



Regulatory Environment

Overview

With two states, a National Scenic Area overlay and high percentages of federal land ownership, the level of regulations affecting development activities in the region is a significant concern. All five counties in the Mid-Columbia region have zoning ordinances and land use comprehensive plans. Additional state and federal regulatory agencies also affect development activities in the region, including the U.S. Army Corps of Engineers, the U.S. Bureau of Land Management, the U.S. Environmental Protection Agency, the Oregon Department of Environmental Quality, and the Washington Department of Ecology.

Regulatory Action Plan

Priorities

- Develop a Regulatory Road Map.
- Facilitate industrial site readiness.
- Support interagency coordination to address multi-layered regulatory issues.

	Partners	Timeline
5.1Strategy: Address permitting time for business investments. Streamline regulatory processes to reduce complexity, delay and uncertainty.		
5.1.1 Develop a “Regulatory Roadmap.” Maintain business siting guides and develop new guides.	County ec dev, MCEDD, regulatory agencies	New: 1 yr Maintain: Ongoing
5.1.2 Facilitate Industrial site readiness and expedited permitting (examples: regional wetlands permit, energy overlay zone) a) Advocate for resolution of easement issues at Cascades Biz. Park.	Ports, county, city, MCEDD, state and federal agencies	Easement: 1 yr Overall: long term
5.1.3 Support localized decision making that will allow for clear and early guidance in the siting process. Advocate for adequate funding to City and County planning offices.	Legislative action teams and advocacy groups	Current legislative session
5.1.4 Explore mitigation bank options for wetlands	Ports, counties, cities	Long term
5.2Strategy: Facilitate improved housing development processes.		
5.2.1 Support jurisdictions to establish expedited permitting mechanisms for attainable housing projects.	County, city, state agencies, MCHA	Mid-term
5.2.2 Disseminate innovative or best practices that further development of attainable housing. Eg. a) Zoning and codes allowing varied housing types to support density. b) Exemptions from or lower SDCs for attainable or affordable housing c) Rezone/zoning efforts to create market opportunities for attainable housing.	County, city, state agencies, MCHA	Ongoing
5.2.3 Develop strategies to work within National Scenic Area requirements to build communities.	CRGC, counties, cities, MCEDD, OIB/WIB	Short-long term
5.3Strategy: Advance a process to provide clarity around urban area growth boundary adjustment determinations.	CRGC, USFS	Mid-term

5.4Strategy: Advocate for solutions to address regulatory issues impacting key regional industry sectors		
5.4.1 Work with industry alliances to identify regulatory issues and convene regional support (eg FAA issue resolution on impacts to ren. energy).	Industry alliances, MCEDD, NCRST, local governments	Ongoing
5.4.2 Convene a regional policy team and facilitate technical support (eg government affairs specialist) as needed.	MCEDD	Ongoing
5.4.3 Coordinate regional issues through the Gorge Consortium for multi-agency support.	Consortium	Immediate
5.4.4 Leverage legislative advocacy from partner entities (eg associations of counties/cities). Distribute regional priority white papers.	AOC, LOC, WAC, NCRST, MCEDD, LWC, Consortium, other associations	Current legislative session, ongoing
5.5Strategy: Support interagency coordination to address issues resulting from overlay of multiple levels of regulation.		
5.5.1 Coordinate with North Central Oregon Regional Solutions to address issues with multiple state agencies involved.	OR State agencies, local jurisdictions, NCRST, MCEDD, industry alliances	Ongoing
5.5.2 Correspond directly with regulatory agencies in Washington to address common regional issues.	WA State agencies, local jurisdictions, MCEDD, industry alliances	Ongoing



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