

**WASCO COUNTY
F-2(80) LARGE TRACT DWELLING APPLICATION**

DETAILED SPECIFIC WRITTEN REQUEST

DETAILED STRUCTURAL INFORMATION

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

REQUIREMENTS

1. An application for a large tract test can only be made if it has been determined that a dwelling is not allowed under the Lot of Record test and there is not another dwelling on contiguous property in the same ownership.

The Planning Department has determined a lot of record dwelling would not be allowed? No Yes

There is an existing dwelling on one of the properties listed in 2 below?
If yes you are not eligible for a large tract dwelling. No Yes

2. The tract or parcel consists of at least 240 contiguous acres or 320 non-contiguous acres in one ownership in the same county or contiguous counties

List the parcel and all contiguous properties that make up the tract or the 320 non-contiguous properties. Include their individual and combined acreages:

Please be aware, CC&Rs or a deed restriction defined in 3.120(B) of the WCLUDO will be required to be executed and recorded that encumbers all parcels and properties included in 2 above so they will not qualify for future residential development.

3. Site Selection for Least Impact - Siting shall result in the least possible impact on nearby or adjoining forest or agricultural lands using the following standards.
- a. Siting shall ensure that forest operations and accepted farming practices will not be curtailed or impeded.
 - b. Siting shall minimize the amount of forest or farm land removed from production for access roads, service corridors, the dwelling and accessory structures.
 - c. Dwellings and their accessory structures shall be sited a minimum of 100 feet from property lines. Exceptions to this requirement may be granted outside the standard variance procedure in Chapter 6, if the applicant can demonstrate that the siting the dwelling within 100 feet but not less than 40 feet from the public right of way or property line better accomplishes the objectives above.
 - d. Existing and proposed development will be clustered together as practical.
 - e. Siting close to existing roads if preferable and may be required.
 - f. Siting the development on that portion of the property that is least well suited for growing trees is preferable and may be required.

Using the standards above describe how the siting will have the least impact on nearby or adjoining forest or agricultural lands. Attach other sheets as necessary.

4. Authorization for Domestic Water Supply - The applicant shall provide evidence to the approving authority that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water or surface water. For purposes of this section, evidence of a domestic water supply means:
- a. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or
 - b. A water use permit issued by the Water Resources Department for the use described in the application; or

- c. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements, the applicant shall submit the well constructor's report to the county upon completion of the well.

Describe how the request meets these requirements:

- 5. Forest Stocking Requirements: Approval of a dwelling requires the owner to plant a sufficient number of trees to demonstrate that it is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.

A forest stocking report has been submitted which is reasonably expected to meet the Department of Forestry Stocking requirements? NO YES

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections Chapter 2.060(A)(6) _____

Review Criteria: Chapter 3 _____

Other: _____

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 _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area: | <input type="checkbox"/> NO | <input type="checkbox"/> 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