

Wasco County Planning Department

"Service, Sustainability & Solutions"

2705 East Second St. • The Dalles, OR 97058
(541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning

FILE NUMBER: _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PROPOSED CHANGE

Indicate specific Comprehensive Plan section(s) or element(s) proposed to be amended or added:

FINDINGS OF FACT

The following shall be addressed by the applicant. Response (findings of fact) to the following questions shall be typewritten and attached to the application.

- 1. What is the purpose of the proposed change?
- 2. A landowner or their representative may only initiate a quasi-judicial plan amendment. Describe how the proposal meets the standard of a quasi-judicial amendment and not a legislative amendment.

Quasi-Judicial revisions are those which do not have significant effect beyond the immediate area of the change, i.e., narrow in scope and focusing on specific situations.

Legislative revisions include land use changes that have widespread and significant impact beyond the immediate area such as quantitative changes producing large volumes of traffic; a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or much different ownership.

- 3. The amendment will be in compliance with the statewide land use goals as provided by the Land Conservation and Development Commission, where applicable and substantial proof that such change shall not be detrimental to the spirit and intent of such goals. These goals include:

- | | |
|--|---|
| Goal 1: Citizen Involvement | Goal 8: Recreational Needs |
| Goal 2: Land Use Planning | Goal 9: Economy of the State |
| Goal 3: Agricultural Lands | Goal 10: Housing |
| Goal 4: Forest Lands | Goal 11: Public Facilities and Services |
| Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources | Goal 12: Transportation |
| Goal 6: Air, Water and Land Resources Quality | Goal 13: Energy Conservation |
| Goal 7: Areas Subject to Natural Disasters and Hazards | Goal 14: Urbanization |

- 4. Demonstrate there was a mistake in the original comprehensive plan or change in the character of the neighborhood.
- 5. Address factors which relate to the public need for healthful, safe and aesthetic surroundings and conditions.

6. Include proof of change in the inventories originally developed.
7. Amendment shall be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change must be established. Provide additional studies and an established need to justify the amendment.

A response (findings of fact) to each of the questions above has been submitted? No YES

REVIEW PROCESS

Before this application will be processed, you must supply all the requested information. Pursuant to ORS 215.427 this office will review the application for completeness and notify the applicant of any deficiencies within 30 days of submission. If you have questions, the following pages provide directions and helpful information in order to complete the application. Other questions can be addressed in the pre-application conference.

A request for a Comprehensive Plan Amendment will be reviewed by the Wasco County Planning Commission at a public hearing. Upon receipt of a completed application, hearing dates will be set.

A recommendation on the proposal will be made by the Planning Commission and forwarded to the Wasco County Board of Commissioners where a final decision will be issued.

The decision of the Board of Commissioners may be appealed to the Land Use Board of Appeals (LUBA). Information regarding appeals to LUBA is available at the Wasco County Planning Department.

In case of Appeal: Written notice of the appeal must be filed with the Planning Director, within twelve (12) days of the subject decision. Forms are available at the Wasco County Planning Department.
