

**Non-Commercial Energy Advisory Group  
Comprehensive Plan Language Changes  
Last Update 11 March 2010**

The following sections and subsections represent areas of the comprehensive plan that can effect, be effected by, or are related to non-commercial and commercial energy development. **Yellow Highlighted** sections and sub-sections represent areas staff recommend be updated.

1. Chapter 2 – Physical Characteristics  
Section J – Natural Areas (Page 2-50)

Staff Assessment: The areas identified in Table 11-A are included in Environmental Protection District 7, Section 3.910 –Natural Areas (Not Division 4, Section 3,700 as indicated in the Comp Plan). Permitted uses are elevated to a conditional use and a finding is required that the natural value will not be damaged by the use or activity.

Staff feels no new sites should be added and no changes need to occur to this section. This section is meant to identify these natural areas only. If additional protections of these areas are deemed necessary, language can be included in Chapter 19 which references these areas and imposes additional requirements.

Section M – Fish & Wildlife Resources - Subsection 5 – Land Use Conflicts & Resolutions  
(Page 2-84)

Staff Assessment: The sensitive habitats that are described in this section are riparian habitats and big game winter range. Riparian habitats are protected by existing riparian buffers included in each zone. Big game winter range is protected by Environmental Protection District 8 – Section 3.920.

This section is meant to identify these conflicts only and not create regulatory protections which exist in the Land Use and Development Ordinance. If additional protections of these areas are deemed necessary, language can be included in Chapter 19 which references these areas and imposes additional requirements.

**Section O – Energy** (Page 2-101)

Staff Assessment: This Section is an inventory and overview of energy resources in Wasco County. This process provides a good opportunity to reassess these resources and modernize the language.

2. Chapter 5 – Community Facilities and Services  
**Section J – Parks and Recreation and Scenic Areas - Subsection 1 & 3 –**

**Figure 6: Oregon Scenic Waterways** (Page 5-22)

Staff Assessment: This lists the Deschutes River and the John Day river as Oregon's Scenic Waterways. These are now designated Federal Wild & Scenic Rivers protected by the Oregon State Parks Department. They are also protected by Environmental Protection District 7 – Natural Areas as describe in 1 above. The language should be updated to correct their current designation.

Table 7 – Wasco County Designated Scenic Areas: (Page 5-24)

Staff Assessment: This table lists the identified Scenic Travel Corridors within Wasco County. There are no specific land use regulations related to these corridors. There are however general standards in conditional use review Section 5.020(H) which provide some broad authority to take into account the impacts to these areas:

“The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area.”

Table 11 – Outstanding Scenic & Recreational Areas in Wasco County: (Page 5-28)

Columbia River Gorge: Includes area defined by the Columbia River Gorge Commission and O.R.S. 390.460.

Deschutes River: Areas within the river canyon that can be seen from the Deschutes River or lands designated under the State Scenic Rivers Act. This is a potential Federal Wild and Scenic River.

John Day River: Land seen from the river within the river canyon, or lands designated under the State Scenic Rivers Act. This river is under study for inclusion as a Federal Wild and Scenic River.

Rock Creek Reservoir: Includes land adjacent to the reservoir.

Pine Hollow Lake: Includes land adjacent to the lake.

White River: Lands within the River Canyon, or lands within approximately 4 miles of the river.

Staff Assessment: The areas identified in Table 11 are protected in various ways. There is now a whole land use and development ordinance devoted to protecting the Columbia River Gorge. The Deschutes, John Day and White River have previously been discussed. Pine Hollow Lake and Rock Creek Reservoir are protected by the structural setbacks in the Agricultural Recreation (Section 3.230) zone as well as Environmental Protection District 6 – Reservoir Overlay Zone – Section 3.900.

As with previous sections, this is meant to be an inventory of these resources and not a regulatory section. If additional protections are deemed necessary they should be located in Chapter 19.

Section M – Utilities (Page 5-37)

Staff Assessment: This Section is an inventory and overview of utilities within Wasco County. This process provides a good opportunity to reassess and modernize any language related to energy.

### 3. Chapter 8 – Economics

Staff Assessment: This Chapter provides a broad overview of the economic picture of Wasco County broken into different Sectors (circa the late 1970's). If it appears that energy generation may be a significant sector of the economy in the future it would be a good opportunity to include an energy section to describe it and the economic benefits it provides.

### 4. Chapter 10 – Summary & Analysis

#### Section B – Physical Characteristics - Subsection 15 – Energy (Page 10-5)

Staff Assessment: This Section is just a summary of the elements throughout the Comprehensive Plan. Subsection 15 would be updated to be consistent with Chapter 2, Section O – Energy. Staff may also take the opportunity to strike the contents of this chapter since it is unclear what, if any value it provides.

### 5. Chapter 14 – Findings & Recommendations

#### Section B - Goal 5 Issues

##### Subsection 1 – Land Needed or Desirable for Open Space (Page 14-8)

Staff Assessment: This subsection indicates the typical conflict with lands needed or desirable for open space (ag & forest, Columbia Gorge, Deschutes River, John Day River, White River, Dalles & Dufur watersheds is residential.)

This could be amended to include the potential impacts to these areas as a result of commercial energy development. The descriptions at a minimum should be amended to reflect how they are currently being protected such as the NSA Land Use and Development Ordinance instead of the prior EPD which has been repealed.

##### Subsection 3 – Energy Resources: (Page 14-9)

Staff Assessment: Energy resources are generally listed as a Goal 5 resource by this subsection. This section sites the review process for energy uses at the time. This either needs to be generalized or updated to reflect the review processes as they are changed as part of this project.

##### Subsection 4 - Fish and Wildlife Areas and Habitats (14-10)

Staff Assessment: This language is not longer accurate. This should be updated to reference EPD 8 and how it protects wildlife areas.

##### Subsection 5 – Ecologically and Scientifically Significant Natural Areas, Including Desert Areas. (Page 14-10)

Staff Assessment: No change needed

##### Subsection 6 – Outstanding Scenic Views and Sites: (Page 14-10)

Staff Assessment: No change needed

Subsection 12 - Potential and Approved Federal Wild and Scenic Water-ways and State Scenic Waterways (Page 14-11)

Staff Assessment: This needs to be changed to reflect the current designation of the John Day and Deschutes as Federally Designated Wild and Scenic Rivers.

6. Chapter 15 – Goals & Policies

Goal 5 – Open Spaces, Scenic and Historic Areas and Natural Resources – To conserve open space and protect natural and scenic resources

Policy 5 – Wild & Scenic Rivers: (Page 15-14)

Staff Assessment: This needs to be changed to reflect the current administration of the John Day and Deschutes by Oregon State Parks.

Policy 7 – Columbia River Gorge (Page 15-15)

Staff Assessment: This needs to be changed to reflect the NSA LUDO for the Columbia Gorge.

Goal 6 – Air Water and Land Resources

Policy 4 – Noise level should be maintained in compliance with state and federal standards.(Page 15-20)

Staff Assessment: The implementation of this policy is pretty specific with regards to meeting state and federal standards as well as limiting the impact of noise on the surrounding development.

Goal 13 – Energy Conservation. (Page 15-35)

Staff Assessment: The policies and implementation language in this Goal can be updated to encourage net-metering and energy production through renewable resources.