

**WASCO COUNTY
LOT OF RECORD 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				

A-1 & F-2 REQUIREMENTS

1. The lot or parcel on which the dwelling is to be sited was lawfully created and was acquired and owned continuously by the present owner:
 - a. Since before January 1, 1985; or
 - b. By devise or by intestate succession from a person who acquired and had owned continuously the lot or parcel since before January 1, 1985.

“Owner” includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle niece, nephew, stepparent,

stepchild, grandparent or grandchild of the owner or a business entity owned by any one or a combination of these family members.

Documentation meeting the standards above has been submitted? NO YES

2. Are there any other contiguous lots or parcels under the same ownership? NO YES
If yes these will be required to be consolidated into a single lot or parcel.

Were there any other contiguous lots or parcels under the same ownership in 1993? NO YES

If yes list all current or 1993 lots or parcels in the same ownership _____

Do any of these lots or parcels contain a dwelling? NO YES
If yes you are not eligible for a lot of record dwelling.

A-1 REQUIREMENTS ONLY

1. The lot or parcel does not qualify for a dwelling under any other provision in the A-1 zone? NO YES
If yes you must apply under that provision.

2. Acreage of all lots or parcels in contiguous ownership _____
If more than 80 acres you are not eligible for a lot of record dwelling.

3. Are the lots or parcels in contiguous ownership high value farmland as defined below? NO YES

This is/was verified by one of the following

- Planning staff assistance by reviewing digital soils maps
- Soils Maps provided by the Wasco County GIS Department
- Other – Specify: _____

High Value Farmland means land in a tract composed predominantly of soils that are:

- a. Irrigated and classified prime, unique, Class I or II; or
- b. Not irrigated and classified prime, unique, Class I or II.

In addition to that land described above, high value farmland, if in Eastern Oregon, includes tracts growing specified perennials as demonstrated by the most recent aerial photography of the Agricultural Stabilization and Conservation Service of the U.S. Department of Agriculture taken prior to November 4, 1993. "Specified perennials" means perennials grown for market or research purposes including, but not limited to, nursery stock, berries, fruits, nuts, Christmas trees, or vineyards, but not including seed crops, hay, pasture or alfalfa.

4. Are any of the lots or parcels in contiguous ownership located with the A-1(40) zone? NO YES
If yes you are not eligible for a lot of record dwelling.

F-2 REQUIREMENTS ONLY

1. Are all the lots and parcels in contiguous ownership must be composed of soils capable of producing four thousand (4,000) cubic feet per year of forest tree species as defined below. NO YES

The average annual increase in cubic foot volume of wood fiber per tract for fully stocked stands at the culmination of mean annual increment as reported by the USDA Natural Resource Conservation Service (NRCS).

If yes you are not eligible for a lot of record dwelling. If no this is/was verified by one of the following:

- Planning staff assistance by reviewing digital soils maps
- Soils Maps provided by the Wasco County GIS Department
- Other – Specify: _____

2. The lots or parcels on which the dwelling is to be sited is located within fifteen hundred (1,500) feet of a public road which the public has the right to travel as a matter of public record and that provides or will provide access to the lots or parcels. The road shall be maintained and either paved or surfaced with rock and shall not be:
- a. A United States Bureau of Land Management road; or
 - b. A United States Forest Service Road unless the road is paved to a minimum width of 18 feet, there is at least one defined lane in each direction and a maintenance agreement exists between the United States Forest Service and landowners adjacent to the road, a local government or a state agency. Note: any access authorization must be demonstrated to provide a permanent access route to the home site.

Describe how the request meets this requirement:

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.

2. 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:

- 3. 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