

WASCO COUNTY
ZONE CHANGE APPLICATION

ZONING

Current

Comprehensive Plan Map Designation: _____

Zoning Designation: _____

Proposed

Comprehensive Plan Map Designation: _____

Zoning Designation: _____

Total Acreage to be Rezoned: _____

FINDINGS OF FACT

The following shall be addressed by the applicant. Response (findings of fact) to the following questions shall be typewritten and attached to the application.

1. What is the purpose of the proposed change?
2. Describe how the original zoning was the product of a mistake; or
3. Establish that:
 - a. The rezoning will conform with the Comprehensive Plan (including but not limited to all applicable goals and policies); and,

Goal 1: Citizen Involvement
Goal 2: Land Use Planning
Goal 3: Agricultural Lands
Goal 4: Forest Lands
Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources
Goal 6: Air, Water and Land Resources Quality
Goal 7: Areas Subject to Natural Disasters and Hazards
Goal 8: Recreational Needs
Goal 9: Economy of the State
Goal 10: Housing
Goal 11: Public Facilities and Services
Goal 12: Transportation
Goal 13: Energy Conservation
Goal 14: Urbanization
 - b. The site is suitable to the proposed zone (taking into consideration among other things slope, access, flooding, traffic, availability of public facilities and services, and impact to adjacent properties); and
 - c. There has been a conscious consideration of the public health, safety and welfare in applying the specific zoning regulations.

4. What effect would the proposed change have on surrounding properties? Include a description of the existing land uses within 1,000 feet of the proposed zone change.
5. Is there a public need or demand to support this requested zone change? No Yes
If yes, please describe need or demand.
6. Fire Safety. If converting Farm or Forest zoned land to a non-resource zone, include an analysis of how future division and residential development could meet fire safety standards.
7. Any other information which may add to the viability of the request.

SITE INFORMATION

The following maps shall be required for a complete application:

Zoning Map: Show area of proposed re-zoning.

Soils Map: If converting Forest or Farm zoned land to a non-resource zone include a soils map. These are available at the Wasco County GIS Department or the Farm Services Agency.

Site Plan Map for the area to be rezoned and lands within at least 1000' that includes the following:

- North Arrow
- Scale
- Boundaries or properties proposed to be rezoned (dimensions)
- All waterways, wetlands, noticeable landforms and drainage of property
- Structures (including dwelling, accessory buildings, barns, walls and fences) with location and size
- Utilities (existing)
 - o Electric/Communication corridors including poles
 - o Septic tanks & drain fields (primary and reserve)/Wells and supply lines
- All points of ingress and egress (roads and driveways) and whether they are public or private with their length, width and surface type
- Significant terrain features and land forms including slopes over 20%

REVIEW PROCESS

Before this application will be processed, you must supply all the requested information. Pursuant to ORS 215.427 this office will review the application for completeness and notify the applicant of any deficiencies within 30 days of submission. If you have questions, the following pages provide directions and helpful information in order to complete the application. Other questions can be addressed in the pre-application conference.

A request for a Zone Change will be reviewed by the Wasco County Planning Commission at a public hearing. Upon receipt of a completed application, hearing dates will be set.

A recommendation on the proposal will be made by the Planning Commission and forwarded to the County Court where a final decision will be issued.

The decision of the County Court may be appealed to the Land Use Board of Appeals (LUBA). Information regarding appeals to LUBA is available at the Wasco County Planning Office.

In case of Appeal: Written notice of the appeal must be filed with the Planning Director, within twelve (12) days of the subject decision. Forms are available at the Planning and Development Office

THE REMAINING INFORMATION TO BE COMPLETED BY PLANNING DEPARTMENT

AUTHORITY AND CRITERIA

Review Authority:

Chapter 2, Sections 2.060(B)(2) _____

Review Criteria:

Chapter 9, Section(s) 9.010 - 9.030) _____

Other _____

COMPLETENESS INFORMATION

Findings of Fact

Findings have been submitted for all of the applicable criteria above.

Legal Parcel

Property has been determined to be a legal parcel?

Zoning Map

A zoning map is included

Soils Map: A soils map is required?

NO YES

If required a soils map is included?

Site Plan Map

A site plan has been submitted that includes all required information.

Zoning Overlays – Area proposed to be rezoned is governed by or within 1,000' of the following:

Division 1 Flood Hazard: Specify Zone _____

NO YES

Division 2 Geological Hazards: Specify Hazard _____

NO YES

Division 4 Cultural, Historic, & Archeological:

NO YES

Division 5 Mineral & Aggregate:

NO YES

Division 7 Natural Areas:

NO YES

Division 8 Sensitive Wildlife Habitat:

NO YES

Division 12 Sensitive Bird Sites:

NO YES

Division 13 Pond Turtle Sensitive Area:

NO YES

Other Overlay(s) Not Specifically Listed:

NO YES

