



**Wasco County Planning Department**  
"Service, Sustainability & Solutions"

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**WASCO COUNTY PLANNING COMMISSION HEARING**  
**AGENDA**

**Hearing Date:** March 5, 2013  
**Hearing Time:** 3:00 pm  
**Hearing Location:** Columbia Gorge Discovery Center, Lower Level Classroom  
5000 Discovery Drive  
The Dalles, Oregon 97058

*NOTE: AGENDA IS SUBJECT TO LAST-MINUTE CHANGES*

CALL TO ORDER 3:00 PM

**I. ROLL CALL**

**II. PUBLIC COMMENT:** Maximum 15 minutes, *limited to items not being heard or discussed elsewhere on the agenda*

**III. APPROVAL OF PAST MINUTES:**

- February 5, 2013

**IV. QUASIJUDICIAL HEARING:**

**File PLAQJR-13-01-0001:**

Request by Columbia Land Trust for an Open Space tax assessment to be applied to a 123 acre property located in the A-1 (160), R-5 and R-1 Zones of the General Management Area, National Scenic Area.

**V. QUASIJUDICIAL HEARING:**

**File PLAQJR-13-01-0002:**

Request by Columbia Land Trust for an Open Space tax assessment to be applied to a 97 acre property located in the A-1 (160) and F-F (10) Zones of Wasco County

**VI. QUASIJUDICIAL HEARING: (Continuation from February 5, 2013 hearing)**

**File PLAQJR-12-08-0001 (previously named: PLACUP-10-11-0023\_PLASTS-10-11-0026\_PLAQJR-10-11-0006).**

The request by owner, Gabriel Watson, is for an administrative (quasi-judicial) review of the following:

- 1) 40' x 28' x 24' (1,120 square foot), non-farm dwelling
- 2) 18' x 12' x 12' (216 square foot) shed
- 3) 7' x 7' sealed vault toilet
- 4) Variance to property line setbacks. Requested setbacks are as follows:
  - 25' from front and rear property line
  - 25' from side property lines
  - 25' from Deschutes River

- 5) Floodplain Development Review of requested structures located within the FEMA delineated floodplain
- 6) Modification to Wasco County Fire Safety Standards Review

**VII. OPTIONAL - DISCUSSION OF OTHER BUSINESS / PLANNING DIRECTOR COMMENTS:** Per the request of the planning commission, staff is available and willing to update the commissioners on any of the following topics:

- Planning department work program priorities, case loads and future projects, What-The-Festival, Run 21, Other?

*For Staff Internal Tracking Requirements:*

- Total Wasco County Planning Commissioners Present =
- Total Planning Commissioner/Volunteer Time (meeting time + travel time) =