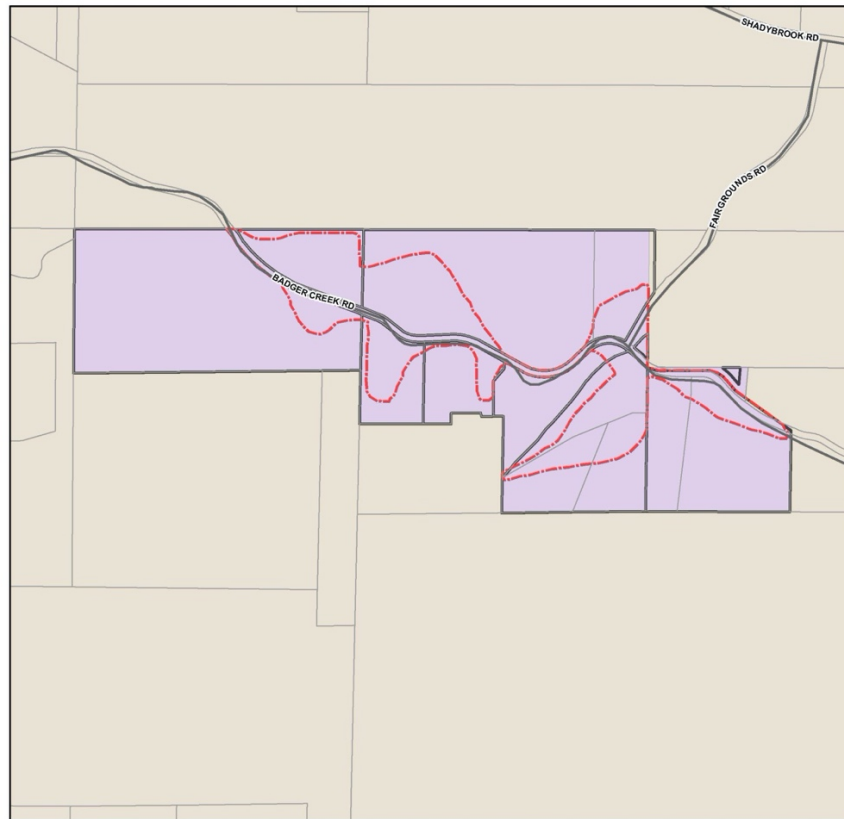
Approved by: Order (No number)

Planning Case #: CPA-07-102/ZNC-07-101/EXC-07-101

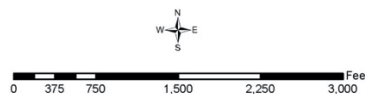
Brief description: The Sacamano Exception is a committed land exception to 6.8 acres. The area was found to be committed to non-resource use due to the isolation of the area from roads, lack of trees or suitability of soils for growing trees, small size of the exception, and it being already in residential use.



BADGER CREEK



- ~ Wasco County Roads
- ~ Public Access Roads
- Taxlots
- EPD 10 Badger Creek Properties
- EPD 10 Badger Creek Development Area
- A-1(160)
- F-F(10)



Badger Creek

4S 13E 6 #100, 101, 102, 103, 300, 500, 700, 701, 702 and 4S 13E 5 #500, 501

Exception to: Goal 3

Zoned prior to exception: A-1

Current Zoning: FF-10 with OZ-10 Limited Use Overlay

Date Approved: March 17, 1999

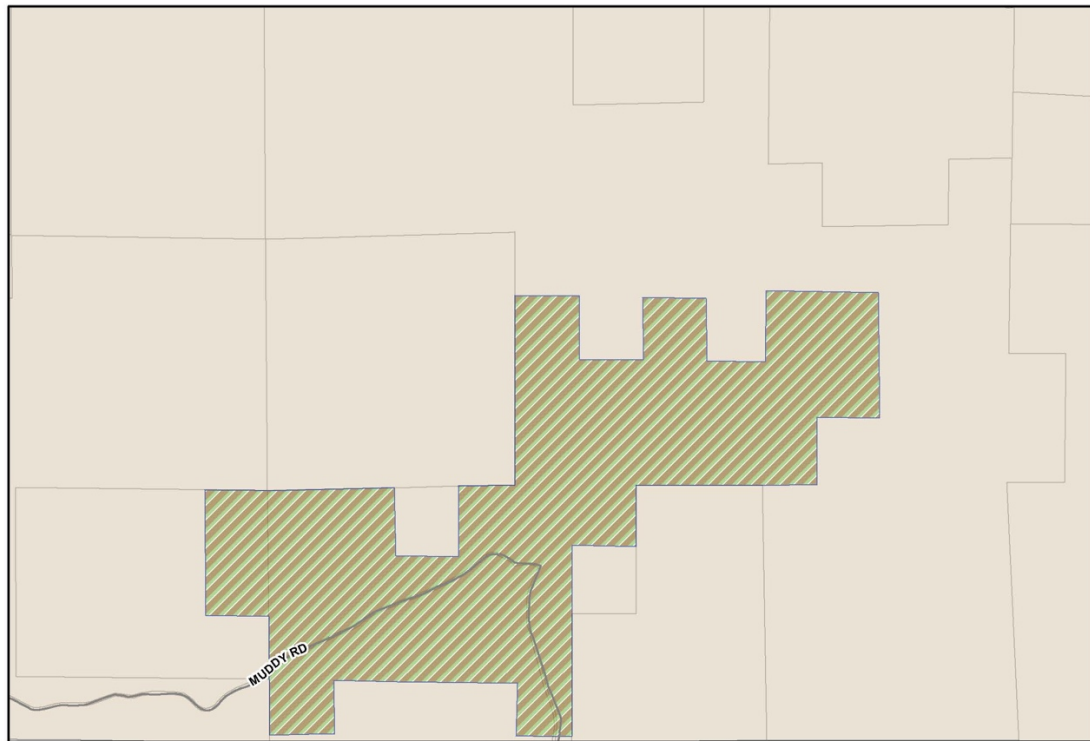
Approved by: Order 99-101

Associated Files: CPA-98-102 and ZNC-98-102

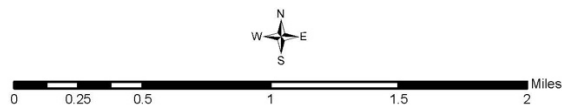
Brief description: Located 1.4 miles West of Tygh Valley and near the Wasco County Fairgrounds, this goal exception was awarded under the irrevocably committed exception due to the existing residential development and in conjunction with OZ-10, a Limited Use Overlay Zone, which has some unique criteria and regulations for these properties restricting future development or redevelopment.



BIG MUDDY/ WASHINGTON FAMILY RANCH



-  Taxlots
-  Public Access Roads
-  EPD 9 Big Muddy Limited Use Overlay/ A-R County Zoning
-  A-1(160)



Big Muddy/Washington Family Ranch

8S 18E 28, 29, 31, 32 and 8S 19E

Exceptions to: Goal 3, 11, and 14

Zoned prior to exception: A-1

Current Zoning: AR with OZ-9 Limited Use Overlay

Date Approved: September 18, 1997

Approved by: Ordinance 97-001

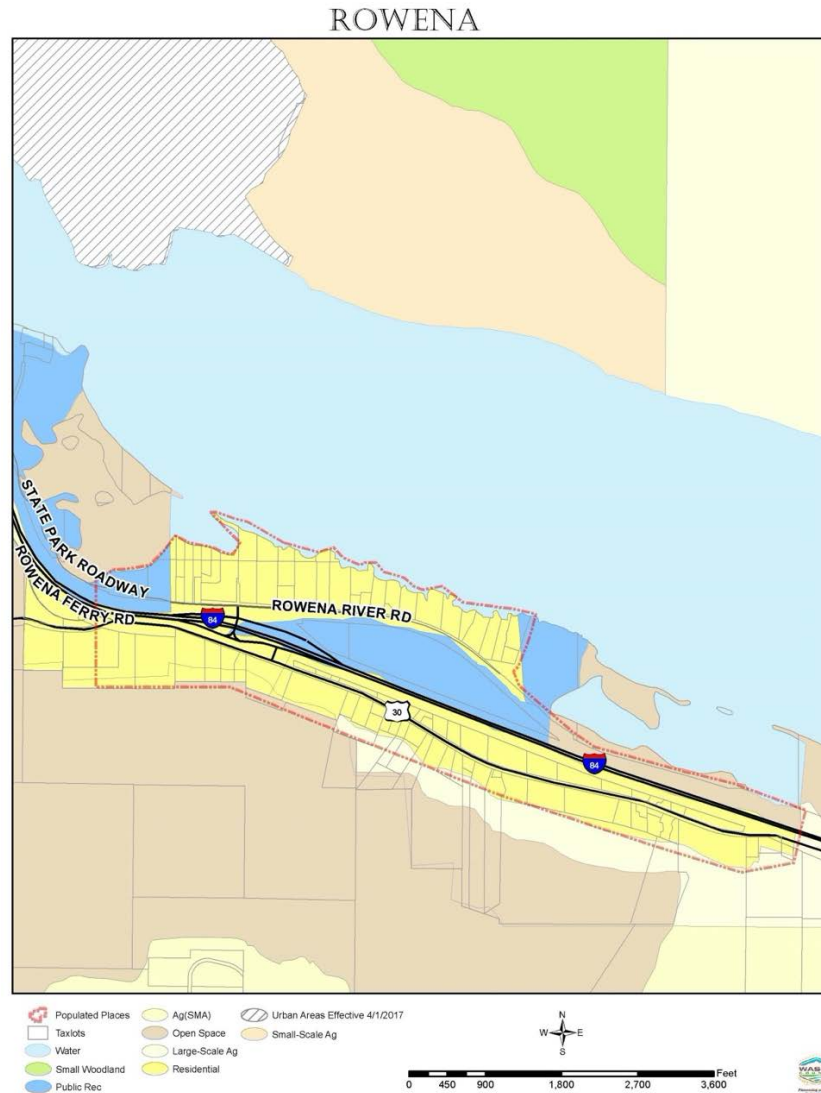
Associated Files: CPA-97-101

Brief description: Young Life applied for a reasons exception to Goals 3, 11, 14 to change the existing zone of Big Muddy/Washington Family Ranch from A-1 to AR and requested the placement of OZ-9, a Limited Use Overlay Zone to limit the uses to those allowed by the exception. The focus was on establishing a youth and family camp on the ranch previously developed and known as Rancho Rajneesh.



National Scenic Area

Rural Service Centers



Rowena

2N 12E

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: Various

Current Zoning: Various (GMA & SMA)

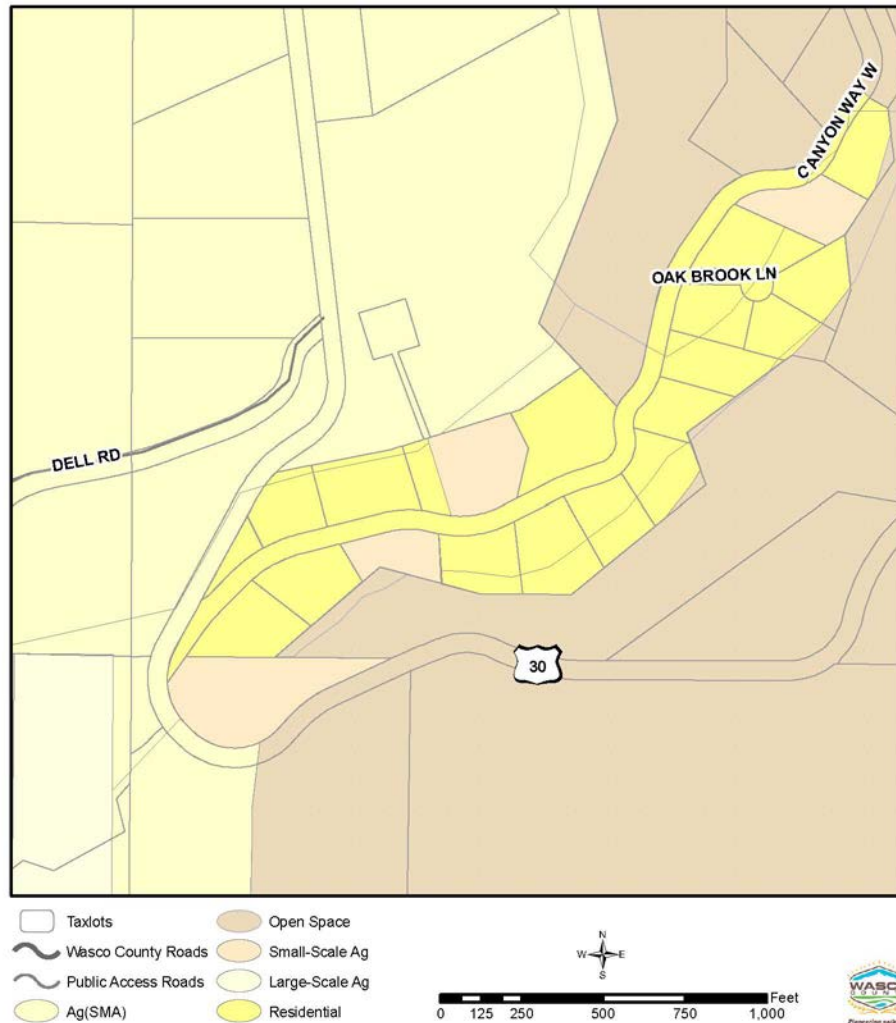
Date Approved 1983 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt, County Clerk

Brief description: Historically Rowena has been a residential area. There have been no commercial, industrial, or public uses. Some of the lands are public or have been designated open space.

Other Committed Lands

ROWENA DELL



Rowena Dell Area

2N 12E 3, 4, 8, 9, 10 & 16

Exception to: Goal 3

Zoned prior to exception: Various

1983 Zoning: RR

Current Zoning: Various (GMA & SMA)

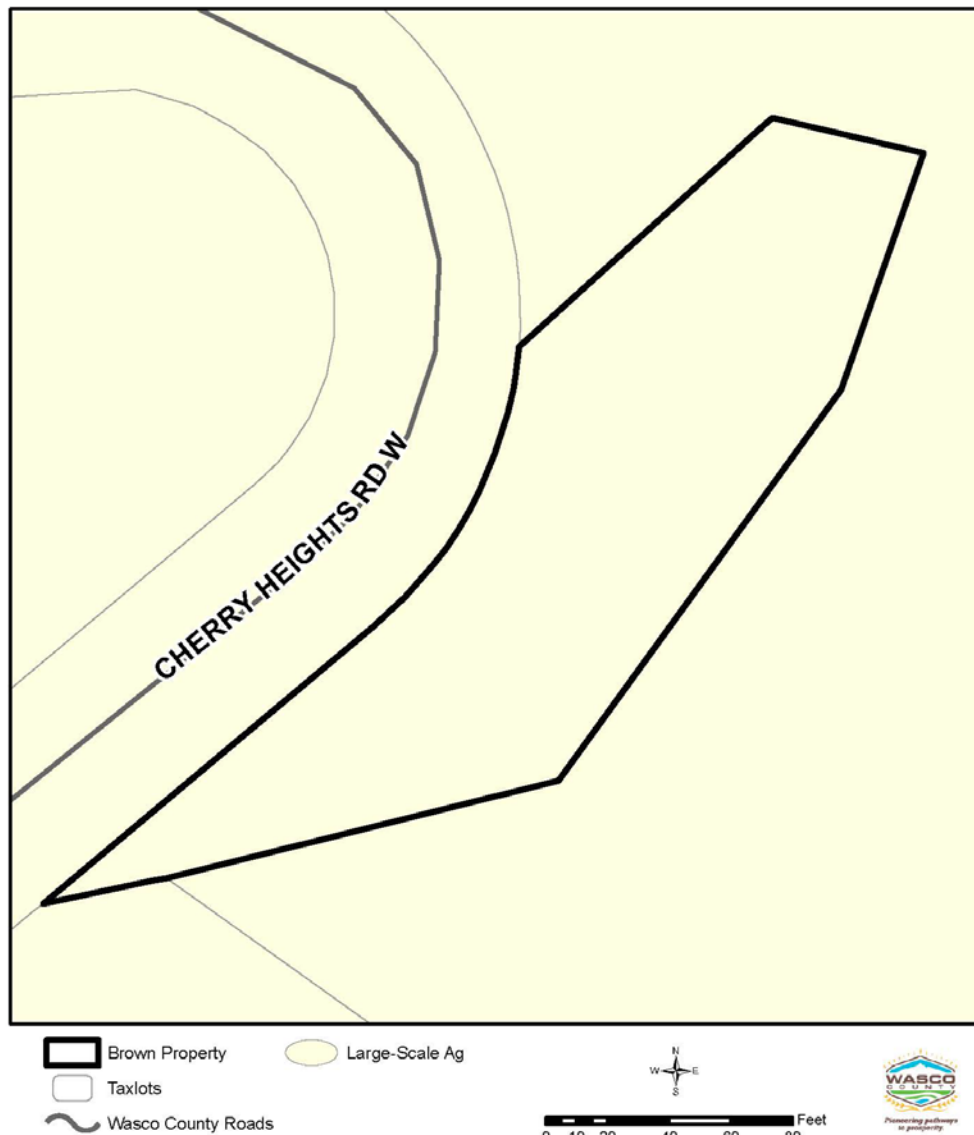
Date Approved 1983 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: The Rowena Dell Area is located between The Dalles and Mosier in the Seven Mile Hill Area. The area includes 1,258 acres with 140 parcels (in 1983). These were, at the time of exception, primarily smaller parcels with existing residential development.



BROWN PROPERTY



Brown's Rezone

1N 13E 5B 600

Exception to: Goal 3

Zoned prior to exception: AR-4

1983 Zoning: R-4

Current Zoning: A-1 (40) (GMA)

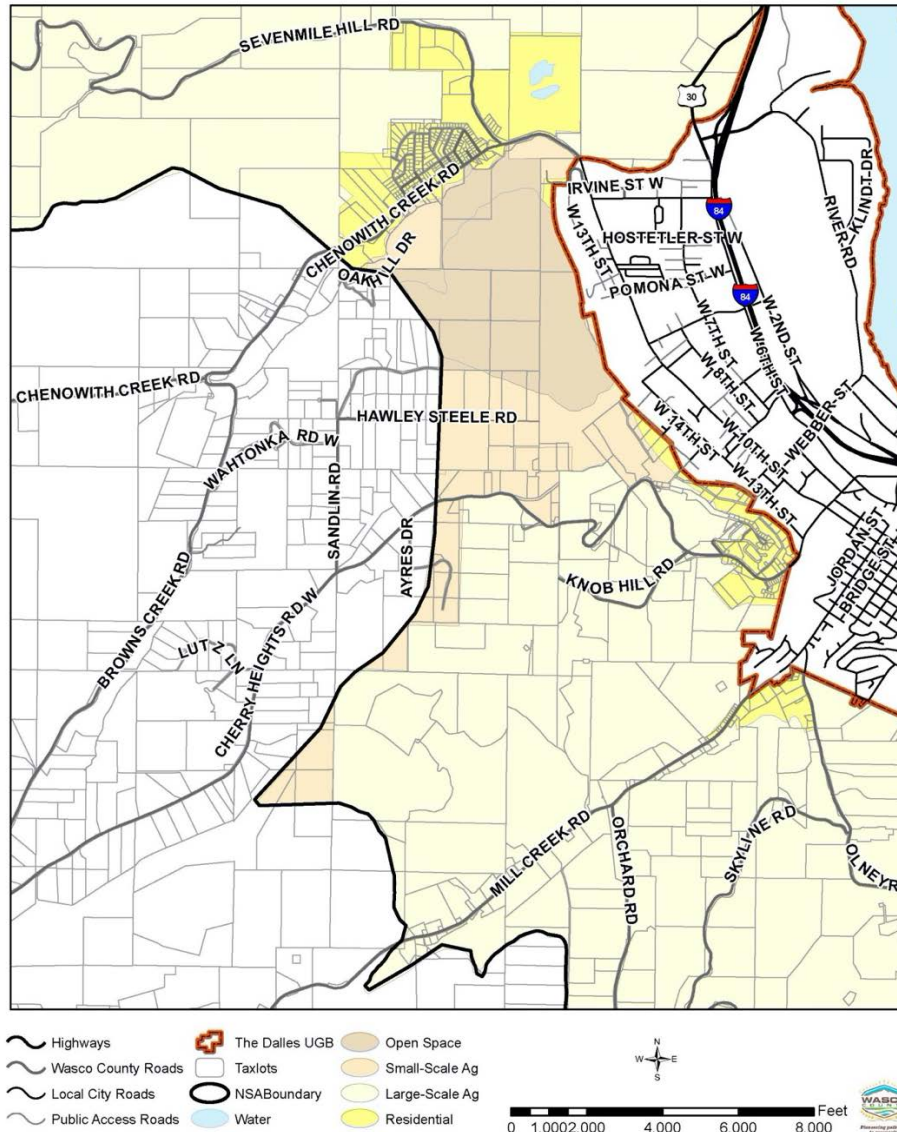
Date Approved 1983 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt,

County Clerk

Brief description: Several multi-family structures have been on the 1.15 acre lot since 1964. The lot was rezoned prior to their construction, and no conflicts were identified at the time of the 1983 exception.

CHENOWITH EXCEPTION AREA



Areas Adjacent to The Dalles

2N 13E 19, 26, 31 & 32

Exception to: Goal 3

Zoned prior to exception: Various

1983 Zoning: Various (Predominantly Residential)

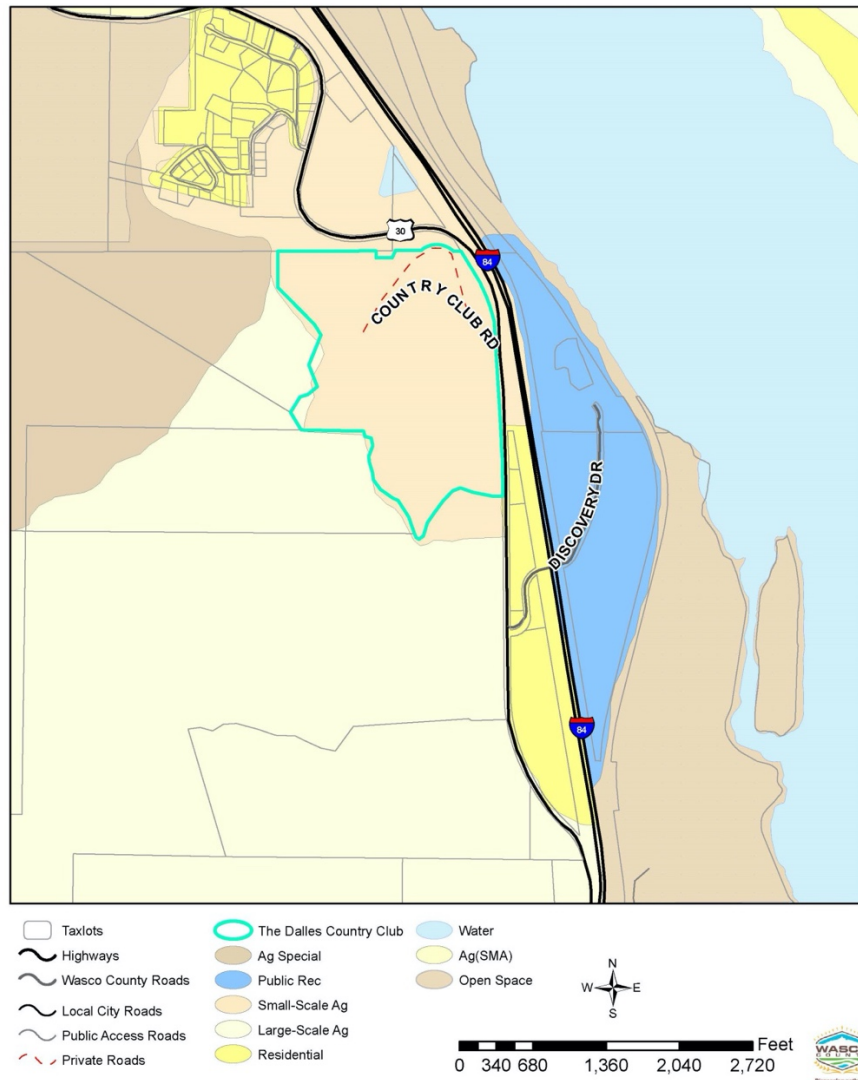
Current Zoning: Various (Predominantly GMA Residential)

Date Approved 83 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt, County Clerk

Brief description: The over 2,000 acres under this exception area includes established residential communities like Foley Lakes, Murray's Addition and Chenowith.

THE DALLES COUNTRY CLUB AREA



The Dalles Country Club Area

2N 13E 17 & 20

Exception to: Goal 3

Zoned prior to exception: A-1

1983 Zoning: C-1

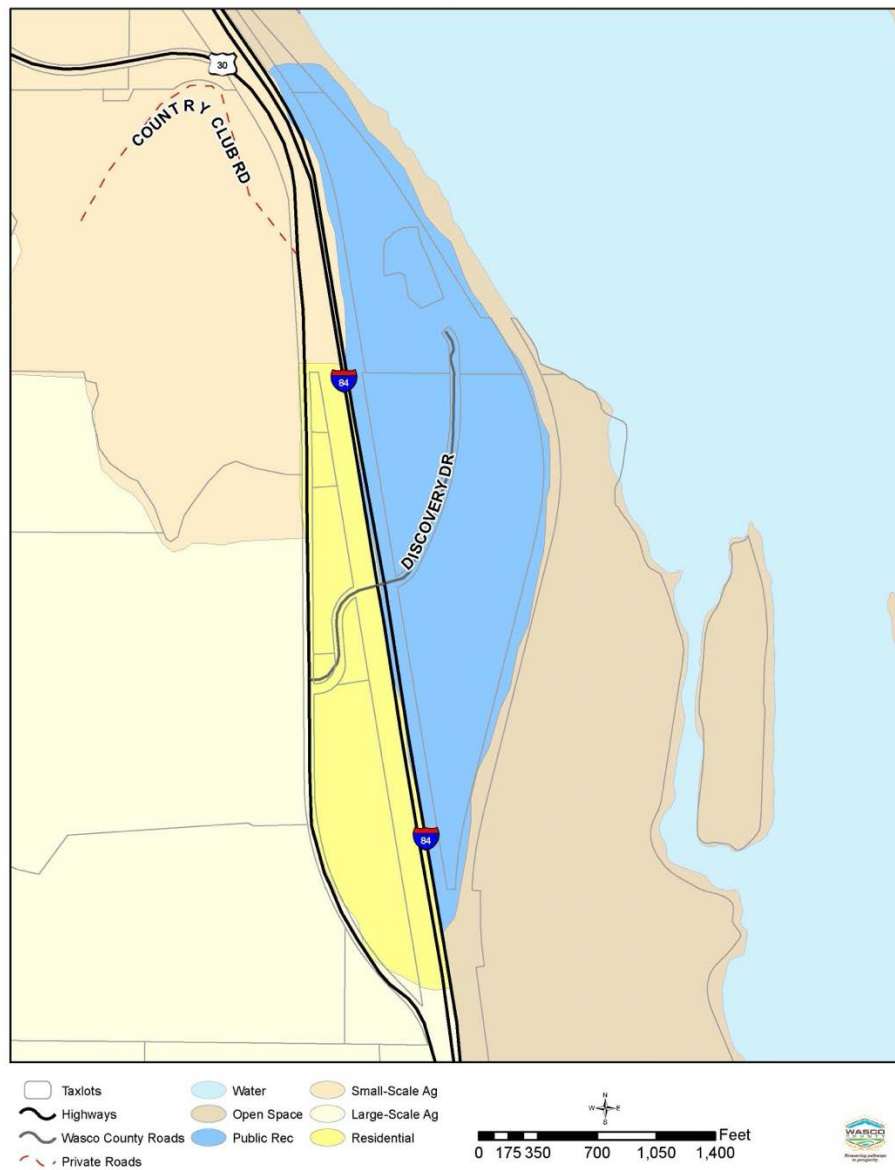
Current Zoning: R-5 (GMA)

Date Approved 1983 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: Total acreage of 21.28, the
six parcels consisted of a mobile home and
recreational vehicle park.

THE DALLES CONCRETE PROPERTY



The Dalles Concrete

2N 13E 17

Exception to: Goal 3

Zoned prior to exception: M-2

1983 Zoning: M-2

Current Zoning: A-1 (160) (GMA)

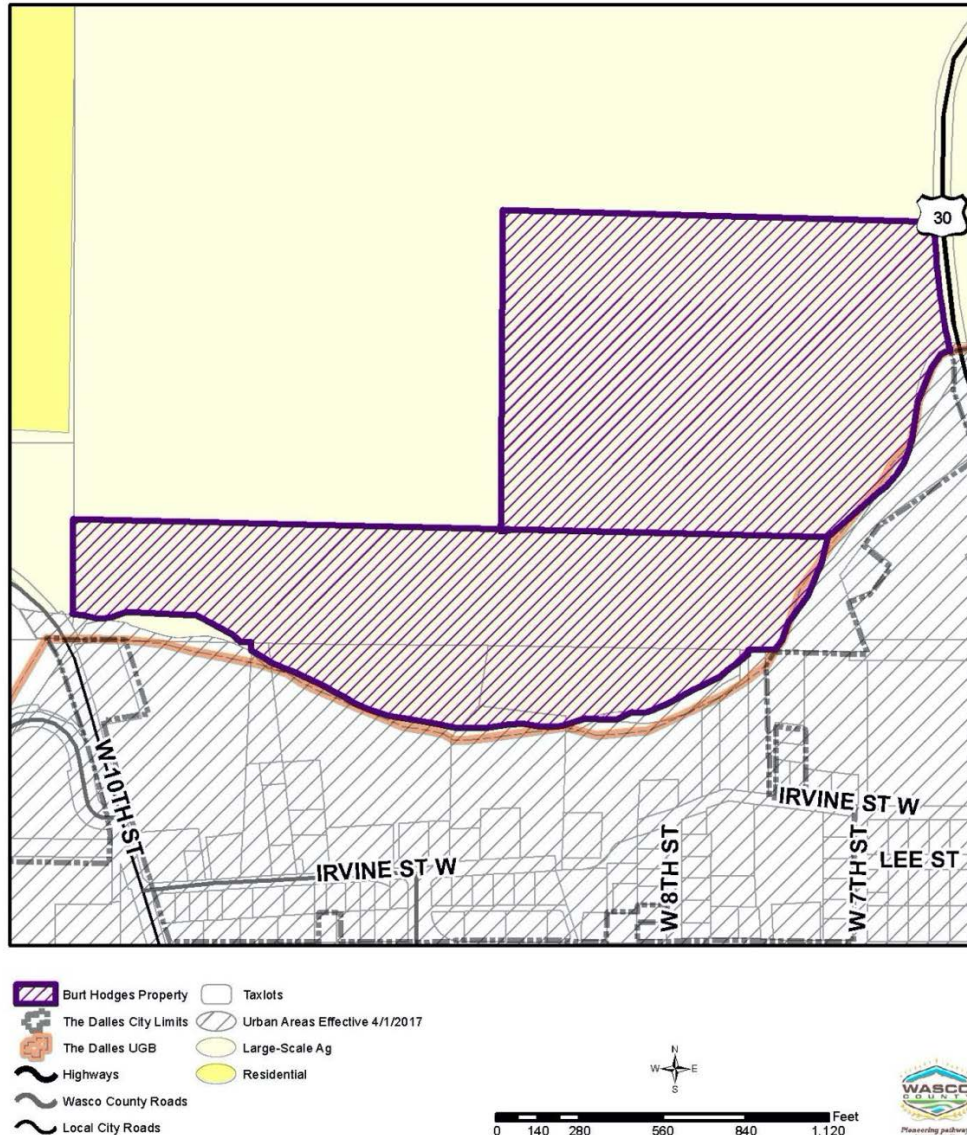
Date Approved 1983 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt,

County Clerk

Brief description: These three parcels consisted of a cement batching plant, dwelling, and pond. The exception established the land was committed to non-resource use.

HODGES PROPERTY



Bert Hodges' Property

2N 13E 29

Exception to: Goal 3

Zoned prior to exception: Commercial

1983 Zoning: C-1

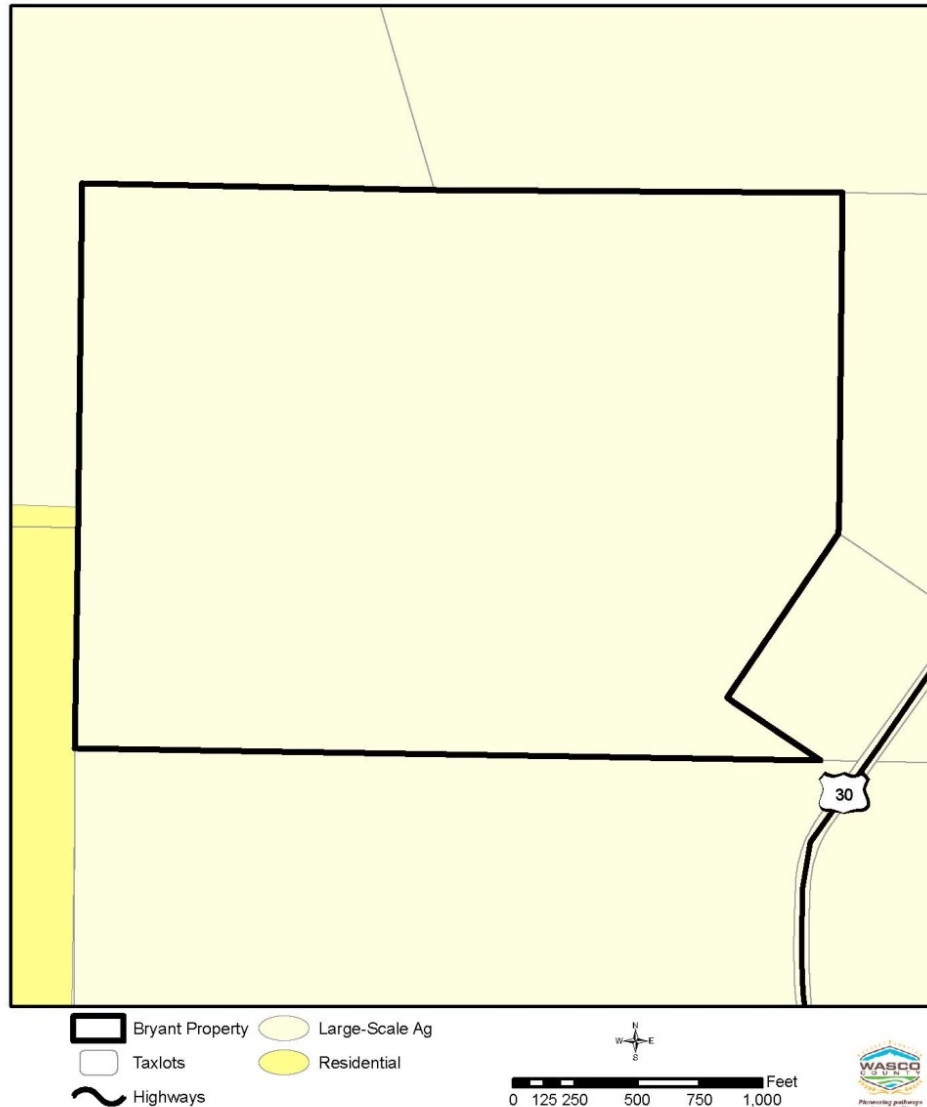
Current Zoning: A-1 (160) (GMA)

Date Approved 1983 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: Platted for a mobile home park, the properties have relatively poor agricultural soils and were found in 1983 to be committed to non-resource use.

BRYANT PROPERTY



Bryant Property

2N 13E 20

Exception to: Goal 3

Zoned prior to exception: M-2

1983 Zoning: M-2 (Heavy Industrial)

Current Zoning: A-1 (160) (GMA)

Date Approved 1983 Zoning: April 27, 1983

Approved by: Order – Stamped Proffitt,
County Clerk

Brief description: The site contains a quarry
operation established in the early 1900s.

GOAL EXCEPTIONS

- ⁱ A window survey was conducted to inventory the location of existing physical development, to identify and significant factors which make this area unsuitable for resource purposes, and to determine the appropriate land use classification for a particular area. A breakdown of Soil Conservation Service agricultural capability class and forest site class was also inventoried to determine which areas are more suitable for farm and forest resource protection.
- ⁱⁱ For each specific area, the legal description, ownership, tax assessment, size of parcel and level of improvement were inventoried. The level of improvements was based on the January 1982 Assessment Roll for Wasco County. Any parcel receiving a “true cash value” over five thousand dollars, or containing a mobile home or homestead was considered developed.
- ⁱⁱⁱ The exceptions process is utilized to evaluate whether certain lands should be designated for future rural development or maintained as resource lands. As defined, this process requires that any lands designated for rural development be justified based on 1) need; 2) a consideration of other alternatives which would or would not require an exception; 3) a consideration of long-term consequences of designating an area for rural development; and 4) the compatibility of the anticipated development with adjacent uses.

