



Wasco County
Planning

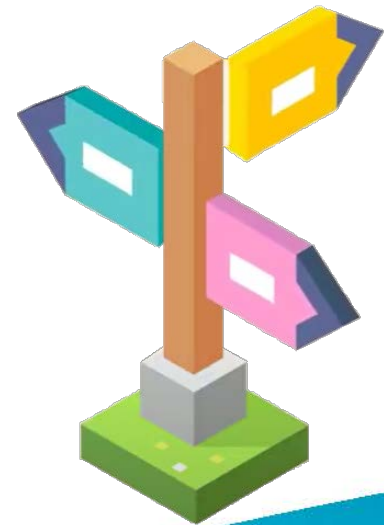


Chapter 2: Development Approval Procedures

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What is Chapter 2: Development Approval Procedures?

- Provides Procedures to all Permit Processing
 - ✓ Permit Roadmap
 - ✓ Legal Compliance
 - ✓ Efficiency & Equity
 - ✓ Public Notice



What is the Goal of Chapter 2 Revisions?

- Ensure Permitting Process is:
 - ✓ Easier to Understand
 - ✓ More Efficient
 - ✓ Complies with State Law



What is the Process for Chapter 2 Revisions?

- Staff Review & Edits
 - ✓ 2019-2020: In-depth sectional assessment
 - ✓ 2020: Combine and collate revisions
 - ✓ 2020-2021: Attorney review
 - ✓ Spring 2021: Public review & input

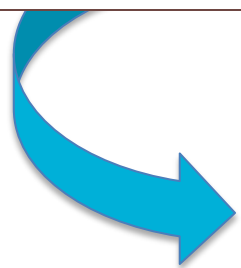


What are the Major Alterations?

- Conformance with state law
- Less redundancy and fewer sections



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What are the Major Alterations?

- Conformance with state law
- Less redundancy and fewer sections
- In-text hyperlink citations & cross references

D. After submittal of an application, the request shall be reviewed for completeness as follows:

1. Except as otherwise provided in [ORS 215.427](#), the application shall be reviewed for completeness within 30 days of receipt.
2. Determination of completeness shall be based upon the submittal requirements of [Subsection 2.040.B](#) of this Chapter. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the County will make a favorable decision on the application.



What are the Major Alterations?

- Conformance with state law
- Less redundancy and fewer sections
- In-text hyperlink citations & cross references
- Reduced legalese and jargon where possible
- Concise review and appeals process



Review procedures for the four review types are described as follows:

A. Type I Nondiscretionary Review Procedures (Development Permit):

- 1. Notice of Application: Notice of the application to the public is not provided.
 - a. A public hearing is not provided for Type I Permits.
- 2. Decision: The Planning Director shall approve or deny the application based on the applicable standards and approval criteria, and issue a decision.
 - a. The Planning Director has discretion to determine the form of Type I Permit decisions.
- 3. Notice of Decision: A copy of the decision shall be provided to the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof by either electronic or postal mail.
- 4. Appeal: The Planning Director's decision is the County's final decision and may be appealed as provided by law for a non-discretionary decision.



What are the Major Alterations?

- Conformance with state law
- Less redundancy and fewer sections
- In-text hyperlink citations & cross references
- Reduced legalese and jargon where possible
- Concise permit review and appeals process
- Concise hearing procedures
- Permit & review table



TABLE 2-1: REVIEW PROCEDURES SUMMARY

<i>Overlay zones may modify the review procedure.</i>			Review Authority	
Common Land Use Permits/Actions	Review Procedure Type	Public Notice	Initial Decision Review Authority	Appeal Review Authority
Structural Without Land Use Application	I		PD	NA
Land Use Verification Letter	I		PD	NA
Ministerial Non Structural	I		PD	NA
Temporary Use Renewal	I		PD	NA
Preliminary Boundary Line Adjustment	I		PD	NA
Preliminary Replat	I		PD	NA
Final Plat Review	I		PD	NA
Telecommunications Tower - Collocation	I		PD	NA
Administrative Variances	II		PD	PC
Temporary Use Permits	II		PD	PC
Preliminary Partition/Replat (Not involving public or private roads)	II		PD	PC
Site Plan Reviews	II		PD	PC
Uses Permitted Subject to Standards	II		PD	PC
Significance Determination for Aggregate Overlay	II		PD	PC
Non-Conforming Use Verification, Restoration, or Alteration	II		PD	PC
Preliminary Partition/Replat (Involving public or private roads approval)	III	X	PC	BOCC
Preliminary Property Line Adjustment (Involving public or private road approval)	III	X	PC	BOCC
Conditional Use Review	III	X	PC	BOCC
Subdivision (Preliminary and Final Plat Approval)	III	X	PC	BOCC
Planned Unit Development (Preliminary and Final Plat Approval)	III	X	PC	BOCC
Mobile Home/Recreational Vehicle Parks	III	X	PC	BOCC
Division of Non Resource Land in Designated Resource Areas	III	X	PC	BOCC
Variance	III	X	PC	BOCC



Next Steps?

- Spring 2021: Public review and input
 - ✓ Feedback
 - ✓ Recommendations





Virtual Open House



Wasco County Land Use and Development Ordinance Update

The development permit review procedures chapter, Chapter 2, of the LUDO has been reorganized and streamlined. Most of the changes are non-substantive and part of our broader effort to improve our process.

Procedures: Chapter 2 contains a **video overview** of the Chapter 2 update, a **one-sheet summary** of the proposed changes, a draft of the revised Chapter, and a quick poll.

Procedures: Chapter 2



W Chapter 2 Explainer

Copy link



It also provides a clear roadmap of what to expect during the permitting process.



Watch on  YouTube





Read a One Sheet Summary of Proposed Revisions



Read a draft of the revised draft to compare with current draft

Do you think the revisions improve readability of this Chapter?

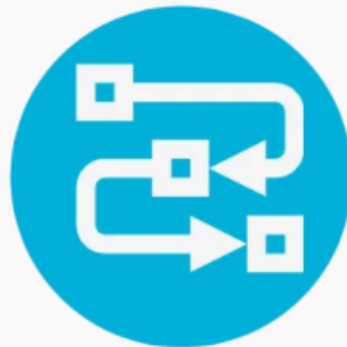
Yes
No

Votes 1

Powered by opinion stage



Do you have questions? Ask a Planner



Learn about the Update process.



Do you have feedback about other ways to improve this Chapter? Send us your comments!



Deadlines

- August 2021: Work session feedback
- September-November 2021: Public hearing feedback



Thank You

Questions?

Contact

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