

National Scenic Area Land Use and Development Ordinance Update Summary

On March 15, 2021, the Gorge Commission sent the updated Management Plan to Wasco County.

These mandatory changes are required to be incorporated into the Wasco County National Scenic Area Land Use and Development Ordinance (NSA LUDO). Staff has prepared a draft for public review. The public is encouraged to comment, provide feedback, and ask questions about the proposed updates.

Wasco County Planning Commission hearings on the proposed revisions are in September, and between October/November 2021, the Board of County Commissioners will hold public hearings. Wasco County is required to adopt all National Scenic Area Management Plan revisions into the Wasco County National Scenic Area LUDO.

Summary of changes:

- Eliminates cluster developments from all zones
- Eliminates cottage industries and replaces with home occupation
- Prohibits approval of a variance from setbacks and buffers within the General Management Area (GMA) for additions
- Adds new standards for approval of renewal energy systems
- Removes allowance for dwellings in the Industrial Forest (F-1) Zone
- Requires primary dwelling, to be used for a temporary hardship dwelling, to have been in continuance use
- Limits life estates from all forest zones
- Requires new cultivation demonstrate sufficient water
- Increase requirement in annual income for farm dwellings to \$80k/year
- Expands winery provisions to allow for cideries
- New requirement for outdoor lighting to be limited in intensity
- Eliminates variance for new buildings or alterations for structures existing prior to 1986
- Requires local government to require additional vegetative screening after five years if approved vegetation is insufficient
- New definitions
- Changes some terms/references
- Expands allowances for products at farm stands to include up to 25% incidentals to farm products
- New standards for roads not in conjunction with farm and forest use/practices
- Requires applicants to pay for all required reconnaissance or historic surveys
- Requires Oregon white oak not be removed if practicable alternatives exist
- Requires the County to advise on Firewise practices for all new applications
- Development must achieve no loss of wetland acreage and functions
- New application materials required for grading/slopes within key viewing areas
- Changes to Tribal consultation, notice, and comment period
- Site plans must show actual proposed development site and be complete
- Expansion of existing development must be compatible with scale of similar, nearby buildings
- Requires cultural survey for proposed uses within 100 foot high probability area buffer
- New urban area boundary policies that only allow for an expansion up to 20 acres
- Disallows expansion of existing quarries and new production of mineral resources within three miles of Key Viewing Areas

Planning Commission Hearing: September 7, 2021
Board of County Commissioner Hearings: October 20 & November 3rd @ 9:30 AM

