



**PLANNING DEPARTMENT**

2705 East Second Street • The Dalles, OR 97058  
p: [541] 506-2560 • f: [541] 506-2561 • [www.co.wasco.or.us](http://www.co.wasco.or.us)

*Pioneering pathways to prosperity.*

---

**FILE #:** 921-18-000097 (PLNG)

---

**REQUEST:** Legislative Request to Amend the Comprehensive Plan, Chapter 3, Goal 3

**DECISION:**

---

**Attachments:**

- A. Wasco County Comprehensive Plan Periodic Review Work Task 3 Overview
- B. Annotated Draft of Proposed Chapter 3 of Wasco County 2040 (Comprehensive Plan) with notes
- C. Clean Draft of Proposed Chapter 3
- D. Ordinance 18-003

**File Number:** 921-18-000097

**Request:** Amend the Wasco County Comprehensive Plan  
1. Change the format to align with Statewide Land Use Planning Goals  
2. Update policy and implementation strategies of Goal 3 to reflect current practice and be consistent with state law.

**Prepared by:** Kelly Howsley Glover, Long Range Planner

**Prepared for:** Wasco County Planning Commission

**Applicant:** Wasco County Planning Department

**Staff Recommendation:** Recommend the Wasco County Planning Commission recommend adoption of the proposed amendments of the Wasco County Comprehensive Plan to the Wasco County Board of Commissioners.

**Planning Commission Hearing Date:** September 4, 2018

**Board of County Commissioner Hearing Dates:** October 3 and 17<sup>th</sup>, 2018

**Procedure Type:** Legislative

**Attachments:** Attachment A: Wasco County Comprehensive Plan Periodic Review Work Task 3 Overview  
Attachment B: Annotated Draft of Proposed Chapter 3 of Wasco County 2040 (Comprehensive Plan) with notes  
Attachment C: Clean Draft of Proposed Chapter 3

## I. APPLICABLE CRITERIA

- A. Wasco County Comprehensive Plan Chapter 11: Revisions Process
  - 1. Section B: Form of Comprehensive Plan Amendment
  - 2. Section C: Who May Apply for a Plan revision
  - 3. Section D: Legislative Revisions
  - 4. Section H: General Criteria
  - 5. Section I: Transportation Planning Rule Compliance
  - 6. Section J: Procedure for the Amendment process
  
- B. Oregon Administrative Rules 660-025

## II. SUBMITTED COMMENTS

As of the Wasco County Planning Department has received no comments about the proposed revisions.

## III. PUBLIC INVOLVEMENT

Wasco County Land Use and Development Ordinance (LUDO) Section 2.080 provides public notification requirements for public hearings. Section 2.080 C requires a notice to be published in the official newspaper of record for Wasco County (The Dalles Chronicle) 15 days prior to Planning Commission Hearings. Section 2.080 D requires notice to be published in the newspaper 10 days prior to a hearing before the Board of County Commissioners.

In addition to the public hearings required by this legislative process to allow for public testimony and the ability to provide written comment, Wasco County has included the following additional measures to ensure the process is open to the public:

### A. Newspaper Notifications

#### Citizen Advisory Group Work Session:

Public notice for a Citizen Advisory Group meeting was published in The Dalles Chronicle on July 18, 2018, more than 20 days prior to the August 7<sup>th</sup> work session.

#### Planning Commission Hearing:

Public notice for Planning Commission Hearing #1 was published in The Dalles Chronicle on August 8, 2018 more than 20 days prior to the September 4, 2018 hearing date.

#### Board of County Commissioners Hearing #1:

Public notice for the Board of County Commissioners Hearing #1 was published in The Dalles Chronicle on September 16, 2018 more than 10 days prior to the October 3, 2018 hearing date.

#### Board of County Commissioners Hearing #2:

Public notice for the Board of County Commissioners Hearing #2 will be published in The Dalles Chronicle on October 7, 2018 10 days prior to the October 17, 2018 hearing date.

## B. Information Available on Website

The information regarding the proposed amendments was placed on the Wasco County Planning Department Website<sup>1</sup> on August 1st, 2018. If updates are made following each hearing, the webpage will be updated to reflect such changes. At the time of publication of this document, the following information was made available:

- A listing of hearing dates, times and locations.
- Drafts of the proposed amendments
- Staff report describing the process and proposed changes
- A way to submit comments and concerns

In addition, the Wasco County Comprehensive Plan website<sup>2</sup> has included several posts that have included the time and date of meetings and discussion of proposed topics. This website has 22 subscribers that receive notification of new content, and is also promoted on the Planning Department's social media channels.

Amendments made by the Planning Commission, and all revised materials to be presented to the Board were available on the Wasco County Planning Department Website on September 14, 2018.

## C. Notification to Partners

An email notification of proposed amendments, progress on Periodic Review, and the legislative hearing was sent to the Periodic Review Assistance team and other Citizen Advisory Group identified stakeholders on July 12, 2018. The notification included links to the staff report, proposed amendments, and the opportunity to comment.

## D. Notification to Community Notification List

During the Wasco County 2040 initial outreach phase, a public email notification list was assembled. Members of the public continue to have the opportunity to sign up for this list at any time on the project website<sup>3</sup> or in person at any of the public hearings, work sessions or other events. They can also request to be put on the list via email, telephone, or in the Planning Department Office. Currently this list includes 67 interested parties from the community.

An email notification of proposed amendments, progress on Periodic Review, and the legislative hearing was sent to this notification list on August 1, 2018. The notification included links to the staff report, proposed amendments, and information on how to provide comment.

# IV. FINDINGS

## A. Wasco County Comprehensive Plan Criteria

### 1. Chapter 11 - Revisions Process

---

<sup>1</sup> <http://co.wasco.or.us/departments/planning/index.php>

<sup>2</sup> [www.Wasco2040.com](http://www.Wasco2040.com)

<sup>3</sup> <https://wasco2040.com/contact/>

**a. Section B – Form of Comp Plan Amendment**

***Amendments to the Comprehensive Plan include many forms and can either be legislative or quasi-judicial.***

**FINDING:** The request is for a legislative text amendment to policies and the format for Goal 3, Chapter 3 of the Comprehensive Plan, as part of a broader Periodic Review work plan. Amendments include reformatting and edits to existing policy and implementation for both Goals, as well as the addition of some new content including historical perspective, overview, and findings and references.

**b. Section C – Who May Apply for a Plan revision**

***Amendments to the plan may be initiated by the Wasco County Governing Body***

**FINDING:** The Wasco County Board of Commissioners authorized the Wasco County Planning Department to pursue Voluntary Periodic Review (VPR) to update the Wasco County Comprehensive Plan. The Board sent a letter to the Land Conservation and Development Commission supporting VPR on September 29, 2016.

**c. Section D – 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.***

**FINDING:** The proposed text amendments to policies and format of the Comprehensive Plan are applicable to all properties governed by the Wasco County Comprehensive Plan and therefore the proposal is a legislative revision. The proposed amendments are part of a larger Periodic Review process approved by the Planning Commission, Board of County Commissioners, Department of Land Conservation and Development and the Land Conservation and Development Commission. To be accepted for periodic review, staff prepared extensive justification demonstrating the need for amendments to the Comprehensive Plan as a result of changes in the social, economic and environmental character of Wasco County.

**d. Section H – General Criteria**

***The following are general criteria which must be considered before approval of an amendment to the Comprehensive Plan is given:***

- 1). Compliance with the statewide land use goal as provided by Chapter 15 or further amended by the Land Conservation and Development Commission, where applicable.***
- 2). Substantial proof that such change shall not be detrimental to the spirit and intent of such goals.***

- 3). A mistake in the original comprehensive plan or change in the character of the neighborhood can be demonstrated.**
- 4). Factors which relate to the public need for healthful, safe and aesthetic surroundings and conditions.**
- 5). Proof of change in the inventories originally developed.**
- 6). 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.**

**FINDING:** Amendments being proposed to Goal 3 with this work task are intended to add new context, findings and references to existing policies and implementation. In addition, changes proposed specifically are cleaning up redundant information, incorrect or out of date references and processes, and correction of language that is inconsistent with state law.

The proposed text amendments to policies and format of the Comprehensive Plan are intended to reflect current conditions and practices and will not substantially alter agricultural lands protections or regulation. Instead, the intent of the amendments is to make the policies and implementation methods consistent with state law and input received by property owners and community members during the 2017 visioning work and 2018 outreach efforts. As evidenced in the “substantive change summary” section of this staff report, most proposed amendments will remove references to the 1983 Wasco County planning structure or old processes and replace it with language that clearly references best practices. None of the proposed changes will substantially alter the Wasco County Planning program or its application of Goal 3.

Wasco County has changed since 1983. The proposed amendments in this report do not reflect the correction of mistakes in the previous Comprehensive Plan language. Instead, they are an update that reflects the passage of time and change in conditions. For example, minimum parcel size requirements in state law for Exclusive Farm Use zones were changed in the 1990s. The current Comprehensive Plan still references former state standards. In addition, some review processes have been changed in state law and necessitate procedural amendments in Wasco County 2040.

Work task 3 is part of a broader periodic review work plan and maps to Goal 3 within the Statewide Land Use Planning program. The goal does not have an inventory as part of the goal, policies or implementation strategies. References have been cited where relevant in the proposed Chapter text.

Proposed revisions are based on updates to state law, changes to Wasco County Exclusive Farm Use zones, and the express intent of offering clear context to community members and Planning staff. The Planning Commission and the Board of County Commissioners embarked on Periodic Review with the express intent to make Wasco County land use plans as efficient, effective and transparent. As currently written, Goal 3 policies and implementation contain out dated references, practices and other information that conflicts with the Land Use and Development Ordinance and makes it difficult for the

public to navigate. Proposed amendments will help establish a direct nexus with regulation and provide necessary context and connection to state law.

Proposed revisions to Goal 3 are consistent with statewide land use Goal 3, and are intended to ensure compliance and consistency with state law and current conditions in Wasco County. Recommend amendments currently do not go beyond the scope of increasing transparency and usability of the Wasco County Comprehensive Plan's Goal 3.

***e. Section I- Transportation Planning Rule Compliance***

***1). Review of Applications for Effect on Transportation Facilities – A proposed zone change or land use regulation change, 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:***

- a). Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***
- b). Change standards implementing a functional classification system; or***
- c). As measured at the end of the planning period identified in the adopted transportation system plan:***
  - i. 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;***
  - ii. Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP; or***
  - iii. Worsen 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.***

**FINDING:** Proposed revisions to Goal 3 does not have a direct or indirect impact on transportation facilities, the Transportation Systems Plan, or Transportation Planning rules.

***Oregon Administrative Rules 660-025-0130***

***Submission of Completed Work Task***

***1). A local government must submit completed work tasks as provided in the approved work program or a submittal pursuant to OAR 660-025-0175 to the department along with the notice required in OAR-660-025-0140 and any form required by the department. A local government must submit to the department a list of persons who participated orally or in writing in the local proceedings leading to the adoption of the work task or who requested notice of the local government's final decision on a work task.***

**FINDING:** A notice was sent to DLCDC on July 13, 2018, consistent with requirements, to inform them of the proposed September 4, 2018 hearing and subsequent hearings on October 3<sup>rd</sup> and 17<sup>th</sup> to adopt Work Task 3. In attendance at the hearing was one member from the public and Department of Land Conservation and Development Regional Representative Scott Edelman. Both expressed support for the proposed amendments and overall progress of Periodic Review.

To date, staff has not received any written comment or request for notification from the public on Work Task 3. At such a time when comment is received, that will be attached to the staff report and submitted to DLCDC.

**3). For a periodic review tasks to be complete, a submittal must be a final decision containing all required elements identified for that task in the work program. The department may accept a portion of a task or subtask as a complete submittal if the work program identified that portion of the task or subtasks as a separate item for adoption by the local government. All submittals required by section 1) of this rule are subject to the following requirements:**

- a). If the local record does not exceed 2,000 pages, a submittal must include the entire local record, including but not limited to adopted ordinances and orders, studies, inventories, findings, staff reports, correspondence, hearings minutes, written testimony and evidence, and any other items specifically listed in the work program.**
- b). If the local record exceeds 2,000 pages, a submittal must include adopted ordinances, resolutions, and orders; any amended comprehensive or regional framework plan provisions or land use regulations; findings, hearing minutes; materials from the record that the local government deems necessary to explain the submittal or cities in its findings; and a detailed index listing all items in the local record and indicating whether or not the item is included in the submittal. All items in the local record must be made available for public review during the period for submitting objections under OAR 660-025-0140. The director or commission may require a local government to submit any materials from the local record not included in the initial submittal;**
- c) A submittal of over 500 pages must include an index of all submitted materials. Each document must be separately indexed, in chronological order, with the last document on the top. Pages must be consecutively numbered at the bottom of the page.**

**FINDING:** The local record for Work Task 3 will not exceed 2,000 pages. Consistent with this requirement, submittal to DLCDC will include the entire local record, including but not limited to the adopted ordinance and orders, studies, findings, staff reports, correspondence, hearing minutes, written testimony and evidence and any other relevant material.

A copy of the record, when complete, will also be available for inspection at the Planning Department.

## Attachment A

### Chapter 3 Proposed Amendments

**Documentation:** The following is a summarized overview of proposed amendments. While some substantive changes are proposed, a significant amount of non-substantive changes are also being made at this time.

#### **State of the Comprehensive Plan:**

- A. **Purpose:** The main purpose of the Comprehensive Plan is to function as a visionary policy document with a 20 year horizon. The plan represents the desires of the citizens of Wasco County and provides generalized direction for development, preservation, the planning process, citizen involvement and numerous other elements related to land use planning. Due to frequent changes in circumstances, law, and the desires of the citizens of the county, the major components should be updated every five to ten years as needed. The land use and development ordinance includes the specific rules and regulations that are meant to implement this vision and amendments to it are required to be consistent with Comprehensive Plan language.
- B. **Prior Updates:** The Comprehensive Plan was acknowledged by the Land Conservation and Development Department in 1983. Major components of the document have not been updated since 1983, resulting in them now being out of date. Other portions have been updated but were done inconsistently and in some cases, the new language did not get inserted into the amended document. In several instances, updates to the ordinance are now out of compliance with the Comprehensive Plan because of the lack of Comprehensive Updates. A more comprehensive update was initiated in 2009, but ultimately not completed. Staff has used some of the past findings and information in drafting the proposed updates.
- C. **Format:** The Comprehensive Plan is currently organized in a way that puts unrelated information in the same chapter and separated related information into multiple chapters. This has created significant difficulty for staff and the public to find information and utilize as the plan was intended.
- D. **Reformatting:** After a careful case study of other Oregon county comprehensive plans, the Citizen Advisory Group held several work sessions in 2015 and 2016 to discuss, among other issues, reformatting the Comprehensive Plan for increased use, transparency and readability. Based on those work sessions, staff was directed to compile and organize information in a manner that better aligned the plan to the Statewide Land Use Planning Goals.
  1. **Oregon's Land Use Goals:** The vast majority of the Comprehensive Plan language is tied to one of the State of Oregon's Land Use Goals. Other than some introductory chapters, the entire Comprehensive Plan is being formatted so that each chapter corresponds to one of the applicable Land Use Goals. Each chapter will include all of the policies, findings, and inventories for the specific goal, in addition to any references and historical information.

2. **Format of Goal Chapters:** Each Goal related chapter will be formatted according to the following conventions:
  - a. **Overview:** A sentence to a paragraph on the outlining the purpose behind the Goal and Wasco County policies.
  - b. Statement of Wasco County Goal and reference to Statewide Planning Goal
  - c. Any cross-references to other Goals
  - d. Policy Statements
  - e. Implementation Statements for each policy
  - f. Findings and reference section detailing any relevant findings and references.

### **Chapter by Chapter Overview of Proposed Substantive Amendments:**

#### **A. Chapter 3- Goal 3 Agricultural Lands**

This new chapter maps to Goal 3 (Agricultural Lands) and includes existing, historical information about Agricultural Lands in Wasco County, a brief overview of Agricultural Lands purpose in Wasco County, an excerpt of Oregon's Statewide Land Use Planning Goal 3, policies, implementation strategies for each policy, and a new findings and references section.

1. **Overview:** The overview briefly discusses Exclusive Farm Use lands in Wasco County and includes an excerpt of the Oregon Revised Statutes which outlines the purpose of agricultural land protections.
2. **Historical Information:** To help introduce some of the concepts and provide a historical reference for Wasco County's Agricultural Lands zoning and uses. This information was compiled using a variety of references that are cited in the references section, as well as old zoning maps and ordinances.
3. **Excerpt of Statewide Planning Goal:** Excerpt from the Oregon Administrative Rules on Goal 3 that outlines for staff and public the purpose of Goal 3.
4. **Wasco County's Citizen Involvement Goal:** This maps directly to the State's Goal 3, and is has not been modified from existing broad goal.
5. **Photo:** A staff photo of cherry trees in a local orchard was added.
6. **Cross Reference:** A list of other goals that relate to Goal 3 was included for easy reference.
7. **Policies:** The existing plan has five policies. One is duplicated with slight variation. The recommendation is to keep four policies but update them to more accurately reflect current policy and status, and merge the two identical policies. More policies may be added at a later date, depending on results of public outreach. For instance, staff anticipates recommending a new policy for agri-tourism based on input which will likely result a new policy proposed for Chapter 3.
  - a. Policy 1: Current language "Maintain Exclusive Farm Use zoning."

Staff is recommending the additional language to follow the word “zoning”: “consistent with state law for continued preservation of lands for resource uses”. This addition gives more clear direction for implementation strategies. The following changes are proposed for the implementation strategies for Policy 1:

- (1) Implementation Strategy “a.” has been updated with current Oregon Revised Statute (ORS) references.
  - (2) Implementation Strategy “b.” No change is proposed for “b.” Changes are proposed for sub strategies. Sub-strategy 1 referenced an old process of minimum parcel size reductions, which is no longer available according to state law. Staff is recommending its removal. Sub-strategies 3 and 4 have been updated with current ORS references.
- b. Policy 2: states *“Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.”* This is duplicated in Policy 4. Staff is recommending merging the two policies. No other changes are recommended.
- (1) Implementation Strategy “a.” states *“Conversion of rural agricultural land to urbanizable land and shall be in accordance with Goal 14, Policy 1, A-E.”* This language is identical to Policy 4, Implementation Strategy “a.” Staff is recommending merging the two. In addition, staff is recommending the addition of the language *“and the Statewide Land Use Planning program, which typically requires an exception to Goal 3”* to add clarity to process. Rezoning natural resource land to non-resource zones requires an exception to statewide land use planning goals, and in the interest of transparency adding this language will make that clear to future staff and community members.
  - (2) Implementation Strategy “b.” states: *“Extension of services, such as water supplies, shall be appropriate for proposed urban use.”* This is identical to Implementation Strategy “b.” of Policy 4; staff is recommending merging the two. No other changes are proposed.
  - (3) Implementation Strategy “c.” states: *“Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power line corridors. Review and comment should be made by each of the affected planning areas.”* This is identical to Implementation Strategy “c.” of Policy 4. Staff is recommending the removal of this implementation point, as it references old planning areas system. Utility facilities are required to be reviewed, according to state law, through a proscribed process.
  - (4) Implementation Strategy “d.” states: *“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.”* This is identical to Implementation

Strategy “d.” of Policy 4. Staff is recommending the two be merged. No other changes are recommended at this time.

- (5) Implementation Strategy “e.” states: *“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.”* No change is recommended.
  - (6) Implementation Strategy “f.” states: *“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.”* Planning Commission members felt strongly they wished to keep this provision in the Comprehensive Plan to ensure public understood their ability to comment. No change is proposed.
  - (7) Implementation Strategy “f”:  
With proposed renumbering, the new strategy “f” will be merged from a unique strategy from Policy 4. Specifically, *“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.”*
- c. Policy 3: Current policy is *“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.”* Staff is not currently recommending any modification to this policy. The following changes are proposed for the implementation strategies for Policy 3:
- (1) Implementation Strategy “a.” includes references to different EFU zones in Wasco County, including references to former minimum parcel sizes. Staff is recommending the language be modified to reflect current minimum parcel sizes.
  - (2) Implementation Strategy “b.” currently states: *“Revise the zoning regulations to provide the governing body or its designee to review all divisions of agricultural lands creating parcels for non-farm uses.”* Because this is now current practice, staff is recommending the removal of this language, to be replaced with the following: *“Maintain EFU land division standards in the Land Use and Development Ordinance including:”* Strategy 1(a) through (d) is in the current Comprehensive Plan. The only modification staff is recommending is a reference correction in (d). Staff is also recommending the removal of (e) through (g) as they represent old regulation and conflict, or are redundant, with the Land Use and Development Ordinance and state law.
- d. Policy 4: As mentioned, Policy 4 is duplicative of Policy 2. Staff is recommending the two be merged into Policy 2, including implementation strategies where relevant.

- e. Policy 5: Current policy is *“Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.”* No amendments are being recommended to this or supporting implementation.
8. **Findings and References:** To help provide some information about each of the policies, as well as some history, findings and references are provided at the end of the chapter. These references cite sources from text. Findings provide additional context for some of the policies and implementation strategies.

DRAFT

## **Goal 3**

# **Agricultural Lands**

---



# Goal3

## 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.*

### 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 district 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.

*(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]*

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 DLCDC 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.

## Wasco County Goal

### 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

### Agricultural Lands

#### To preserve and maintain agricultural lands.





## Policies

# 3.1 Policies

**3.1.1** Maintain Exclusive Farm Use zoning<sup>1</sup> consistent with state law for continued preservation of lands for resource uses.

### Implementation for Policy 3.1.1:

- a. Maintain Exclusive Farm Use zone consistent with ORS 215.203 to 215.~~327273~~, 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 qualities.
  1. ~~On all lands designated as Exclusive Farm Use on the Comprehensive Plan may, if determined to be non-productive, using the Soil Conservation Service soils maps (soils classes VII or VIII) the minimum lot size may be reduced to twenty (20) acres, in accordance with Chapter 3.210(2)(e) of the Wasco County Zoning Ordinance and the applicable regulations of the Wasco County Subdivision and Land Development Ordinance.~~<sup>2</sup>
  2. Commercial activities in conjunction with farm use shall be allowed as conditional uses in the Exclusive Farm Use zone.
  3. Non-farm uses permitted within farm use zones adopted pursuant to ORS ~~215.213~~<sup>3</sup> 215.283 should be minimized to allow for maximum agricultural productivity.
  4. Non-farm dwellings within the Exclusive Farm Use zone may be permitted with a conditional use permit in accordance with the provisions of ORS ~~215.213~~<sup>4</sup> 215.283.
  5. Subdivisions and Planned Unit Developments will not be permitted in the Exclusive Farm Use zone.

<sup>1</sup> This should probably be more specific and related to implementation. Most implementation strategies are based in state law. Perhaps "Maintain Exclusive Farm Use zoning consistent with state law, for continued preservation of lands for resource use"

<sup>2</sup> The minimum parcel size limit for EFU according to State law ([ORS 215.780](#)) is 80 acres. Wasco County has a method in the Land Use and Development Ordinance (LUDO) to test to 80 acres for lands with higher value crops (Section 3.217). The 40 acre zoning is limited to lands within the A-1 (40) exception area. The standard minimum parcel size for EFU in Wasco County is 160.

<sup>3</sup> This is an incorrect reference.

<sup>4</sup> This is an incorrect reference. Correct reference is 215.283

**3.1.2** Where rural agricultural land is to be converted to ~~urbanizable~~ urban land, the conversion shall be completed in an orderly and efficient manner.<sup>5</sup>

**Implementation for Policy 3.1.2:**

- a. Conversion of rural agricultural land to urbanizable land and shall be in accordance with Goal 14, Policy 1, A-E,<sup>6</sup> and the statewide land use planning program, which typically requires an exception to Goal 3.
- b. Extension of services, such as water supplies, shall be appropriate for proposed urban use.
- ~~c. Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power line corridors. Review and comment should be made by each of the affected planning areas.~~
- d.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.
- e.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.<sup>7</sup>
- f.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.
- g.f. <sup>8</sup>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.<sup>9</sup>

**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.

**Implementation for Policy 3.1.3:**

<sup>5</sup> This is the same as Policy 4.

<sup>6</sup> We need to also reference Goal Exceptions.

<sup>7</sup> This strategy is unique to Policy 2

<sup>9</sup> This strategy is unique to policy 4 and is being added to policy 2 to combine them.

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 (80)~~" A-1 (160) Exclusive Farm Use zone shall have a minimum property size of ~~eighty (80)~~ one hundred and sixty (160) acres. The "~~A-1 (20)~~" A-1 (40) Exclusive Farm Use zone shall have a minimum property size of ~~twenty (20)~~ 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 215.2~~8313~~<sup>10</sup>(2) and (3), ORS 215.243 and ORS 215.263 as applicable.

~~Or one or more of the following conditions apply<sup>11</sup>~~

~~(e) The parcel to be created will be sold to an adjoining farm operator, and such transaction does not result in the creation of an additional parcel or home site.~~

~~(f) The proposed division will create a separate parcel for a second dwelling which exists on the property, and creation of the parcel is consistent with criteria (a) through (d) listed above.~~

~~(g) The division clearly follows a physical feature which functionally divides and thus hinders normal farming activities, and creation of the parcel is consistent with criteria (a) through (d) listed above.~~

~~**3.1.4** Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an~~

<sup>10</sup> Wrong reference. Correct reference is 215.283

<sup>11</sup> Redundant or conflicts with LUDO.

~~orderly and efficient manner.~~

**Implementation for Policy 3.1.4:**

- ~~a. Conversion of rural agricultural land to urbanizable land shall be in accordance with Goal #14, Policy 1, A-E.~~
- ~~b. Extension of services, such as water supplies, shall be appropriate for proposed urban use.~~
- ~~c. Minimize an adverse impact which electrical systems may have on the productivity of agricultural lands by reviewing future plans of the Bonneville Power Administration for major power line corridors. Review and comment should be made by each of the affected planning areas.~~
- ~~d. Pre-existing farm dwellings occupied on a rental or lease basis shall not justify the partitioning of good agricultural land or smaller average tracts in the farm use zones.~~
- ~~e. 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.~~
- ~~f. 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 lines and highways which may adversely impact agricultural lands.~~

**3.1.5-4** Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.

**Implementation for Policy 3.1.54:**

- 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 Districts.
- b. Allow agriculture-related uses such as multiple purpose storage reservoirs and water reclamation projects in the "A-1" Exclusive Farm Use zone.



## Findings and References

**3.1.1.a** 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.

**3.1.1.b** 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.

**3.1.1.b.2** Consistent with uses authorized on agricultural lands, OAR 660-033-0120.

**3.1.1.b.5** Consistent with minimum parcel size and division standards in state law.

**3.1.2.a** 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.

**3.1.2.b** 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.

**3.1.2.e** 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).

## References

Oregon Department of Land Conservation and Development. *Goal 3: Agricultural Lands*. Oregon’s Statewide Planning Goals and Guidelines.

Oregon Department of Land Conservation and Development (1997). [Saving Oregon’s Farmland](#).

Sullivan, E., & Eber, R. (2008). *Farmland Protection in Oregon*. San Joaquin Agricultural Law Review, 18(1), 1-69.

Oregon Department of Agriculture. (2014) [Oregon’s Right to Farm Law](#).



## **Goal 3**

# **Agricultural Lands**

---



# Goal3

## 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.*

### 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.

*(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]*

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 DLCDC 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.

## Wasco County Goal

### 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

### 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 uses.

### 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 qualities.
  1. Commercial activities in conjunction with farm use shall be allowed as conditional uses in the Exclusive Farm Use zone.
  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 urbanizable 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 urbanizable 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 3.
- 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.

# 3.1 Policies

- 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.

**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.

**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 Districts.
- b.** Allow agriculture-related uses such as multiple purpose storage reservoirs and water reclamation projects in the "A-1" Exclusive Farm Use zone.

## Findings and References

**3.1.1.a** 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.

**3.1.1.b** 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.

**3.1.1.b.2** Consistent with uses authorized on agricultural lands, OAR 660-033-0120.

**3.1.1.b.5** Consistent with minimum parcel size and division standards in state law.

**3.1.2.a** 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.

**3.1.2.b** 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.

**3.1.2.e** 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).

## References

Oregon Department of Land Conservation and Development. *Goal 3: Agricultural Lands*. Oregon’s Statewide Planning Goals and Guidelines.

Oregon Department of Land Conservation and Development (1997). [Saving Oregon’s Farmland](#).

Sullivan, E., & Eber, R. (2008). *Farmland Protection in Oregon*. San Joaquin Agricultural Law Review, 18(1), 1-69.

Oregon Department of Agriculture. (2014). [Oregon’s Right to Farm Law](#).





IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

---

IN AND FOR THE COUNTY OF WASCO

---

IN THE MATTER OF THE WASCO COUNTY PLANNING COMMISSION'S REQUEST TO APPROVE PROPOSED PERIODIC REVIEW LEGISLATIVE AMENDMENTS TO UPDATE THE LAND USE AND DEVELOPMENT ORDINANCE RELATED TO CITIZEN INVOLVEMENT AND LAND USE PLANNING GOALS, CHAPTERS 32 OF WASCO COUNTY 2040, THE COMPREHENSIVE PLAN (FILE NUMBER 921-18-000097)

---

**ORDINANCE # 18-003**

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Board of Commissioners being present; and

WHEREAS, the Wasco County Planning Commission and the Wasco County Board of Commissioners directed the Wasco County Planning Department to pursue Voluntary Periodic Review to update the Wasco County Comprehensive Plan on 5 October 2016; and

WHEREAS, Wasco County entered Periodic Review on 20 February 2018 with approval from the Department of Land Conservation and Development's (DLCD) approval of a work plan; and

WHEREAS, the third work task on the work plan was to make amendments to Goal 3 (Agricultural Lands) to make the language consistent with current Wasco County Planning Department practice and state law and reformat them in to the new Wasco County 2040 (Comprehensive Plan) format; and

WHEREAS, each Periodic Review tasks is approved and submitted to DLCD after completion for acknowledgment; and

WHEREAS, the Wasco County Planning Department sent notification to DLCD pursuant to ORS 197.610 on 13 July 2018; and

WHEREAS, all property owners were sent notice of proposed Periodic Review update to the Comprehensive Plan in March 2017; and

WHEREAS, that on 4 September 2018, at the hour of 3:00 PM in the lower level classroom at The Discovery Center the Wasco County Planning Commission held the first legally notified public hearing to review recommendations by staff and the advisory group, background information, and receive public testimony on work task 3. The Planning Commission then closed the public hearing and with a vote of 5 to 0, with two members absent, recommended approval to the Wasco County Board of Commissioners; and

WHEREAS, that on 3 October 2018 at the hour of 9:30 AM at the Wasco County Courtroom #302, located at 511 Washington St, The Dalles, Oregon, the Wasco County Board of Commissioners met to conduct the first of two legally notified public hearings on the above matter. The Board of County Commissioners reviewed recommendations by the Wasco County Planning Commission, staff's presentation, and received testimony from the public. The Board of County Commissioners tentatively approved the amendments; and

WHEREAS, that on 17 October 2018 at the hour of 9:30 AM at the Wasco County Courtroom #302, located at 511 Washington St, The Dalles, Oregon, the Wasco County Board of Commissioners met to conduct the second of two legally notified public hearings on the above matter. The Board of County Commissioners reviewed recommendations by the Wasco County Planning Commission, staff's presentation, and received testimony from the public. The Board of County Commissioners, by a vote of 3-0, approved the amendments and conducted the second reading, recommending submittal to DLCD; and

NOW, THEREFORE, IT IS HEREBY ORDERED: That the request by the Wasco County Planning Department for a legislative amendment to the Wasco County Comprehensive Plan, to be renamed Wasco County 2040, in conjunction with Periodic Review work plan task 3 is hereby approved; and

WHEREAS, Pursuant to Oregon Administrative Rules 660-025-0130, submission of a completed work task is required to DLCD for acknowledgment as part of Periodic Review, and once the work tasks are acknowledged they will be effective.

DATED this 17th day of October, 2018.

**APPROVED AS TO FORM:**

**WASCO COUNTY BOARD OF COMMISSIONERS:**

\_\_\_\_\_  
Kristen Campbell, County Counsel

\_\_\_\_\_  
Rod L. Runyon, Commission Chair

\_\_\_\_\_  
Steve D. Kramer, County Commissioner

\_\_\_\_\_  
Scott C. Hege, County Commissioner