

Wasco County Planning Department

“Service, Sustainability & Solutions”

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FILE NUMBER: _____

UTILITY FACILITY (NECESSARY FOR PUBLIC SERVICE)

Detailed project description (proposed use, structures, purpose etc.) with maps and/or pictures must be attached.

PROPOSED Improvements				
Structure/Development	Length	Width	Height	Square Footage/Cubic Yards
Tower				
Fenced Compound				
Driveway				
EXISTING Development				
Dwelling				
Agricultural Structure				
Tower				
Fenced Compound				

REQUIREMENTS FOR UTILITY FACILITIES (ORS 215.275/OAR 660-033-0120)

In the A-1 Exclusive Farm Use Zone: The only major utility facilities allowed are “Utility Facilities Necessary for Public Service,” which **includes** facilities owned or operated by a public, private or cooperative agency for the transmission, distribution or processing of its products. These include telecommunication towers, reservoirs, water towers, sewage lagoons, and electrical transmission towers 200 feet or less in height. It **does not include** commercial power generating facilities, or transmission towers over 200 feet in height.

A utility facility established under 215.283(1)(c) is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service. To demonstrate that a utility facility is necessary, an applicant must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:

- 1) Technical and engineering feasibility;
- 2) The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
- 3) Lack of other available lands;
- 4) Availability of existing rights of way;
- 5) Public health and safety; and
- 6) Other requirements of state or federal agencies.

Costs associated with any of the factors listed above may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities.

Attachments detail how the proposal is consistent with all of the requirements above? NO YES

Reasonable, non-EFU (A-1 Zone) alternatives sites must be identified, along with which of the above factors make the non-EFU sites infeasible [*Getz v. Deschutes County*, 58 Or LUBA 559 (2009)].

For All Zones: Some zones require a Conditional Use Permit application for a Utility Facility. Most structures over 200 feet in height require a Conditional Use Permit for aviation safety. Please contact the Planning Department before submitting your application.

The owner of a utility facility shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility.