



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



February 20, 2018

Rod Runyon, Chair  
Wasco County Board of Commissioners  
511 Washington Street, suite 302  
The Dalles, Oregon 97058

## **Periodic Review Work Program Approval Order 001893**

Dear Commissioner Runyon,

I am pleased to inform you that the Department of Land Conservation and Development (DLCD) agrees with Wasco County's proposed work program for reviewing and updating its comprehensive plan. Pursuant to OAR 660-025-0110(4), the county's periodic review program is approved.

Periodic review provides citizens, local governments, and state agencies an opportunity to focus on important community development planning with a specific end-date in mind. Wasco County's periodic review work program calls for a cooperative effort between DLCD and the county to address 19 tasks by **June 30, 2020** related to the county's comprehensive plan updates, farm and forest policies, economic development, housing needs, transportation, and natural resources. The program is ambitious yet achievable.

Approval of this periodic review work program lays out a framework for addressing needed planning. The specific details are address in the attached Wasco County Periodic Review Work Program Summary. DLCD staff will work closely with county staff and other interested parties to successfully carry out the work program.

We appreciate the efforts of county officials and staff in preparing for periodic review, and we look forward to working with you in updating Wasco County's comprehensive plan and development code.

Scott Edelman, the DLCD Regional Representative to the County will work closely with county staff on periodic review program. Please feel free to contact Scott at 541-306-8530 or [scott.edelman@state.or.us](mailto:scott.edelman@state.or.us), if you have any questions or need further information.

Sincerely,



Jim Rue,  
Director

Enclosure: Wasco County Periodic Review Work Program

Cc: Angie Brewer, Director, Wasco County Community Development Department  
Kelly Howsley-Glover, Long Range Planner, Wasco County Community Development  
Kathy White, Assistant to the Wasco County Board of Commissioners  
Tabatha Hoge, DLCD Periodic Review Specialist  
Gordon Howard, DLCD Community Services Manager (*email*)  
Tim Murphy, Farm and Forest Specialist (*email*)  
Scott Edelman, DLCD Regional Representative (*email*)  
State Periodic Review Assistance Team (*email*)

# Wasco County

## PERIODIC REVIEW WORK PROGRAM SUMMARY

DLCD Regional Representative:      Scott Edelman      Phone: 541-306-8530  
 E-mail: [scott.edelman@state.or.us](mailto:scott.edelman@state.or.us)

County Planning Director:      Angie Brewer      Phone: 541-506-2560  
 E-mail: [angieb@co.wasco.or.us](mailto:angieb@co.wasco.or.us)

Date Work Program Approved by DLCD:    **February 20, 2018**    **Order 001893**

Final Work Program Completion Date:      **June 30, 2020**

### Work Tasks Subject to Public Notice and DLCD Review (See OAR 660-025-0130 - Submission of Completed Work Task)

Task No.	Task Summary and Products	Due Date/ Status
1	<p><b>Update the Goal 1 Element to reflect changes to Citizen Involvement Program</b></p> <p>The current Citizen Involvement Comprehensive Plan language references advisory groups and a committee that were removed from the county citizen involvement program in 2010. The Comprehensive Plan has never been amended to reflect the changes.</p> <p>Technological improvements since 1983 also should be reflected in implementation of the citizen involvement program particularly to reflect the practice of emailing affected agencies and partners, as opposed to mailing a hard copy notice.</p> <p><b>Product:</b> Adopted amendments to the Comprehensive Plan, Goal 1</p>	5/31/18
2	<p><b>Review and Update the Goal 2 Element</b></p> <ul style="list-style-type: none"> <li>• Align with updated Goal 1</li> <li>• Make plan update timelines more realistic</li> </ul> <p><b>Product:</b> Adopted amendments to the Comprehensive Plan, Goal 2</p>	5/31/18

3	<p><b>Update policies to reflect accurate resource-zone minimum parcel sizes</b>  The Comprehensive Plan has not been updated to reflect changes to the minimum lot sizes allowed by the Land Use and Development Ordinance in exclusive farm use and forest zones.</p> <p><b>Product:</b> Amendments to policies to reflect current lot sizes, Goal 3</p>	11/30/18
5	<p><b>Evaluate potential separate water conservation plan</b>  Using supporting agency/organization coordination evaluate the need for an additional resource for conservation of water resources</p> <p><b>Product:</b> Amendments to existing policy and possible addition of policy related to implementation tool for water conservation.</p>	3/31/19
6	<p><b>Update economic policies to reflect current and future trends</b>  Address the roles of forestry, agriculture/agri-tourism, and broadband technology in the county’s economy. Look for incentive approaches to achieve economic goals.</p> <p><b>Products:</b> (1) Amendments to existing policies; (2) additional policy for agri-tourism with recommendations for implementation (LUDO); (3) additional policy for broadband and/or technological improvement support; (4) additional policy for incentive-based land use policy.</p>	3/31/19
7	<p><b>Explore incentives and creative solutions for land use planning program</b>  Evaluate options for promoting labor housing, residential solar facilities, certain rural service area density bonuses, and setbacks.</p> <p><b>Product:</b> Adopted amendments to the comprehensive plan elements related to Goal 2, Goal 9 and Goal 10.</p>	3/31/19
8	<p><b>Add policy to address agri-tourism vision</b>  Consider establishment of an agri-tourism policy in the Comprehensive Plan and implement, as necessary, through changes to the the Land Use and Development Ordinance (LUDO).  Consider whether to be more restrictive than state statute; explore agri-tourism corridors concept.</p> <p><b>Product:</b> New policy for agri-tourism with recommendations for implementation</p>	3/31/19
9	<p><b>Update Goal 5 inventories</b>  Update aggregate and historic inventories.  Using technical advisors, adjust any Environmental Protection Districts (EPDs) that have experienced significant change.</p> <p><b>Products:</b> (1) Updated aggregate and historic inventories; (2) updated zoning map</p>	7/31/19

10	<p><b>Policies for minimum parcel sizes and housing options</b></p> <ul style="list-style-type: none"> <li>• Evaluate additional options for more flexible EFU parcel sizes, including evaluating part-of-parcel language in the LUDO.</li> <li>• Evaluate rural service areas to reassess their ability to support communities’ continued growth</li> <li>• Develop a policy to support or limit alternative housing types</li> </ul> <p><b>Products:</b> (1) Proposed new policy or implementation strategy recommendations; (2) new policy for alternative housing types (including ADUs)</p>	8/31/19
11	<p><b>Update Transportation Element</b> Update Goal 12 policies to align with Transportation Systems Plan (2009) and make recommendations for updates to the plan. Address funding gaps.</p> <p><b>Product:</b> Updated comprehensive plan transportation element</p>	9/30/19
12	<p><b>Update Joint Management Agreements (JMAs) with incorporated areas</b> Work with incorporated cities to update JMAs.</p> <p><b>Product:</b> New JMAs with six incorporated cities</p>	9/30/19
13	<p><b>Update Hazard Plan References</b> Amend comprehensive plan, to align with work done in Natural Hazards Mitigation Plan (NHMP), including referencing NHMP</p> <p><b>Product:</b> Updated comprehensive plan natural hazards element</p>	3/31/20
14	<p><b>Wetland and Waterway Protections</b> Update references from National Wetland Inventory to State Wetland Inventory</p> <p><b>Product:</b> Updated comprehensive plan and LUDO, changing references from National Wetland Inventory to State Wetland Inventory.</p>	3/31/20
15	<p><b>Wild and Scenic Rivers</b></p> <ul style="list-style-type: none"> <li>• Update language in Comprehensive Plan to correctly identify both Federal and State Wild and Scenic Rivers.</li> <li>• Appropriately identify development buffers and restrictions.</li> <li>• Reference appropriate wildlife management plans for rivers and other relevant external plans/documents or partners.</li> <li>• Update Wild and Scenic Rivers Section to add clarity and codify policy interpretation (or eliminate) for the LUDO that all Type 1 uses in EPF 7 are CUPs and any CUPs are not permitted.</li> </ul> <p><b>Products:</b> (1) Amendments to existing comprehensive plan policies; (2) add policy that addresses uses in EPD 7 (Wild and Scenic Rivers Overlay); (3) Update supporting data and references to Wild and Scenic Rivers, including external partner plans; (4) appropriately identify development buffers and designations.</p>	3/21/20

16	<p><b>Replace references to overlay zone with National Scenic Area</b> Address county lands that are now regulated by National Scenic Area rules. Reference documents, including the National Scenic Area Management Plan and Land Use and Development Ordinance, appropriately.</p> <p><b>Product:</b> (1) Remove references in the comprehensive plan and LUDO to Columbia River Gorge EPD; (2) reference, where appropriate, National Scenic Area Management Plan and National Scenic Area Land Use and Development Ordinance</p>	3/31/20
17	<p><b>Historic Resources</b> Add current language to the comprehensive plan for historic resources. Remove references to the Historic Landmarks Commission and designate a new review process. Ensure compliance with OAR 660-023-0200.</p> <p><b>Products:</b> Amend the comprehensive plan and LUDO to (1) remove references to Historic Landmarks Commission, (2) establish a new review process, (3) make language consistent with OAR 660-023-0200</p>	6/30/20
18	<p><b>Big Game Habitat</b> Update big game habitat maps and environmental protection district. Ensure compliance with OAR 660-023-0110.</p> <p><b>Product:</b> Amendments to the comprehensive plan and LUDO regarding protection of big game wildlife habitat.</p>	6/30/20
19	<p><b>Aggregate Resources</b> Update the comprehensive plan and LUDO to be consistent with OAR 660-023-0180.</p> <p><b>Products:</b> (1) Updated comprehensive plan policies related to aggregate resource protection; (2) LUDO updates to implement new plan policies and OAR 660-023-0180</p>	3/31/20

Additional Information:

Please refer to Wasco County’s submittal for additional work task detail. This work program summary and the county’s approved work program are jointly utilized to describe work task expectations.

The dates above are established for the county to submit completed work tasks to DLCD. Interested persons or agencies are advised to contact the county planning department for information regarding opportunities for participation in the tasks on this work program and how to receive notification of local workshops and public hearings. LCDC rules requires that an objecting party participate at the local level orally or in writing during the local review process.