



# Learn About the LUDO Update 2021



## What is the LUDO?

The Land Use and Development Ordinance are the rules and criteria for permitting uses, development and activities in unincorporated Wasco County

## 2021 updates Include:



Restructuring of procedural Chapter

Scan with your smartphone camera to visit the project website



Revising Land Division Chapter to match state law



Making state law updates to farm and forest zone chapters



Adding agritourism as a permitted use in the farm zone



State law and Wasco County 2040 updates to overlay zones

## Major optional updates needing public feedback:



Accessory forest dwellings in F-2 Zone



Cideries, guest ranches, farm breweries, horse therapy services in the farm zone



Below minimum parcel size land divisions for public facilities



Reducing review for non-farm dwellings

## Why are you updating the LUDO?

The last comprehensive update to the LUDO was completed in 2012. Since then, there have been many changes to state law (required and optional) that necessitate a public update process. There were also several strategies resulting from Wasco County 2040, the Comprehensive Plan Update, that need to be implemented through the LUDO including housing provisions, fire safety provisions, creating a communications facilities chapter, and adding agritourism as a new farm use.

## 2021 Process

April-August 1st Public Outreach, Events, and Receiving Public Feedback

August 3rd - Planning Commission Work Session

September 7th and 14th - Planning Commission Hearings

October 20th and November 3rd - Board of County Commissioner Hearings

Drafts, summaries, polls, and more are available on the project website <https://wasco2040.com> or you can request info via email [wclplanning@co.wasco.or.us](mailto:wclplanning@co.wasco.or.us)

Fill out a comment card, send us a letter, submit a comment on the website, or email us

# Summary of 2021 LUDO Updates



## Chapter 2 - Procedures

Changes include a reorganization of the content, addition of a chart, and the removal of repetitive criteria. Many references are updated and some rules are revised to match state law as required



## Chapter 21 - Land Divisions

Changes include a reorganization of the content, adding direct references to state law, creating a separate road standards chapter, and separating property line adjustments process from replats, as consistent with state law.



## Chapter 1 and 3 - Farm and Forest Zones

The majority of these revisions are required to align the LUDO with state law. That includes mandatory permitted uses and criteria. Optional uses are highlighted on the front page. Chapter 1 houses definitions, which have been revised to either conform with state law or add new terms based on new uses.



## Chapter 3 - Farm Zone

Based on public input during the Comprehensive Plan Update, agritourism will be added as a new subject to standards use in the farm (A-1) zone.



## Chapter 3 - Environmental Protection Districts

Staff is proposing to change the name from Environmental Protection District to Overlay Zone. There are also several mandatory changes, resulting from updates during the Comprehensive Plan Update, that need to be made to individual overlay zones.

## How Can You Help Inform the Update

- Provide comments or take polls/surveys about the optional, proposed new uses
- Provide comments or take polls about the reorganization of information
- Provide comments about any additional changes you think should be made

## How Can You Learn More

- Proposed, revised drafts are now available on the project website <https://wasco2040.com>. Look for the icons and follow links to find the content you are most interested in.
- Watch our on-demand content, including Virtual Open Houses, public presentation overviews, and Q&A talks
- Use the website to ask questions, submit comments, and sign up for email notifications
- Email us at [wcpplanning@co.wasco.or.us](mailto:wcpplanning@co.wasco.or.us) and we can send documents, upon request, to your inbox
- Attend one of our live events via phone or device
- Call us at 541-506-2560 to schedule a one on one phone call