



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

December 8, 2016

PUBLIC NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that an Administrative Decision will be made by the Wasco County Planning Director pertaining to the following request. You are entitled to comment for or against the proposal. Comments must address review criteria and may be submitted to the Wasco County Planning Department, 2705 East Second Street, The Dalles, OR 97058.

COMMENTS DUE: December 23, 2016

FILE NUMBER: PLASAR-16-11-0017

REQUESTS: Scenic Area Review to construct a 36'L x 32'W x 14'T (1,152 square feet) single family dwelling with attached 24'L x 20'W x 13'T (480 square feet) garage and two covered patios each 32'L x 10'W (320 square feet each). Development also includes placing solar panels on the roof of the dwelling, planting fruit trees and grapes east and south of the proposed homesite, placing two gates across the existing roadway and the placement of 5' mesh fencing around the perimeter of the property, placement of underground utilities and a subsurface septic disposal system.

APPLICANT/OWNER: Herby Freeland

LOCATION: The property is located approximately 2/10 mile north of Dell Road, approximately 3/10 mile east of the intersection of Dell Road/State Road, approximately three miles east/southeast of Mosier, Oregon, more specifically described as 2N 12E 9, Tax Lot 600; Account 1701.:

PRESENT ZONING: A-2(40), Small Scale Agriculture Zone, in the General Management Area of the Columbia River Gorge National Scenic Area.

REVIEW AUTHORITY: Chapter 2, Section 2.050.A.1. and 8. of the Wasco County National Scenic Area Land Use and Development Ordinance.

REVIEW CRITERIA: Chapter 2 – Development Approval Procedures, Sections 2.100, 2.120, 2.140; Chapter 3 – Basic Provisions, A-2, Small Scale Agriculture Zone, Section 3.130.D.4., 5. (Uses Permitted Subject to Scenic Area Review – Single Family Dwelling, Accessory Structures, G. (Property Development Standards); Chapter 11 – Fire Safety Standards, and Chapter 14 – Scenic Area Review, of the Wasco County National Scenic Area Land Use & Development Ordinance.

AVAILABLE INFORMATION: More information regarding this application is 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.

Copies of all review criteria and evidence relied upon by the applicant are available for free review or may be purchased at \$0.25 per page at the Wasco County Planning Department.

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.

COMMENTS:

1. ***Written comments are due by 4:00 pm on December 23, 2016.***
2. This form is for your convenience if you wish to comment. Comments may also be submitted via email to dawnb@co.wasco.or.us. If you wish to comment, please provide sufficient detail to allow the Director to respond to the issue(s).
3. Comments received are a matter of public record and are made available to the applicant. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue.

Date: _____ Name: _____

Address: _____

DECISION PROCESS:

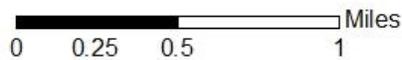
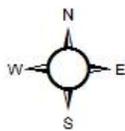
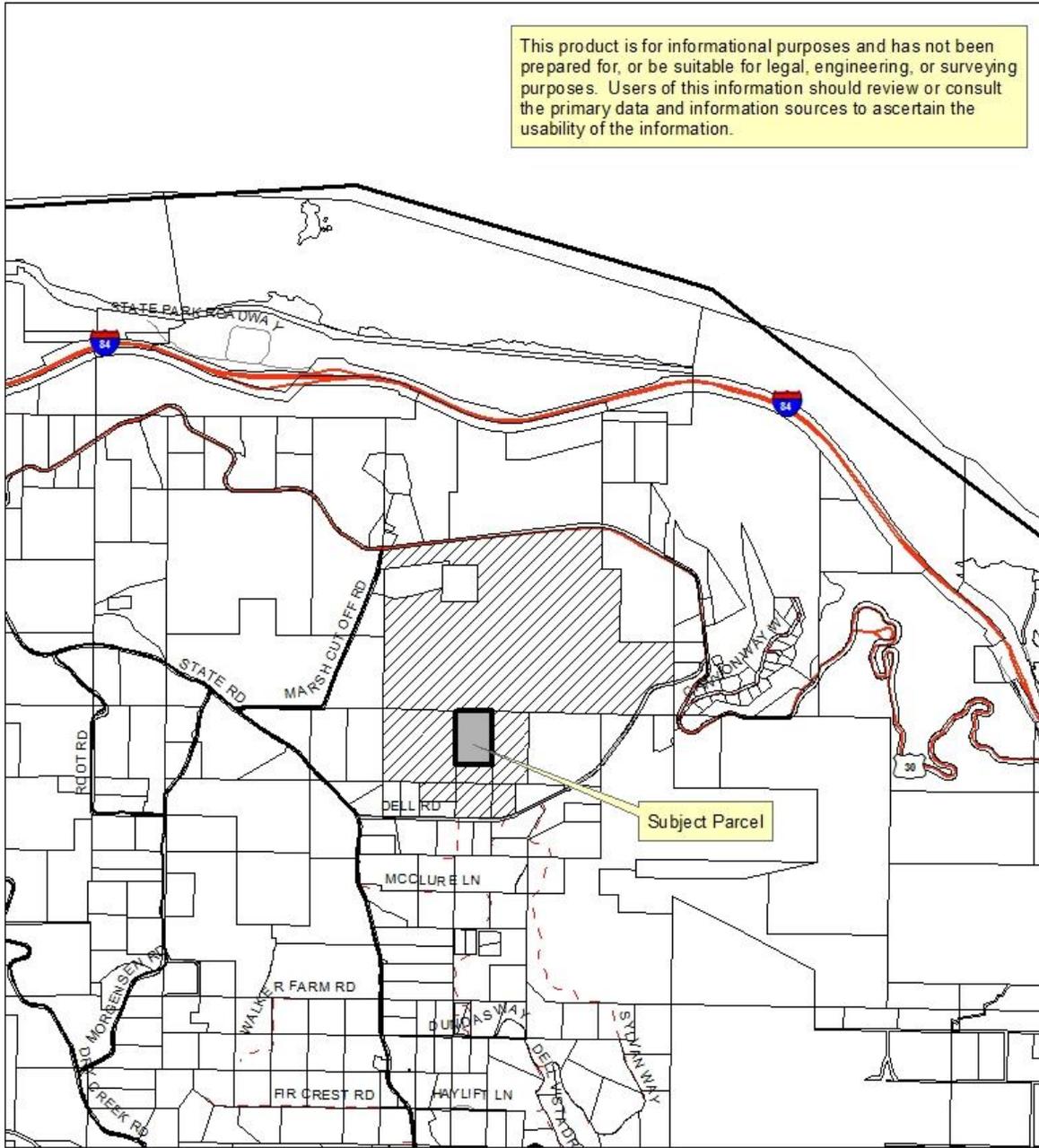
1. An application is received and reviewed for completeness.
2. When deemed complete, the Public Notice of Administrative Action is mailed to affected public agencies, interested parties, and property owners within 200 or 500 feet of the subject property. Timely comments are weighed against the NSA LUDO criteria in a staff report.
3. A decision is reached by the Director based on findings in the staff report.
4. Parties of Record (affected agencies, property owners within 500' of the subject parcel, plus those other parties who comment) will receive a Notice of Decision.
5. Aggrieved parties may appeal a decision of the Director within 15 days of the decision date.

Dawn Baird, Associate Planner

MAPS

Applicant/Owner: Herby Freeland
2N 12E 9, Tax Lot 600; Account 1701

VICINITY MAP



Legend

- Taxlots
- Freeland
- Property within 500'

