



WASCO COUNTY 2040
 MAJOR PROPOSED REVISIONS FOR
 ORDINANCES 20-0001 & 20-0004

Document Date: September 8, 2020

Please contact staff with questions or concerns at (541) 506-2560
 Please visit www.wasco2040.com for more information

On September 1, 2020, Wasco County Planning Commission held a public hearing to solicit feedback on Ordinance 20-001 and 20-004; the hearing was continued to 3pm on September 15, 2020. **This document was created in response to audience requests to briefly summarize proposed changes without jargon.** This document does not replace other documents prepared for the hearing; the public is encouraged to review all relevant documents. A more in depth explanation of these materials can be found at: <https://wasco2040.com/faq/2020-updates/>
 Planning Commission packet: https://www.co.wasco.or.us/departments/planning/agendas_and_minutes.php

Ordinance 20-0001
Includes the adoption of map revisions and text updates related to Goals 4 (Forest Lands), 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), and 8 (Recreational Needs), and can be summarized as:

Big Game (EPD-8 Sensitive Wildlife)

Changes will streamline the existing permitting process for most properties, uses and activities. The Periodic Review process triggers a state law requiring adoption of the most up-to-date wildlife maps available through the Oregon Department of Fish and Wildlife. The information has existed since 2012 and has been applied by ODFW since that time. Using two different maps has resulted in confusion and permitting delays for residents. Using one map will ensure transparency and efficient permitting. Based on input from the public and ODFW, amendments are proposed to our local rules to reduce permitting requirements for farm dwellings and farm development - because they do not conflict with resource protections. The largest impact will be to require some new developments, beyond farm activities, to meet additional criteria in their permitting process to identify mitigation measures necessary to maintain deer and elk habitat and migration paths. Mitigation measures might be things like moving development close to other development or maintaining tree stands.

What it Does	What it Does Not Do
Adds exempt uses (agriculture development and farm dwellings)	Change underlying zoning
Removes voluntary siting standards	Prohibit uses, activities or developments
Removes fencing standards	Remove property rights
Will require some types and uses to meet additional criteria and work with ODFW to identify mitigation measures (which may increase time/cost for new development or use permit reviews)	
Clarifies locations of sensitive deer and elk habitat	

Birds (EPD-12 Sensitive Birds)

Over the years, bird studies have been submitted to ODFW for energy farm proposals. The Periodic Review process triggers a state law requiring adoption of the most up-to-date wildlife maps available through the ODFW. Although the added data is new, it will not prohibit development. The largest impact will require some new developments to employ mitigation measures to protect habitat. Farm and forest uses are exempt from this map.

What it Does	What it Does Not Do
Will require some proposed development to work with ODFW to identify mitigation measures (may increase time/cost for new development or use permit reviews)	Change underlying zoning
Protects nesting sites for sensitive bird species	Prohibit uses, activities or developments
	Remove property rights

Destination Resorts (New)

This map is optional. There are no destination resorts proposed, and the Planning Department is not asserting they are appropriate for the landscapes or communities of Wasco County. The map is an optional efficiency tool to reduce staff time in responding to questions about what parts of our county might meet state criteria. Without this tool, these questions will continue to take staff time away from reviewing and issuing permits. The largest impact would be that a developer could submit an application for a new destination resort. Proposals for destination resorts would be subject to a lengthy public hearing process, compliance with all state and local regulations, and would be required to demonstrate how it would NOT burden resources, the community and community services including but not limited to water, fire, emergency services, traffic, housing and other considerations that can be tailored to our community through the rule making process.

What it Does	What it Does Not Do
Shows where state law could allow new destination resorts (subject to a permitting process that includes public hearings)	Permit a destination resort
For eligible properties, allow for potential for a new use	Waive any permitting process or requirements for a destination resort
	Set criteria for review of proposed destination resorts. We will tackle this, with public input, during the Land Use and Ordinance Update
	Change underlying zoning
	Remove property rights

Ordinance 20-0004

Includes the adoption of two revised chapters and one new chapter, summarized as:

Introduction Chapter

This is a new chapter for the Comprehensive Plan and covers a broad spectrum of material including Wasco County zoning history, how to use the plan, and references to relevant maps the Planning Department uses to make decisions. You can also find definitions and more information about the Wasco County 2040 process in this Chapter. This chapter intends to make it easier for the general public to use the plan.

Plan Revision Process Chapter

This is the criteria staff uses as a framework for Comprehensive Plan updates. Revisions to this chapter intend to improve staff efficiency for future updates.

Goal Exceptions Chapter

This Chapter serves as the inventory for all rezones that have required Exceptions to Statewide Land Use Planning Goals. Revisions to this chapter were required to comply with state law.

These additions and revisions are intended to modernize the plan to be more user-friendly, provide a tool for staff, and comply with state law. These changes do not remove property rights.

If you would like to learn more or provide comments for the Planning Commission's consideration, please contact staff at (541) 506-2560 or visit www.wascocounty2040.com

- Due to COVID 19, public hearings continue to be held using the Zoom platform. Please register to attend.
- Weak signal or no internet? You can participate in the hearing by telephone. Please register to attend.
- Just want to watch or don't want to register? You can stream the meeting on online without registering.
- Have questions or concerns not addressed by this document? Please reach out to us – we are here to help!

Register for the hearing or find out how to live stream here: https://www.co.wasco.or.us/departments/planning/agendas_and_minutes.php