

IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY

THIS IS TO NOTIFY YOU THAT WASCO COUNTY HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On **April 11, 2017, at 3:00 pm**, the Wasco County Planning Commission will hold its first public hearing, located in the handicap accessible Gorge Discovery Center, Classroom (lower level), 5000 Discovery Drive, The Dalles, Oregon 97058, regarding the following updates:

Natural Hazard Updates:

- Natural Hazards Mitigation Plan (PLALEG17-01-0001)

Wasco County Land Use Planning Updates:

- Wasco County Comprehensive Plan (PLALEG-16-08-0001)
- Wasco County Land Use and Development Ordinance

Columbia River National Scenic Area:

- Management Plan Update
- National Scenic Area Land Use and Development Ordinance Update

Wasco County has determined that adoption of these plans, ordinances and map amendments may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. The April 11th meeting will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement. Please note respective timelines on the reverse side for each update. This public meeting will be the first in a series of public hearings on each proposed update.

Notice of future hearings on each proposed update will only be provided in writing to those who submit written comments or who testify at the relevant Planning Commission Hearings. Please contact the Planning Department or go to the website listed below for up to date information about future public hearings, opportunities for involvement, and ways to provide comment.

THESE ORDINANCES MAY OR MAY NOT LIMIT THE USE OF YOUR LAND.

ORS 215.503 requires notice which contains the language on this side of the sheet. Wasco County is notifying thousands of property owners of these proposed changes, and Wasco County has no way to know whether, how or when these updates might affect the value of **your** property. Your receipt of this notice does not necessarily mean that any of the proposed updates will limit the use of your property or change the value of your property.

For additional information concerning any of the proposed updates, you may call the Wasco County Planning Department at (541) 506-2560. Please visit our website to find summary descriptions of updates: www.co.wasco.or.us/departments/planning/long_range/measure56.php. The criteria for decisions, rules governing legislative hearings, and all other documents and evidence related to each update will be available for inspection seven (7) days prior to each hearing at no cost at the Wasco County Planning Department, located at 2705 East 2nd Street, The Dalles, Oregon 97058. Copies of ordinances are available on the website for download or are available for purchase at a cost of \$0.25 a page.

Please see the reverse side of this sheet for further information

WASCO COUNTY PLANNING DEPT.
2705 East Second Street
The Dalles, Oregon 97058



Phone: (541) 506-2560
Fax: (541) 506-2561
<http://co.wasco.or.us>

BRIEF DESCRIPTION OF PROPOSED UPDATES

Natural Hazards Mitigation Plan Update (1-2 years until completion)

This multi-jurisdictional plan includes an inventory of known natural hazards in Wasco County, vulnerability assessment and risk analysis and strategies and resources for risk reduction. Updates will include:

- Amend existing report to reflect current information and data

Wasco County 2040: Wasco County Comprehensive Plan Update (3-5 years until completion)

The Comp. Plan sets land use policy and implementation tools and strategies for Wasco County, including the County zoning map. Updates will include:

- Amend Plan to include updates to State and Federal law
- Update data sources and references
- Public process to solicit feedback on policies and implementation
- Amend Wasco County zoning maps with results from public process

Wasco County Land Use & Development Ordinance (LUDO) Update (3-5 years until completion)

The LUDO is the main tool for implementing land use regulation in the County. Updates will include:

- Amend Ordinance to include updates to State and Federal law
- Public process to solicit feedback on amendments to criteria, definitions and procedure

National Scenic Area (NSA) Management Plan (3 years until completion)

The management plan contains the land use and resource protection standards, non-regulatory programs, and actions for protecting and enhancing Columbia River Gorge resources, as well as a description of roles and relationships of governments and agencies responsible for implementation of the National Scenic Area Act. This project is being managed by the Columbia River Gorge Commission. Please contact them for more details.

<http://www.gorgecommission.org/management-plan/plan/>

Wasco County NSA Land Use & Development Ordinance (LUDO) Update (1-2 years until completion)

The NSA LUDO is the main tool for implementing NSA regulation in the County. Updates will include:

- Amend Ordinance to include changes from the cumulative impacts update

HEARINGS INFORMATION

You may participate at any time in this process prior to the final decision by the Board of County Commissioners or Columbia River Gorge Commission. Hearing schedules are listed on our website: www.co.wasco.or.us/departments/planning/agendas_and_minutes.php with agendas and staff reports available for download. We also publish a notice 20 days in advance of a hearing in The Dalles Chronicle.

If you cannot attend any hearing but wish to provide comments you may do so in writing at the address listed above or by email which is available at the website listed above. Written comments submitted at least fifteen days prior to the hearing will be provided to the Planning Commission in advance of the hearing.

Oral testimony at the hearing may be limited if large numbers of people wish to testify. Persons who wish to provide extensive testimony are encouraged to submit their comments in writing at least 15 days in advance. For tips about testifying see "How to Testify at Land Use Hearings (May 2006)" at https://www.oregon.gov/LCD/docs/publications/how_to_testify_at_land_use_hearings.pdf

If assistance is needed to participate in a County meeting, please contact the Wasco County Planning and Development Office at (541) 506-2560. Notification of at least 24 hours prior to the meeting will assist the County in providing reasonable accommodation.