

CHAPTER 15 GOALS & POLICIES

GOAL # 1 - CITIZEN INVOLVEMENT

To develop and maintain a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Policy 1

Improve the availability of planning information to all of the residents in the County

Implementation

- A. Hold at least one Citizen Advisory Group meeting per year. Other meetings shall be held as needed to inform the group of proposed changes in the Comprehensive Plan or other land use actions.
- B. The Chairmen of the planning areas shall be advised on all agency meetings or hearings on actions affecting land use.
- C. Make all pertinent land use information from all agencies available to the Citizen Advisory Group chairmen,

Policy 2

A Citizen Involvement Program shall encourage the participation of citizens representing a broad cross-section of the population.

Implementation

- A. A diversified geographic and vocational cross-section of citizens will be encouraged to participate in Citizen Advisory Groups.
- B. The Wasco County Planning Office shall provide clear and concise notice of the opportunities for citizen involvement.
- C. Encourage open attendance and participation by all people at Citizen Advisory Group meetings.

Policy 3

Encourage involvement of citizens and property owners in the land use planning process.

Implementation

- A. Notices of all Citizen Advisory Group meetings should be given at least ten (10) days prior to the meetings.

- B. Notices of all Citizen Advisory Group meetings should be posted by the Wasco County Planning Office in the Wasco County Courthouse, at least two public places in each planning area, and shall be advertised in the newspaper of general circulation throughout the County.
- C. When revising or adopting the Comprehensive Plan there shall be a public hearing held with each Citizen Advisory Group that is affected by the proposed action.

GOAL # 2 - LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Policy 1

Citizen Involvement shall be an integral part of the planning process and shall be accomplished through the County's Citizen Involvement Program.

Implementation

- A. The Citizen Involvement Program shall be maintained and updated periodically by the Wasco County Planning Office.
- B. The Citizen Involvement Program shall abide by the policies as set forth in Goal # 1, "Citizen Involvement".

Policy 2

Comprehensive plans and implementing ordinances shall be consistent with the statewide goals and guidelines as well as the needs and desires of citizens in the County.

Implementation

- A. The Comprehensive Plan shall include all elements identified by the Land Conservation and Development Commission which are applicable to the County.
- B. Inventories and other forms of data used in the development of the Comprehensive Plan shall be the most factual and current data available.
- C. The Comprehensive Plan shall be coordinated with all other plans and programs affected by, or having effect on, land use within the County.
- D. All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan.

Policy 3

The Comprehensive Plan shall be reviewed periodically for necessary revisions to keep pace with changes in the physical, environmental, social and economic character of the County.

Implementation

- A. The Citizen Advisory Groups, in conjunction with the County Planning staff, shall conduct annual Comprehensive Plan review and evaluation.

- B. Plan review and amendment shall take place every two years or whenever significant changes in the social, economic, physical, or environmental character of the County are evident.
- C. Plan review, evaluation, and amendment shall be carried out utilizing the revisions process as set forth in the Comprehensive Plan. (This process is identical to the planning process employed for the initial development of the Comprehensive Plan.)

Policy 4

Increase public awareness of the planning process and plan implementation.

Implementation

- A. Signs should be posted throughout the County to indicate permits are required.
- B. Federal, State, County and City agencies should cooperate to simplify, combine and expedite permit application.
- C. Allow for local public input into the process of locating electrical corridors.
- D. Hearing notice procedures shall be included in the Wasco County Zoning Ordinance.

GOAL # 3 - AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

Policy 1

Maintain Exclusive Farm Use zoning.

Implementation

- A. Maintain Exclusive Farm Use zone consistent with O.R.S. 215.203 to 215.273 to qualify for special farm use assessment as set forth in O.R.S. 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)(o) of the Wasco County Zoning Ordinance and the applicable regulations of the Wasco County Subdivision and Land Development Ordinance.
 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 O.R.S. 215.213 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 O.R.S. 215.213.
 5. Subdivisions and Planned Unit Developments will not be permitted in the Exclusive Farm Use zone.

Policy 2

Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.

Implementation

- 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 acreage tracts in farm use zones.
- E. 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.
- 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-line and highways which may adversely impact agricultural lands.

Policy 3

Land division criteria and minimum lot sizes used in areas designated as agricultural by this Plan shall be appropriate for the continuation of existing commercial agricultural enterprise in the area.

Implementation

- A. In order to promote the continuation of existing commercial agricultural enterprise in Wasco County, the zoning regulations shall provide for two classifications of Exclusive Farm Use. The "A-1 (80)" Exclusive Farm Use zone shall have a minimum property size of eighty (80) acres. The "A-1 (20)" Exclusive Farm Use zone shall have a minimum property size of twenty (20) acres. Land 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. Revise the zoning regulations [A-1 (80) and A-1 (20) zones and appropriate procedural sections] to provide for the governing body or its designee to review all divisions of agricultural lands creating parcels for non-farm uses.
 - 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 O.R.S. 215.213(2) and (3), O.R.S. 215.243 and O.R.S. 215.263 as applicable.

Or one or more of the following conditions apply

- (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.

Policy 4

Where rural agricultural land is to be converted to urbanizable land, the conversion shall be completed in an orderly and efficient manner.

Implementation

- 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 acreage tracts in 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.

Policy 5

Encourage multiple purpose storage reservoirs and land and water reclamation projects which enhance and benefit agricultural land.

Implementation

- 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.

GOAL # 4 - FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Policy 1

Land use regulations and tax incentives should be designed to safeguard forest management operations on both private and public lands.

Implementation

- A. Encourage resource management on those lands which meet the stocking and survival requirements of the Forest Practices Rules for Eastern Oregon.
- B. Only allow residential development, (i.e. in conjunction with forest use and not in conjunction with forest use), as conditional uses in the "F-2" Forest zone.
- C. Prohibit residential development, (i.e. in conjunction with forest use and not in conjunction with forest use), in the "F-1" Forest zones (i.e. City of the Dalles Watershed and City of Dufur Watershed).
- D. The minimum lot size of lands designated on the Comprehensive Plan map as "Forest" shall be eighty (80) acres.
- E. Approval of a conditional use permit for a dwelling not in conjunction with a forest use shall be preceded by the parcels disqualification from receiving a farm or forest tax deferral.

Policy 2

Lands within the "F-1" Forest designation shall be managed for maintenance of water quality and quantity, in addition to timber protection, fish and wildlife, soil conservation and air quality.

Implementation

- A. Land use actions within the "F-1" Forest zones shall be consistent with "The Dalles Municipal Watershed-Comprehensive Management Plan" and the City of Dufur Watershed Management Plan.
- B. A limited number of uses are allowed within the "F-1" Forest zone, of these uses residential development is not one. As a result of negative impacts, which are unable to be mitigated, on the water supply to the City of The Dalles and Dufur, residential development is prohibited.

Policy 3

All physical development should be located such that it minimizes the risk of wildfire and allows for assistance in the control of wildfire.

Implementation

- A. All physical developments shall implement the applicable “Fire Safety Standards” of the zone in a timely manner.
- B. A functioning on-site water supply shall be implemented prior to issuance of any zoning approval/building permit within the “F-1” and “F-2” Forest zones. The aforementioned water supply shall be connected to all applicable “Fire Safety Standards” of the zone.
- C. Coordination with the appropriate fire protection agency shall occur prior to issuance of any zoning approval for any dwelling, temporary or permanent, in the “F-2” Forest zone.
- D. Requests for dwellings not in conjunction with forest use, on property which is located outside of a rural fire protection district, shall not be accepted by the Approving Authority unless a contract for services has been reached with a rural fire protection district.

Policy 4

Coordination with the Oregon Department of Forestry and Oregon Department of Fish and Wildlife should occur whenever possible during the land use review process.

Implementation

- A. Notice of all action on all conditional use permits shall be forwarded to these departments for their comments and analysis. Lack of concurrence from either department shall be considered by the Approving Authority in the decision making process.

Policy 5

Dwellings should be permitted on lands owned prior to extensive implementation of Goal 4 protection (Jan. 1985) where consistent with the Transition Lands Study Area study dated September 17, 1997.

Implementation

- A. Adopt the Transition Lands Study document (September 17, 1997), and comprehensive plan map (ATTACHMENT A) by reference, as background information for planning purposes within Transition Lands Study Area.

- B. Implement the “lot of record” provision in the TLSA, for parcels within a fire protection district (OAR 660-006-0027 adopted June 1, 1998).
- C. Do not implement the OAR provision for the “template test” in the TLSA based on the available area wide information regarding overall land use patterns, land values, and lack of infrastructure in the forest zone, based on the Transition Lands Study Area study dated September 17, 1997.

GOAL # 5 - OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

To conserve open space and protect natural and scenic resources.

Policy 1 – Mineral Resources

Protect and utilize appropriately the mineral and aggregate resources of Wasco County, and minimize conflict between surface mining and surrounding land uses.

Implementation

- A. The development of new rock and aggregate resource sites shall be consistent with the State Planning Goal 5 and Oregon Administrative Rules Chapter 660, Division 16 process to balance conflicts between mining operations and new and existing surrounding conflicting uses.
- B. Sites identified as significant aggregate resource sites shall not support interim or permanent uses which may jeopardize the future availability of the resource.
- C. Mining and processing of gravel and mineral materials may only be allowed at sites included on the "Other Site" inventory or "Significant Sites" inventory.
 - 1. Mining at sites on the "Other Sites" inventory may be allowed by a conditional use permit.
 - 2. Mining at sites on the "Significant Sites" inventory may only be permitted in accordance with the Mineral Resources Overlay.
- D. For each site determined to be significant, the County shall complete the remainder of the County Goal 5 process identifying conflicting uses, analyzing the ESEE consequences of the conflicting use(s), and designating a level of protection from conflicting uses. If the final decision concerning the site is to preserve fully or partially protect the resource from conflicting uses, the County shall zone the site with the Mineral Resources Overlay.

Policy 2 – Mineral Resources

The County shall maintain an inventory of mineral and aggregate resource sites. The comprehensive plan inventory shall consist of three parts:

-An inventory of "Significant Sites" identified through the Goal 5 process as important resources that will be protected from conflicting uses;

An inventory of "Potential Sites" for which sufficient information concerning the location, quality, and quantity of a resource site is not adequate to allow the County to make a determination of significance;

An inventory of "Other Sites" for which available information demonstrates that the site

is not a significant resource to be protected.

Implementation

- A. The significance of non-aggregate mineral resources shall be judged on a case-by-case basis, taking into account information concerning the commercial or industrial use of the resource, as well as the relative quality and relative abundance of the resource within at least the County.
- B. The scope of an existing or "grandfathered" aggregate operation shall be established by:
 - 1. authorization by a County land use approval; or
 - 2. the extent of the area disturbed by mining on the date that the mining operation became a non-conforming use.
- C. Sites on the "Other Sites" inventory shall not be protected from conflicting uses.
- D. For sites on the "Potential Sites" inventory, the County shall review available information about mineral and aggregate resources, and if the information is sufficient, determine the site to be significant when one of the following conditions exist:
 - 1. As part of the next scheduled Periodic Review;
 - 2. When a landowner or operator submits information concerning the potential significance of a resource site and requests a Comprehensive Plan amendment;
 - 3. When resolution of the status of a potential resource site is necessary to advance another planning objective.
- E. In order to approve surface mining at a site zoned for exclusive farm or forestry use, the County shall find, as part of the ESEE analysis, that the proposed activity will not: 1) force a significant change in, or significantly increase the cost of, accepted farming or forestry practices on surrounding lands, and 2) will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
- F. The County may establish and impose conditions on operation of a surface mine when deemed necessary as a result of a site-specific Goal 5 analysis. Where such conditions conflict with criteria and standards in the Mineral and Aggregate Resources Overlay, the conditions developed through the Goal 5 analysis shall control.

- G. No surface mining or processing activity, as defined by the zoning ordinance, shall commence without land use approval from the County, and approval of a reclamation plan and issuance of an operating permit by DOGAMI.
- H. Aggregate sites shall be subordinate to the landscape setting as seen from travel corridors when such travel corridors have been determined to be significant by the ESEE analysis.

Policy 3 – Mineral Resources

New mineral and aggregate sites shall not be allowed within the quarter mile boundary of either the John Day or Deschutes Rivers.

Policy 4 – Mineral Resources

All aggregate operations within the Columbia River Gorge National Scenic Area shall be operated in compliance with the Management Plan for the National Scenic Area and its implementing ordinance.

Policy 5 – Wild & Scenic Rivers

The Deschutes and John Day River Scenic Waterways shall be maintained and protected as natural and open space areas with consideration for agriculture and recreation.

Implementation

- A. Coordinate all land use planning activities with the Bureau of Land Management, Oregon State Department of Transportation and the Warm Springs Indian Reservation. These three parties shall be notified of all proposed land actions within the Deschutes River and John Day River Scenic Waterways for their review and comment.
- B. Allow agricultural operations within the Deschutes and John Day Scenic Waterways.
- C. Allow only buildings customarily provided in conjunction with farm use within the visual corridors of the Deschutes and John Day Scenic Waterways.
- D. Encourage the preservation of landscape features of the John Day and Deschutes Rivers.

Policy 6 - Wild & Scenic Rivers

Cooperate with managing agencies to solve recreation use management on the John Day and Deschutes River Scenic Waterways.

Implementation

- A. Coordinate with and support the managing agencies recreation use management issues and facilities necessary for recreation and resource protection.

Policy 7 – Columbia River Gorge

Maintain the existing aesthetic quality of the Columbia River Gorge.

Implementation

- A. Scenic and Open Space areas in the Columbia River Gorge will be preserved by placement of the Environmental Protection District, Division 4, and overlay zone.
- B. The Oregon State Highway Division should employ plantings to provide buffers between residential areas and Interstate 84 when feasible.
- C. Forestry uses shall be in accordance with the Oregon Forest Practices Act.
- D. Clear-cutting within the legal boundaries of the Columbia River Gorge is discouraged.

Policy 8 - Water

Encourage the construction of ponds for livestock, fire protection and water reclamation.

Implementation

- A. Allow such uses in the "A-1" (Exclusive Farm Use) zone.
- B. The County Water master and Sanitarian shall continue to regulate appropriations, diversions and sewage waste disposals to ensure quality water resources.

Policy 9 - Fish and Wildlife

-Encourage land use and land management practices which contribute to the preservation and enhancement of fish and wildlife resources, with consideration for private agricultural practices.

-To conserve and protect existing fish and wildlife areas.

-To maintain wildlife diversity and habitat so that it will support optimum numbers of game and nongame wildlife for recreation and aesthetic opportunities.

Implementation

- A. Identify and maintain all wildlife habitats by:
1. Implementation of an Environmental Protection District overlay zone for significant fish and wildlife habitats and for the big game winter range.
 2. Designation of the Big Game Winter Range and Area of Voluntary Siting Standards (low elevation winter range) on the map contained in this plans Resource Element.
- B. The winter range identified on the Big Game Habitat Map included in the Resource Element of this plan shall be protected by an overlay zone. The Rural Service Centers identified in the Comprehensive Plan which lie within the overlay zone shall be exempt from the provisions of the overlay zone.
- C. Consistent with the development standards of the land use ordinance, sensitive riparian areas of perennial and intermittent streams identified in the Resource Element, as well as to protect people and property from flood damage, the zoning ordinance shall prohibit development within 100 feet of the mean high water mark of perennial or intermittent stream or lake in a resource zone, and 50 feet of the mean high water mark of a perennial or intermittent stream or lake in residential zones.
- D. Sensitive bird habitat sites (bald eagle, golden eagle, osprey, great grey owl, great blue heron) and mammal habitat sites (Western pond turtle nesting sites) identified in the Resource Element of the plan shall be protected by a Sensitive Bird and Mammal Overlay Zone during periodic review pursuant to the current County approved work program.
- E. When site specific information is available to the County on the location, quality and quantity of threatened and endangered fish and wildlife species listed by State or Federal Wildlife agencies and the Oregon Department of Fish and Wildlife develops protection criteria for the species, the county shall proceed with a Goal 5 ESEE analysis in compliance with OAR 660 Div. 16.
- F. The county shall review the Transition Land Study Area (TULSA) big game habitat areas and designated as "1-B" Goal 5 resources, during the next periodic review or as additional information on the location, quality and quantity of the habitat areas becomes available. (ORD. 3.180)
- G. County-owned land shall be managed to protect and enhance fish and wildlife habitat except where a conflicting public use outweighs the loss of habitat.

- H. The county shall notify the Oregon Division of State Lands and the Oregon Department of Fish and Wildlife of any development application for land within a wetland identified on the National Wetlands Inventory maps. (ORD. 3.180).
- I. An application for a destination resort, or any portion thereof, in a recognized big game habitat overlay zone shall not be accepted pending completion of the County's Goal 8 destination resort mapping process. (ORD 3.180)
- J. The county shall provide ODFW an annual record of development approvals within the areas designated as Area of Voluntary Siting Standards' on the plan map to allow ODFW to monitor and evaluate if there is a significant detrimental effect on habitat.

Policy 10 - Historic, Cultural, And Archeological Resources

Preserve the historical, archaeological, and cultural resources of the County.

Implementation

- A. The Wasco County Historical Landmarks Commission shall maintain a current inventory of significant archaeological, and cultural resources in the county.
- B. Encourage preservation of resources identified as significantly historically, culturally, or archaeologically.
- C. Develop and implement a program to review and regulate activities which may impact historic, archaeological and cultural resources per statewide Goal 5 and OAR 660-16 (Amended by Historic Preservation Overlay Ord. adopted Dec. 7, 1994).
- D. Location of archaeological sites shall not be disclosed, (this information is exempt from the Freedom of Information Act), unless development is proposed which would threaten these resources. When any development is proposed which may affect an identified archaeological site, the site will be protected by the Wasco County Land Use and Development Ordinance, Chapter 3, Historic Preservation Overlay zone.
- E. Resources listed as Wasco County Historic Landmarks will be protected by the Wasco County Land Use and Development Ordinance Chapter 3 Historic Preservation Overlay zone.
- F. When adequate information becomes available, Wasco County shall evaluate its Goal 5 1-B historic resources for inclusion on the inventory or designation as a significant (1-C) resource and, where appropriate, provide protection under the County's Historic Preservation Overlay Chapter of the Wasco County Land Use and Development Ordinance.

- G. Pursue private and public sources of funding for use by property owners in renovation and maintenance of historic properties.
- H. Pursue options and incentives to allow productive, reasonable use, and adaptive reuse of historic properties.
- I. The County shall designate a Landmarks Commission to advise the County Court about the county's historic landmarks according to the Historic Preservation Overlay ordinance. (Adopted by Ord., December 7, 1994).
- J. Appoint a Historic Review Board whose role is to protect and preserve historic Landmarks, Districts and Corridors and who individually have demonstrated interest and expertise in the field of Historic Preservation. This board shall be empowered to:
 - 1. Maintain and update the Wasco County Cultural Resource Inventory.
 - 2. Recommend to the County Court the designation of historic landmarks or districts that meet the criteria for designation as contained in Section 3.772 of the Land Use and Development Ordinance.
 - 3. Protect historic landmarks or districts through the review, in accordance with the review criteria established for alterations, demolition and new construction.
 - 4. Provide a forum for public participation in matters and issues related to historic preservation in the community.
 - 5. Review proposed activities by the County or other agencies, businesses, or developers that may detrimentally affect historic landmarks and advise the Planning and Economic Development Staff, Planning Commission, and County Court regarding these matters.
- K. All resources listed on the National Register or determined eligible for the National Register of Historic Places shall be designated a Wasco County landmark subject to the Historic Preservation Overlay.

GOAL # 6 - AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the County.

Policy 1

Encourage land uses and land management practices which preserve both the quantity and quality of air, water and land resources.

Implementation

- A. Recognizing that the soil resource base is vital to maintaining productivity, encourage agricultural conservation and management practices which minimize the adverse effects of wind and water erosion.
- B. The adopted solid waste collection and disposal ordinance shall be enforced.
- C. Riparian vegetation on natural stream banks shall be preserved by the placement of an Environmental Protection District overlay zone or by regulation of setback requirements.

Policy 2

Maintain air quality in compliance with state and federal standards.

Implementation

- A. Encourage a more detailed study of air quality in Wasco County by the Department of Environmental Quality.
- B. New industries must comply with the air quality standards set forth by the Department of Environmental Quality.
- C. Support efforts to complete an air shed study in The Dalles and Dallesport area.

Policy 3

Maintain quantity and quality of water in compliance with state and federal standards.

Implementation

- A. Support best management practices for identified problems to maintain and improve land and water resourced qualities as adopted in "Sediment Reduction Project - 208 Non-Point Source Pollution Control Program", prepared by the State Soil and Water Conservation Commission, August, 1978.
- B. Incorporate all future water quality information into the Wasco County Comprehensive Plan.

- C. Continue regulation of subsurface sewage disposal systems and other point source water pollution emissions.
- D. Evaporation ponds containing toxic chemicals should be sealed or lined, and monitored by the Department of Environmental Quality.
- E. The adequacy of the Ground water supplies and their quality shall be a major consideration in all development.
- F. The Dalles Watershed shall be managed by the "Comprehensive Management Plan for The Dalles Municipal Watershed," 1972.
- G. The Dalles, Dufur and Antelope Watersheds shall be primarily managed for their domestic water supplies.
- H. Encourage the reduction of siltation in the Columbia River drainage by whatever means are found to be reasonable and effective.

Policy 4

Noise levels should be maintained in compliance with state and federal standards.

Implementation

- A. Noise levels for all new industries must be kept within standards set by state and federal agencies.
- B. Consideration for the effects of noise on the surrounding environment will be given when a new development of any kind is proposed.
- C. Noise sensitive areas should be identified and only compatible uses permitted in their vicinity.
- D. When building new highways or making major improvements on existing highways, consideration shall be given to reducing the noise impact on surrounding land uses.

GOAL # 7 - AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

To protect life and property from natural disasters and hazards.

Policy 1

Control flood hazards through active management of water resources, soil conservation techniques and flood plain identification.

Implementation

- A. The County shall continue to meet participation requirements for the national flood insurance program in identified flood hazard areas.
- B. Lands within identified flood plains should be excluded from intensive development.
- C. Flood plains have been identified by the Flood Insurance Rate Maps effective September 24, 1984 and will be protected by placement of the Environmental Protection District zone, Division 1.
- D. Coordinate the flood plain ordinance provisions with the Soil Conservation Service.
- E. Open space and agricultural uses are preferred in identified flood plain areas.
- F. Projects for channelization, diversion and other flood control measures designed to reduce flood hazards should be supported.

Policy 2

Intensive developments should not be allowed in an identified Natural Hazard Area.

Implementation

- A. Active natural hazard areas will be identified by the placement of an Environmental Protection District overlay zone.
- B. Only those activities which are associated with non-intensive recreational or agricultural pursuits should be allowed upon lands inventoried as active natural hazard areas.
- C. Pre-existing uses, not in accordance with Goal # 7, Policy 2 B., should be phased-out in active natural hazard areas.
- D. Development restrictions on active geologic hazard areas shall be specified in the Zoning Ordinance Chapter 3.750.

- E. Areas subject to active natural hazards should be evaluated as to the degree of hazard present, and appropriate limitations on use be imposed.
- F. An on-site investigation and written report by a certified geologist shall be required before development will be allowed in an active geologic hazard area.
- G. Applicants proposing development in an inactive geologic hazard area will be notified of that fact.

Policy 3

Wasco County shall maintain siting regulations for mobile homes to reduce safety and fire hazards.

Implementation

- A. When securing a mobile home placement permit, siting regulations will be provided to the homeowners.
- B. Due to potential wind hazards, tie-downs are required on all mobile homes located within thirty (30) miles of the Columbia River.

GOAL # 8 - RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of Wasco County and visitors.

Policy 1

Manage the Deschutes and John Day Scenic Waterways to minimize recreational over-use, accumulation of solid waste and conflicts with agricultural use, while maximizing their scenic and recreational values.

Implementation

- A. Encourage governmental agencies to restrict open camp fires on the Deschutes and John Day Rivers.
- B. Encourage the development of a cooperative management plan between private landowners and government agencies.
- C. Prohibit recreational subdivisions within the Deschutes and John Day Scenic Waterways.
- D. Encourage governmental agencies, (including the Marine Board, Bureau of Land Management, Department of Transportation and Wasco County), to limit the use of recreational power boats on the Deschutes and John Day Rivers.

Policy 2

Develop and maintain a variety of recreational sites and open spaces adjacent to population concentrations to adequately meet the County's recreational needs.

Implementation

- A. The County may establish public park lands adjacent to future multiple-purpose reservoirs. This may include the dedication of park land to the County from a federal agency or private land developer at future reservoir sites.
- B. Encourage a system of safe and convenient trails for non-motorized recreation and transportation. Adequate right-of-way should be acquired on public roads to provide bicycle, pedestrian and equestrian paths where feasible.
- C. Large planned developments shall include the reservation of a suitable area of park land or open space.
- D. Aesthetic values in existing and future re-creational sites should be preserved and enhanced.

Policy 3

Discourage illegal recreational access through private agricultural lands.

Implementation

- A. Encourage governmental agencies to develop a public information program concerning recreational access through private lands.
- B. Condemnation of private land for recreational use will be strongly opposed.
- C. Easements for recreational use at well-established access points should be acquired. Possible funding sources such as the National Park Service and Oregon State Parks should be investigated.

GOAL # 9 - ECONOMY OF THE STATE

To diversify and improve the economy of Wasco County.

Policy 1

Maintain agriculture and forestry as a basis of the County's rural economy.

Implementation

- A. Subdividing and partitioning of productive agricultural and forest lands shall be discouraged.
- B. Exclusive Farm Use zoning shall be maintained to allow special farm use assessment as an incentive for continued agricultural use.
- C. Orchards, wheat, other small grain farms, and grazing lands shall be continued as a major portion of the economy.
- D. Wasco County will encourage secondary wood processing plants in Maupin and Tygh Valley in order to provide more local basic employment.
- E. Industries which process agricultural and forest products will be allowed, as a conditional use in the Exclusive Farm Use zone.

Policy 2

Commercial and industrial development compatible with the County's agricultural and forestry based economy will be encouraged.

Implementation

- A. Wasco County will support commercial and industrial development within the Urban Growth Boundaries of incorporated cities, which will help to discourage conversion of productive orchard and other agricultural lands and provide more year-round employment opportunities.
- B. Commercial activities in conjunction with farm use, including storage of agricultural goods, are allowed as conditional uses in agricultural areas of the County, to diversify the economy.
- C. Because The Dalles Auction Yard provides a unique general service that is economically beneficial to the entire County; its present location shall be protected from incompatible land use intrusion.
- D. Encourage increased commercial activity in the communities of Pine Grove and Tygh Valley rural service centers.

- E. Allow limited industrial growth in areas designated near Pine Grove and Tygh Valley.
- F. Protection and utilization of valuable rock and aggregate sources should be carried out as specified in Goal #5, Policies # 1, A-E; and # 2, A-F.

Policy 3

Wasco County will support the expansion and increased productivity of existing industries and firms as a means to strengthen local and regional economic development.

Policy 4

Wasco County will support the Mid-Columbia Economic Development District, the Wasco County Over-all Economic Development Plan (OEDP), and the Warm Springs Over-all Economic Development Plan (OEDP).

Policy 5

Tourism in Wasco County will be supported and encouraged.

Implementation

- A. Wildlife habitat and scenic waterways should be maintained for their scenic value to residents and tourists in Wasco County.
- B. Historic sites should be preserved and maintained to promote tourism in Wasco County.
- C. Additional parks, overnight camping areas, and other recreational areas should be provided when needed to encourage tourism in the County.

GOAL #10 - HOUSING

To provide for the housing needs of the citizens of Wasco County.

Policy 1

The development of adequate housing for all Wasco County citizens will be encouraged.

Implementation

- A. Mobile homes shall be allowed as a permitted or conditional use on agricultural land for landowners and employees.
- B. Mobile homes are a type of housing that may be allowed as a conditional use on certain forest lands.

Policy 2

A variety of housing types, locations and densities shall be encouraged.

Implementation

- A. Residential developments should be related to physical site characteristics.
- B. Residential developments shall be protected from encroachment of incompatible land uses.
- C. Multiple family dwellings should be allowed only within the Urban Growth boundaries of the incorporated cities and within excepted areas, unless connected with farm labor.

GOAL #11 - PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Policy 1

Provide an appropriate level of fire protection, both structural and wildfire, for rural areas.

Implementation

- A. The Bureau of Land Management, private landowners and railroad companies should be encouraged to develop a cooperative fire management program for the Deschutes River Area.
- B. Adequate fire protection should be a factor in locating and planning rural subdivisions or Planned Unit Developments.
- C. The County will assist Rural Fire Protection Districts in the acquisition of equipment and development of facilities.
- D. All community water systems shall provide minimum fire flow capacities and have a fire hydrant system.
- E. Adequate access shall be provided to any available water sources within development areas.
- F. Road design for rural subdivisions and planned unit developments should incorporate appropriate requirements with respect to mobility and access by fire suppression equipment.

Policy 2

Provide an appropriate level of police protection for rural areas.

Implementation

- A. Wasco County should continue to provide police protection, in conjunction with the Oregon State Police, commensurate with the needs of the rural community.

Policy 3

Minimize adverse impacts resulting from power line corridor and utility development.

Implementation

- A. The Bonneville Power Administration should compensate for damage resulting from power-line corridor development at levels based on the loss of agricultural and residential values and productivity.
- B. When economically and physically feasible, transmission lines should be laid underground.
- C. The Planning Commission and Citizen Advisory Groups should review all future Bonneville Power Administration power line corridor developments which may be routed through Wasco County, as well as all electrical substation and power plant development proposals.
- D. Public utility easements and transmission line corridors should be designed to provide for multiple land use.
- E. Maximum utilization of existing utility right-of-way should be encouraged to minimize the need for additional rights-of-way.
- F. Public utilities shall be responsible for appropriate maintenance including noxious weed control on all existing and future rights-of-way.

Policy 4

Encourage adequate and convenient school facilities for the citizens of Wasco County.

Implementation

- A. The County will continue to cooperate with school district(s) in the planning and placement of future educational facilities.
- B. The County will coordinate with the affected school district(s) when new subdivisions or Planned Unit Developments are proposed.

Policy 5

Future provision of public facilities and services shall be adequate to meet the needs of Wasco County citizens and be provided efficiently and economically.

Implementation

- A. The Dalles Sanitary Landfill shall be maintained as the solid waste disposal site in Wasco County until such time as additional sites become necessary.
- B. Improved public library and bookmobile service should be provided to all County residents.

- C. Increased and more efficient emergency medical service shall be encouraged, especially to those rural areas which must travel long distances for such service.
- D. The development of sanitary sewage disposal facilities for Wamic, Tygh Valley, Pine Grove, and Pine Hollow should be encouraged.
- E. Water systems developed on individual lots should provide a standpipe capable of handling the full capacity of the pumping system.
- F. The placement of nuclear facilities for the generation of nuclear energy shall be emphatically discouraged, especially in the more populous areas of the County where the obvious potential hazards would affect larger numbers of people.
- G. The availability of necessary utilities and public services shall be made known at the time of the development of subdivisions, Planned Unit Development and major partitions.
- H. The facilities and services provided shall be appropriate for, but limited to, the needs and requirements of the areas to be served.
- I. Facilities and services provided to areas designated Rural Residential and Rural Service Center shall be at levels appropriate to and necessary for rural uses only and shall not support urban uses.
- J. The County will coordinate its public facilities and services planning with the plans of affected special service districts and other governmental units.
- K. The County will develop a detailed drinking water service plan which will comply with O.R.S. 448.165 at the next update of the plan. A water system inventory will be the initial step and other factors such as groundwater resources, population growth, system aging, water quality and quantity will be considered in the detailed plan.

Policy 6

The larger lot sizes (5 acres in Wamic and 4- acres in Tygh Valley) will continue to apply until approved facility plans are acknowledged even though water systems currently exist in both communities.

Implementation

- A. Established minimum lot size in Wamic and Tygh Valley may be reduced to two (2) acre minimum property size standard when a community, municipal or public water and/or sewer public facility plan is “approved” by the county and

acknowledged by the state pursuant to the post acknowledgement plan amendment (PAPA) requirements (ORS 197.610 through 197.650) and the requirements for facility plans under OAR 660, Division 22.

- B. Upon the “acknowledgement” of an existing or new community, municipal or public water and/or sewer system facility plan, the minimum property size standard may be amended from the current five (5) acre standard to two (2) acres in Wamic, and from the current four (4) acre standard to two (2) acres in Tygh Valley.

GOAL #12 - TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

Policy 1

Develop and maintain an adequate County road system.

Implementation

- A. The County's six-year road plan shall be available for review and comment to citizens of Wasco County.
- B. The development of alternative modes of transportation within the Wasco County six-year road plan shall be encouraged.
- C. Road construction that has a minimum impact on agricultural production will be encouraged.
- D. The safety features of County roads shall be improved to reduce congestion, adverse turns and impaired visibility.
- E. Wasco County shall continue to publish biennial statements of road construction and re-construction priorities.
- F. The Wasco County road system should be coordinated with the U.S. Forest Service road and trail system.
- G. Controlled access along highways and major arterials should enhance traffic flow and promote safety.
- H. Standards for development along highways and roads shall take into consideration setbacks to reduce traffic hazards and congestion.

Policy 2

A system of convenient private and public airports will be encouraged.

Implementation

- A. Public and private airports will be evaluated to determine which are most valuable to future economic development and commerce.
- B. All development of airports and their associated approach areas and clear zones should be maintained in uses compatible with airport activity.
- C. The Environmental Protection District zone will be applied to all public airport approach areas and clear zones to prevent the establishment of air space obstruction in all approaches.

- D. The Chenoweth Airport shall be retained as a base for the operation of private aircraft for residents of Wasco County.

Policy 3

Maintenance of the railroad service to the County will be encouraged.

Policy 4

Transportation services to make quality health and social services available and accessible to all residents will be provided when County revenues permit.

Implementation

- A. A convenient and economic system of transportation should continue to be provided for needy senior citizens and the handicapped and other transportation disadvantaged.
- B. Ramps, automatic doors, elevators, and other conveniences shall be placed in all new public buildings, to make access within those buildings possible for the handicapped and elderly.
- C. Wasco County will consider the Transit Development Program developed by Mid-Columbia Economic Development District when implementing transportation programs.
- D. Wasco County will use its one percent of total funds received from the State Highway Division for the development and maintenance of foot-paths, bicycle trails and curb cuts or ramps as they are needed.

GOAL #13 - ENERGY CONSERVATION

To conserve energy.

Policy 1

The County will work with appropriate State and Federal agencies to identify and protect, and if feasible, develop potential energy resources, especially renewable energy resources.

Policy 2

Reduce the consumption of non-renewable sources of energy whenever possible.

Implementation

- A. Conversion of energy sources from non-renewable sources to renewable sources shall be encouraged.
- B. The allocation of land and uses permitted on the land should seek to minimize the depletion of non-renewable sources of energy.

Policy 3

Minimize energy consumption through the use of zoning and subdivision standards.

Implementation

- A. Zoning controls and subdivision design standards shall be developed and administered with consideration for the conservation of energy sources and the reduction of energy consumption.
- B. In the review of subdivision plans, consideration shall be made of the following in relation to energy consumption:
 - 1. Lot size, dimension and siting controls;
 - 2. Building height, bulk and surface area;
 - 3. Density of uses, particularly those which relate to housing densities;
 - 4. Availability of light, wind and air.
- C. Uses developed on the land shall be managed and controlled so as to maximize the conservation of energy.

Policy 4

Considerations should be given to systems and incentives for the collection, re-use and recycling of solid waste and other waste products.

Implementation

- A. Recycling centers for the collection of glass bottles, newspapers, tin cans, etc., should be encouraged.
- B. Public awareness and education concerning the use of recycling centers and methods shall be encouraged.
- C. Encourage the utilization of sewage treatment wastes for fertilizer, methane gas production or other feasible products.

Policy 5

The transportation system shall be diversified with emphasis on energy conservation.

Implementation

- A. Bicycle paths and pedestrian walkways should be placed whenever and wherever feasible.

Policy 6

Use of renewable energy shall be encouraged.

Implementation

- A. Wind generators will be permitted in the forestry, agricultural and rural zones.
- B. The County should develop a solar access ordinance.
- C. Facilities to manufacture alcohol from farm or timber waste products will be permitted as conditional uses in the forestry and agricultural zones.

GOAL #14 - URBANIZATION

To provide for an orderly and efficient transition from rural to urban use.

Policy 1

Conversion of rural agricultural land to urbanizable land shall be based upon consideration of each of the following factors:

- A. environmental, energy, social and economic consequences;
- B. demonstrated need consistent with other goals;
- C. availability of alternative suitable locations for the requested use;
- D. compatibility of the proposed use with related agricultural land; and
- E. the retention of Class I, II, III, IV, V, and VI soils in farm use.

Policy 2

Preserve community identity by encouraging concentration of residential development in and near existing communities.

Implementation

- A. Restrict the subdivision of lands in areas with difficult access, topography or drainage; in areas lacking adequate domestic water supplies; or in areas having severe soil limitations for individual subsurface sewage disposal.
- B. Population growth will be encouraged within the Urban Growth Boundaries of incorporated cities and unincorporated areas designated for residential uses within the comprehensive plan.
- C. Industrial, commercial and dense residential development should be restricted to areas within the urban growth boundaries of incorporated cities as well as rural service centers and planned unit developments.

Policy 3

Encourage subdivisions to be developed by a planned development approach, maximizing physical design, the retention of open space and reducing adverse impacts.

Policy 4

Availability of public services shall be made known at the time of the development of subdivisions, Planned Unit Developments, and major partitions.

Policy 5

Subdivision and partitioning activities shall be designed to reduce the County's financial participation in road construction within development areas.