



Wasco County Planning Department

"Service, Sustainability & Solutions"

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WASCO COUNTY PLANNING COMMISSION MEETING AGENDA

Please Note: Agenda is subject to last-minute changes. For the most current version, please check the Wasco County Planning website at www.co.wasco.or.us/planning

DATE: April 7, 2015

TIME: 3:00 pm

LOCATION: Columbia Gorge Discovery Center & Museum
Basalt Rock Cafe
5000 Discovery Drive
The Dalles, Oregon 97058

CALL TO ORDER 3:00 PM

I. ROLL CALL

II. PUBLIC COMMENT

- Public comment is limited to items not listed on the agenda.
- Comments are limited to a maximum 15 minutes.

III. APPROVAL OF PAST MEETING MINUTES

- January 6, 2015 Hearing Minutes
- February 3, 2015 Work Session Minutes
- March 3, 2015 Work Session Minutes

IV. COMMISSION WORK SESSION

- Continued discussion of long-range planning needs, goals and process options

V. QUASI-JUDICIAL HEARING #1

File PLACUP-15-01-0001. Request by J. Arlie Bryant, Inc. for: 1) Partition to legalize an existing improperly created tax lot; 2) Subject to Standards Review for a Significance Determination for a 20 acre aggregate site; 3) Comprehensive Plan amendment to add the aggregate operation to the Comprehensive Plan Mineral & Aggregate Inventory as a Significant Site; 4) Zone Change to apply the EPD-5, Mineral & Aggregate Overlay zone to the existing and expanded operation; and 5) Conditional Use Permit for an aggregate extraction site, including drilling, shooting, crushing, screening, and stockpiling of rock. The proposed aggregate site is located approximately 2 miles east of Highway 197 on an easement road, approximately 3½ miles north of its intersection with

Highway 97, approximately 9½ miles southwest of Shaniko, Oregon; more specifically described as 7S 15E 0, tax lot 600, Account 12795.

VI. QUASIJUDICIAL HEARING #2

File PLACUP-15-01-0002. Request by Jon Justesen for: 1) Subject to Standards Review for a Significance Determination for a 50 acre aggregate site; 2) Comprehensive Plan amendment to add the aggregate operation to the Comprehensive Plan Mineral & Aggregate Inventory as a Significant Site; 3) Zone Change to apply the EPD-5, Mineral & Aggregate Overlay zone to the existing and expanded operation; and 4) Conditional Use Permit for an expanded aggregate extraction site, including drilling, shooting, crushing, stockpiling of rock, and asphalt batch plant operation. The aggregate site is located east of Highway 97, approximately 3.4 miles northeast of Shaniko, Oregon; more specifically described as 6S 17E 0 2200/2400; Accounts 12710/12707

VII. QUASIJUDICIAL HEARING #3

File PLACUP-15-01-0003. Request by J. Arlie Bryant for: 1) Subject to Standards Review for a Significance Determination for a 20 acre aggregate site; 2) Comprehensive Plan amendment to add the aggregate operation to the Comprehensive Plan Mineral & Aggregate Inventory as a Significant Site; 3) Zone Change to apply the EPD-5, Mineral & Aggregate Overlay zone to the proposed aggregate operation; and 4) Conditional Use Permit for an aggregate extraction site, including drilling, shooting, crushing, screening, and stockpiling of rock. The aggregate site is located south of Hinton Road, approximately 0.6 mile east of Bakeoven Road, approximately 7 miles northwest of Shaniko, Oregon; more specifically described as 5S 16E 0 3600, Account 12549.

VIII. OTHER BUSINESS

IX. PLANNING DIRECTOR COMMENTS

Per the request and direction of the planning commission, staff is available and willing to update the commissioners on any requested topics.