



Wasco County Planning Department

"Service, Sustainability & Solutions"

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WASCO COUNTY PLANNING COMMISSION

Notice of Amended Agenda for June 7, 2016 & Notice of Rescheduled Quasi-Judicial Public Hearing for July 5, 2016

Date of This Notice: June 1, 2016

Please Note: The June 7, 2016 hearing will be a work session to discuss long-range planning projects.

Please Note: The quasi-judicial hearing for PLASAR-15-01-0004 has been rescheduled to July 5, 2016.

Date & Location: NOTICE IS HEREBY GIVEN that the WASCO COUNTY PLANNING COMMISSION will meet Tuesday, June 7, 2016 to host a work session and Tuesday, July 5, 2016 to hold a quasi-judicial hearing. Both events will begin at 3:00pm at the Columbia Gorge Discovery Center, located at 5000 Discovery Drive, The Dalles, OR 97058. The meeting facility is handicapped accessible, and language interpreters are available with one week notice. If you need special accommodations to attend, please call (541) 506-2560 to make a request.

Hearings before the Wasco County Planning Commission are governed by ORS 197.763 and ORS 215.402 to 215.431, Section 2.100(B) of the Wasco County National Scenic Area Land Use and Development Ordinance, and the Rules of Procedure of the Wasco County Planning Commission. The meeting agenda include:

June 7, 2016 Work Session Details: Staff presentation of formatting improvements to the Wasco County Land Use and Development Ordinance and the findings of this process; discuss staff's proposed work plan for the future comprehensive plan update and public process.

July 5, 2016 Hearing Details: File # PLASAR-15-01-004. The Wasco County Planning Department has received an application from Union Pacific Railroad and their land use consultants, CH2M Hill, to expand an existing railroad siding on either side of Mosier, Oregon for 4.02 miles of new second mainline track and realigned existing track; place five new equipment shelters; install drainage structures, a retaining wall, new lighting and signage, and wireless communication poles; modify existing utilities, temporary landing zones for construction; and construct temporary and permanent access roads. The request also includes off-site wetland mitigation east of the primary project site.

The project area begins at rail MP 66.98, east of the Wasco County line, approximately 2 miles west of the City of Mosier, and ends at MP 72.35, approximately 3 miles east of Mosier. The subdivision roughly parallels the Columbia River and Interstate 84 for the length of the project. More specifically, the project crosses Township 3 North, Range 12 East, Sections 31 and 32; Township 3 North, Range 11 East, Section 36; and Township 2 North, Range 11 East, Sections 1, 2, and 3. One new signal building and two signal lights are also proposed at MP 74.73, approximately 2.4 miles east of the contiguous project area and off-site wetland mitigation is proposed on Wasco County Parcel 2N 13E Section 8 Lot 200 (Account # 1274). The project will be predominantly located on lands owned by Union Pacific Railroad. Portions of the project will also occur on lands owned by Oregon State Parks and Recreation Commission and Oregon Department of Transportation. Offsite wetland mitigation will occur on lands owned by Skylar and Kathleen Schacht.

Applicable Zoning: General Management Area Large-Scale and Small-Scale Agriculture (A-1 (40) and A-2 (80)), Open Space, and Water; Special Management Area Agriculture, Public Recreation, and Open Space.

Review Authority & Criteria: W LUDO, Chapter 1 – Introductory Provisions, Chapter 2 – Development Approval Procedures, Chapter 3 – Basic Provisions and Zoning, Chapter 4 – Supplemental Provisions, Chapter 5 - Conditional Use Review, Chapter 6 – Variances, Chapter 8 – Temporary Use Permit, Chapter 11 – Fire Safety Standards, Chapter 14 – Scenic Area Review, and Chapter 23 – Sign Provisions.

Portions of the proposed development will occur inside the City of Mosier and portions will occur outside the city, within the Columbia River Gorge National Scenic Area. Wasco County Planning has regulatory authority provided by the National Scenic Area Act outside of the Mosier Urban Area.

QUESTIONS/COMMENTS: Comments may be provided up until the date of the hearing. Comments may be submitted in writing to the Wasco County Planning and Development Office, at 2705 East Second St., The Dalles, Oregon 97058, by email to angieb@co.wasco.or.us, or in person at the hearing. Written testimony submitted by Testimony and evidence must be directed toward the listed review criteria or other criteria in the plan or land use regulation which the person believes to apply to that decision. Questions about the application should be directed to: Angie Brewer, Planning Director, at 541-506-2560 or angieb@co.wasco.or.us.

AVAILABILITY OF INFORMATION: Any staff report used at the hearing shall be available for inspection at no cost at least seven (7) days prior to the hearing. If additional documents or evidence are provided by any party, the local government may allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond. Copies of the application(s) and all documents and evidence relied upon by the applicant(s), all applicable criteria, and any staff reports are available for inspection at no cost and will be provided at reasonable cost at 2705 East Second Street, The Dalles, OR 97058.

Documents will be available online at: www.co.wasco.or.us/planning, click on Pending Land Use Decisions. The actions table is sorted alphabetically by the name of the applicant/owner. The information will be available until the end of the appeal period.

APPEAL INFORMATION: Failure to raise an issue in the hearing, in person or by letter, accompanied by statements or evidence sufficient to afford the Planning Commission or other parties an opportunity to respond to the issue, precludes appeal to the Wasco County Court on such issue.