



Wasco County Planning Department

"Service, Sustainability & Solutions"
2705 East Second St. • The Dalles, OR 97058
(541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning

NOTICE OF DECISION

FILE #: PLASAR-16-10-0015

DECISION DATE: November 9, 2016

APPEAL DEADLINE: November 28, 2016

REQUEST: Scenic Area Review to place 14 black roof-mounted solar panels (252 square feet) on the south-facing roof of an existing single family dwelling.

DECISION: Approved with **Conditions**

APPLICANT/OWNER INFORMATION:

Applicant: Common Energy, LLC, P.O. Box 1592, Hood River, OR 97031

Owner: John & Jennifer Coughlin, 7395 Dell Road, Mosier, OR 97040

PROPERTY INFORMATION:

Location: The property is located north of Dell Road, approximately 0.2 mile east of State Road, approximately three miles southeast of the City of Mosier, Oregon; more specifically described as 2N 12E 9, Tax Lot 12100; Account 1689.

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
2N 12E 9 1200	1689	4.32

Zoning: R-R(10), Rural Residential, in the General Management Area of the Columbia River Gorge National Scenic Area.

Attachments:

Staff Reviewer: Dawn Baird, Associate Planner

- A. Conditions of Approval
- B. Time Limits & Appeal Information
- C. Maps
- D. Staff Report
- E. Outdoor Lighting Standards

After recording, please return to:
Wasco County Planning Department

ATTACHMENT A – CONDITIONS OF APPROVAL

Pursuant to Wasco County National Scenic Area Land Use Development Ordinance, Chapter 2 – Development Approval Procedures, Section 2.120.A., Notice of a Decision by the Director, the following shall be recorded as conditions of approval and binding upon the owners, developers or assigns.

A. Cultural Resources:

1. If cultural resources are discovered during development of any new structure or building, all construction shall cease within 100' of the discovered cultural resource. The cultural resource(s) shall remain as found and further disturbance is prohibited. The owners shall notify the Wasco County Planning Department and Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or associated with Native Americans, the owners shall also notify the Confederated Tribes of Warm Springs, Confederated Tribes of Umatilla, Perce Nez, and Yakama Indian Nation within 24 hours of discovery.
2. If human remains are discovered, all work on the parcel shall cease and the owners shall immediately notify the Wasco County Sheriff's Office, the Wasco County Planning Department, the Gorge Commission, and the four Indian tribal governments.

B. Colors/Materials

1. Solar panels are black glass with anti-reflective coating. All accessory materials (rails, clamps, etc.) are black painted aluminum. These colors are approved. If alternate colors or materials are proposed for the solar panels and accessory materials, they shall be submitted to and approved by the Planning Department.

C. Miscellaneous Conditions:

1. All existing trees located north and east of the existing house and garage shall be maintained. Any of these trees that die for any reason shall be replaced by the current property owner or successors in interest no later than the next planting season (Oct-April) after their death with trees of the same species or from the list in the landscape setting for the property.

To ensure survival, new trees and replacement trees shall meet the following requirements

- a. All trees shall be at least 4 feet tall at planting, well branched, and formed.
- b. Each tree shall be braced with 3 guy wires and protected from livestock and wildlife. The guy wires need to be removed after two winters.
- c. The trees must be irrigated until they are well established.

- d. Trees that die or are damaged shall be replaced with trees that meet the planting requirements above.
2. Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. Shielding and hooding materials shall be composed of nonreflective, opaque materials.

SIGNED THIS 9th day of November, 2016, at The Dalles, Oregon.

Dawn Baird, Associate Planner
Wasco County Planning Department

State of Oregon
County of Wasco

Signed or attested before me on November 9, 2016, by Dawn Baird, Associate Planner.

Notary Public – State of Oregon

NOTE: Any new land uses or structural development such as residences; garages, workshops or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: Oregon Revised Statutes, Chapter 215, requires that if you receive this notice, it must promptly be forwarded to the purchaser.

ATTACHMENT B – TIME LIMITS AND APPEAL INFORMATION

The approved use shall not commence until the appeal period has expired, and conditions of approval are adhered to.

Section 2.240 of the Wasco County National Scenic Area Land Use and Development Ordinance, this approval shall expire: (1) when construction has not commenced within two years of the date the land use approval was granted, or (2) when the structure has not been completed within two years of the date of commencement of construction. The expiration date for the validity of a land use approval is from the date of expiration of the appeal period and not the date the decision was issued.

Please Note!

No guarantee of extension or subsequent approval either expressed or implied can be made by the Wasco County Planning Department. Please take care in implementing your proposal in a timely manner.

APPEAL PROCESS:

The decision date for this land use review is **Wednesday, November 9, 2016**. The decision of the Director shall be final unless an appeal from an aggrieved party is received by the Director within fifteen (15) days of the mailing date of this decision, **Monday, November 28, 2016, at 4:00 p.m.**, or unless the Planning Commission or Board of County Commissioners on its own motion orders review within fifteen (15) days of the date of decision. A complete record of the matter is available for review upon request during regular business hours or copies can be ordered at a reasonable price at the Wasco County Planning Department. Notice of Appeal forms may also be obtained at the Wasco County Planning Department. **The filing fee for an appeal is \$250.00. Fees are refunded if appellant prevails.**

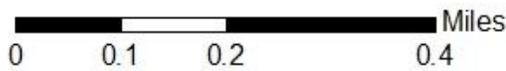
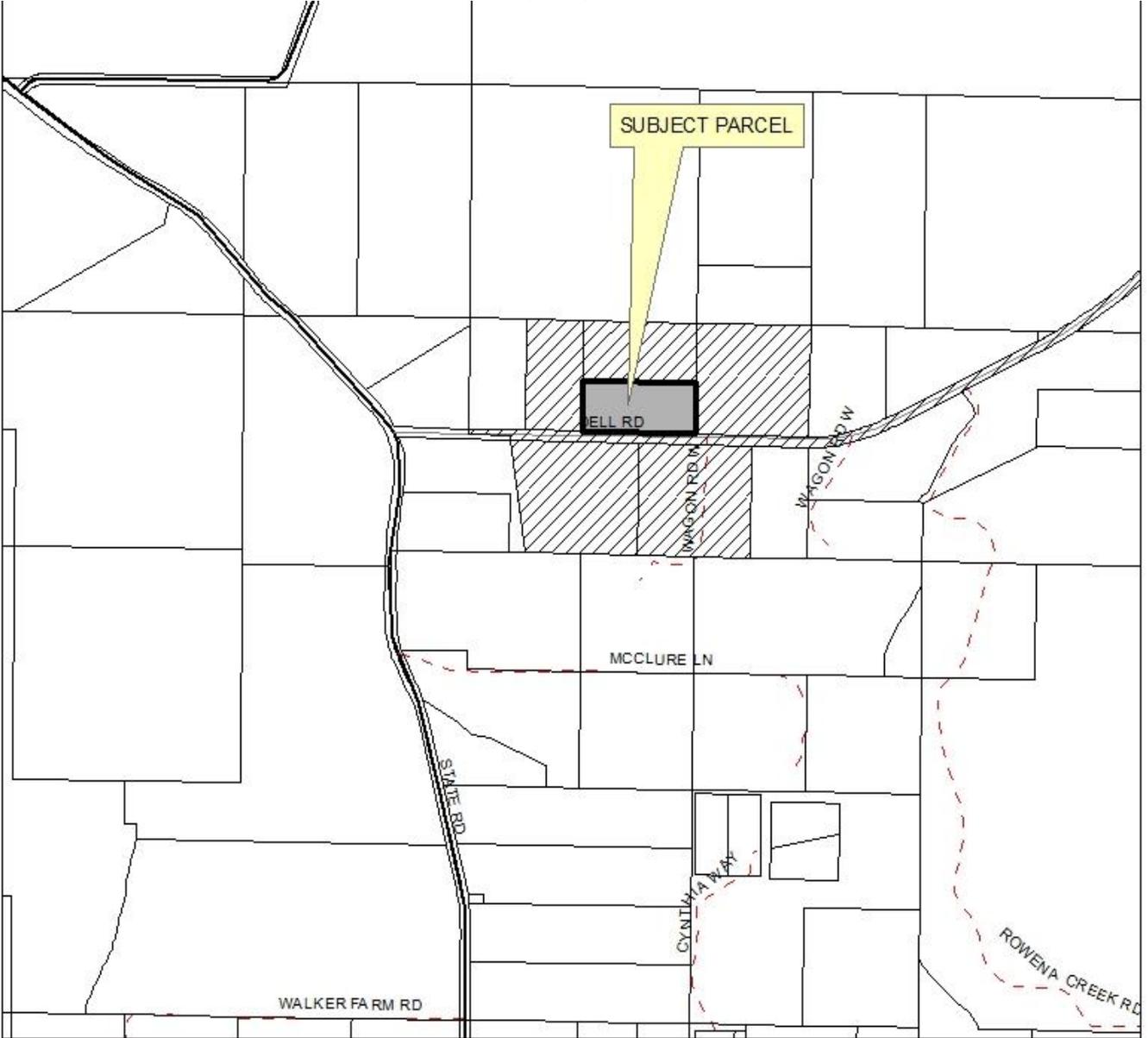
FINDINGS OF FACT:

Findings of fact approving this request may be reviewed at the Wasco County Planning Department, 2705 East Second Street, The Dalles, Oregon, 97058, or are available on the Wasco County Planning Department website at <http://co.wasco.or.us/planning>. Look under the tab entitled "Pending Land Use Decisions" The table is sorted alphabetically by the name of the application. The information will be available until the end of the appeal period.

ATTACHMENT C – MAPS

Applicant: Common Energy, LLC
Owners: John & Jennifer Coughlin
2N 12E 9, Tax Lot 1200; Account #1689

Vicinity Map



Legend

- Taxlots
- CommonEnergy_Coughlin
- Property_Within_200'

ATTACHMENT C – MAPS

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Owners: John & Jennifer Coughlin
2N 12E 9, Tax Lot 1200; Account #1689

COUGHLIN SOLAR SITE PLAN 7395 DELL RD MOSIER, OR TOTAL WATTS: 3.99 KW

