

**WASCO COUNTY
EFU/FOREST REPLACEMENT DWELLING PERMIT**

Ministerial

Land Use Decision

Proposed Improvements				
	Length	Width	Height	Square Footage
Dwelling				
Garage				
Shed				
Decks				
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting				
Other				
Existing Improvements				
Dwelling				
Garage				
Other				

(EFU zone only)

Alteration, restoration or replacement of a lawfully established dwelling. Any replacement dwelling which meets the requirements listed below may be located on any part of the same lot or parcel so long as it complies, where practicable, with all applicable siting standards. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned EFU, then the applicant shall, as a condition of approval, record a deed restriction prohibiting the future siting of a dwelling on that non-EFU portion of the lot or parcel. The deed restriction shall be noted on Planning Department records. A release from the deed restriction may only occur if the statute regarding replacement dwelling changes or if there is a change in the zone designation.

(Forest/EFU)

Demonstrate the existing dwelling meets the following by either describing or submitting additional information such as photos or other documentation:

1. Was lawfully established? Yes No

2. Has intact interior walls and roof structure? Yes No

3. Has indoor plumbing consisting of a kitchen sink, toilet, and bathing facilities connected to a sanitary waste disposal system. Describe each as necessary such as location(inside or outside the house) and functionality:

Kitchen Sink:

Toilet:

Bathing Facilities:

Connection to Sanitary Waste Disposal System (this must be verified by the Wasco County Sanitarian):

4. Has interior wiring or interior lights? Yes No

5. Has a heating system?

6. If dwelling is to be replaced, it must be removed, demolished or converted to a permitted nonresidential use within 90 days of completion of the replacement dwelling. If dwelling will remain on property in the capacity of a dwelling while new dwelling is being constructed, a Temporary Use Permit review will be required.

Removed Demolished Converted

Ministerial Sign Off: If adequate information is submitted to verify the dwelling meets all of the listed criteria above the approval may be signed at the counter.

A Ministerial Review Application has been submitted?

Administrative (Land Use) Decision: If it is not clear that the dwelling meets the criteria above, the decision by the Planning Department will be discretionary and must go through an administrative review process.

An Administrative Review Application has been submitted?

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Chapter 2.060, Sections _____

Review Criteria: Chapter 3 _____

Legal Parcel: Property has been determined to be a legal parcel?

Fire Safety: A Fire Safety Self Certification Form has been submitted?

Site Plan: A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?

Elevation drawings: An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

1. Flood Hazard: Specify Zone _____ NO YES

2. Geological Hazards: _____ NO YES

4. Cultural, Historic and Archeological _____ NO YES

5. Mineral & Aggregate _____ NO YES

7. Natural Areas _____ NO YES

8. Sensitive Wildlife Habitat _____ NO YES

12. Sensitive Bird Sites: _____ NO YES

13. Pond Turtle Sensitive Area: _____ NO YES

Other: Specify _____

Easements – Are there any easements on the property (aerial or land based)? NO YES

If easement limits development, deed(s) shall be required which explain the easement.

Describe: _____

Water Resources

Are there water sources on property or adjacent properties? NO YES

If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer? NO YES

Setbacks

Proposed development meets all property and agricultural setbacks? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES

Is property still subject to conditions from previous review? NO YES

If yes, list review # and condition(s). _____

Access:

Property has a legal access from _____

Waiver of Remonstrance is required? NO YES

County or ODOT approach permit is required and has been obtained or initiated? NO YES

Address:

Address exists and has been verified to be correct? _____ NO YES

Address needs to be assigned after approval? NO YES