

**Wasco County Planning Department**

*"Service, Sustainability & Solutions"*

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**FILE NUMBER:** \_\_\_\_\_

**NATIONAL SCENIC AREA APPLICATION**

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary.

	LENGTH	WIDTH	HEIGHT	SQ. FT.	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)			
<b>EXISTING Development</b>								
<b>Dwelling</b>								
<b>Garage</b>								
<b>Other</b> (shed, road etc...)								
<b>PROPOSED Improvements</b>								
<b>Dwelling</b>								
Main/Body								
Trim								
Roof(Fire Resistant)								
Doors								
Windows (frame, sill & sash)								
Window Reflectivity Specs								
<b>Other Building(s)</b>								
Main/Body								
Trim								
Roof(Fire Resistant)								
Doors								
Windows (frame, sill & sash)								
Window Reflectivity Specs								
<b>Decks</b>								
<b>Fences/Gates</b>								
<b>Driveway</b>								
<b>Exterior Lighting &amp; Hooding</b>								

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## ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration. Please consult [Building in the Scenic Area - Scenic Resources Implementation Handbook](#) for additional guidance regarding the siting and design of your proposed development.

### KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- Interstate 84, including rest stops
- Washington State Route 14
- Historic Columbia River Highway
- Columbia River
- Rowena Plateau and Tom McCall Point
- Washington State Route 142 (Lyle and Klickitat River road)
- Old Washington State Route 14 (County Road 1230)

Is property within ¼ mile of Interstate 84 or Historic Columbia River Highway (30)? NO YES

If YES, indicate setbacks to the paved edge of the Scenic Travel Corridors \_\_\_\_\_

Is any structure on property 50 years old or older? NO YES, year built: \_\_\_\_\_

Is proposed development site adjacent to agricultural uses? NO YES, type (grazing, orchards, grain, other):

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Please describe the operational characteristics of non-residential uses/structures, including hours of operation, number of average daily trips, number of commercial events per year, etc. (attach additional pages if necessary):

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### MAINTAIN TOPOGRAPHY

- The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

### COMPATIBILITY

- The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

### SKYLINE

- The proposed development does not break the skyline as seen from any Key Viewing Areas.

### VISUAL SUBORDINANCE

- The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation. Please explain (attach additional pages if necessary):

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## APPLICATION REQUIREMENTS

In addition to the items listed on the Land Use Application and Site Plan forms, the following information must be included with all applications for development in the National Scenic Area.

### MATERIAL SAMPLES

All samples of exterior colors and materials have been included with the application.

- If visible from Key Viewing Areas:** Dark earth-tone colors found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective (non-metal with low-reflectivity glass); OR
- If not visible from Key Viewing Areas:** Earth-tone colors found at the specific site.

### GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required

NO  YES

If yes, a grading plan meeting the requirements below is included with the application:

- A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
  - (1) Natural and finished grades.
  - (2) Location of all areas to be graded, with cut banks and fill slopes delineated.
  - (3) Estimated dimensions of graded areas.
- A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
  - (1) Its purpose.
  - (2) An estimate of the total volume of material to be moved.
  - (3) The height of all cut banks and fill slopes.
  - (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
  - (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
  - (6) A description of any other interim or permanent erosion control measures to be used.

### COMPLETENESS

- I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31<sup>st</sup> day after receipt of the application.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. **As a result, the proposal will be denied.** Pursuant to Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), Applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.