

WASCO COUNTY PLANNING AND DEVELOPMENT  
Todd R. Cornett, Director  
2705 East Second Street  
The Dalles, Oregon 97058



Phone: (541) 506-2560  
Fax: (541) 506-2561  
www.co.wasco.or.us

File Number(s): \_\_\_\_\_

Fee: \$ 371.00

Receipt # \_\_\_\_\_

PLATUR-11-04-0005

Renewal TUP

Associated  
M37 File # \_\_\_\_\_

Date Submitted: 4/14/11

Planner Initials: JR

Date complete: \_\_\_\_\_

Planners Initials: \_\_\_\_\_

Applicant/Owner Information:

Applicant(s) THOMAS R. & KAREN A. LIETHEN Property Owner(s)

SAME

Mailing Address 12628 SE 78TH PLACE

Mailing Address \_\_\_\_\_

NEWCASTLE, WA 98056

Phone (H) 425 255-8840 (W) \_\_\_\_\_

Phone (H) \_\_\_\_\_

(W) \_\_\_\_\_

Email TOMLIETHEN@AOL.COM

Email \_\_\_\_\_

Requested Structure(s)/Use(s):

Renewal of Temp. Use Permit (TUP-09-01-0002)

Property Information

Map #

Tax Lot#

Acct # 10384

Acreage 11.8

Zoning

F-F(CO)

35 13E 31 B 200

Property location:

Property Address: 81295 Shady Brook Rd

Tax Status: \_\_\_\_\_

Water Source: well

Sewage: sept (installed)

Power: Wasco Electric

Contiguous Ownership: none

Legal Access: Shadybrook Rd

Current Use of Property: Res

Use of Adjacent Properties: \_\_\_\_\_

Legal Parcel Status:  
1<sup>st</sup> pre-Sept. 4, 1974 Deed No.,  
Partition, or Subdivision

Date Filed

Platted Subdivision: Shadybrook Estates

Current Deed No.

963869

Date Filed 9/3/16

The deed, taxcard, and map showing the property described in the deed(s) must accompany this application.

Pre-Application Conference:

Per Section 2.050, a pre-application conference is required for a subdivision, planned unit development, conditional use, farm dwelling or site plan review for a home occupation outside the NSA.

Do you wish to waive the pre-application conference?  
Planner: Conference Date:

Yes  No  
Conference Time:

Signatures:

X Applicant(s) Thomas R. Little

Date 4/13/11

Raven A. Little

Date 4-13-11

Property Owner(s)

Date

Date

Date

Date

Date

Date

**PLEASE NOTE:** Before this application will be processed, you **must** supply all the requested information including but not limited to a **site plan, elevation drawings** and responses to **all listed or referenced criteria** pursuant to the attached instructions. Pursuant to ORS 215.428 this office will review the application for completeness and notify the applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

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File Number(s): \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt # 217

REF. CUP-07-109

## PLATUP-09-01-0002

Date Submitted: 1/20/09 Planner Initials: BH Date complete: \_\_\_\_\_ Planners Initials: \_\_\_\_\_

**Applicant/Owner Information:**

Applicant(s)

Property Owner(s)

THOMAS R. & KAREN A. LIETHEN

Mailing Address

12628 SE 78TH PLACE  
NEWCASTLE, WA 98056

425 255-8840  
Phone (H)

(W)

Phone (H)

(W)

Email TOMLIETHEN@AOL.COM

Email

**Requested Structure(s)/Use(s):**

TEMPORARY USE PERMIT : DEVELOP THE LOFT SPACE OF  
DETACHED GARAGE TO USE FOR ON SITE STAYS PRIOR TO  
COMPLETION OF MAIN DWELLING.

**Property Information**

Map # 3S 13E 31B Tax Lot# 200 Acct # 10384 Acreage 15.08 Zoning FF-10

SHADY BROOK ESTATES, LOT 2

Property location: TYGH VALLEY, WASCO COUNTY, OR

Property Address: 81295 SHADY BROOK ROAD  
TYGH VALLEY, OR 97063 Tax Status: AS MARKET

Water Source: PRIVATE WELL

Sewage: PRIVATE SEPTIC SYSTEM

Power: WASCO ELECTRIC COOP

ANDY GIBSON - EAST JOHN GAMBEE - WEST

Contiguous Ownership: WHITE RIVER GAME MGT AREA - NORTH

Legal Access: PRIVATE DRIVEWAY OFF SHADY BROOK RD.

Current Use of Property: VACANT LAND

Use of Adjacent Properties:

RESIDENTIAL & GRAZING

Legal Parcel Status:  
1<sup>st</sup> pre-Sept. 4, 1974 Deed No.,  
Partition, or Subdivision Date Filed

PLATTED SUBDIVISION : SHADY BROOK ESTATES

Lot #2

Current Deed No. 963869 Date Filed 9/3/96

ITEMS BELOW ARE ON FILE W/ CUP-07-109

The deed, taxcard, and map showing the property described in the deed(s) must accompany this application.

**Pre-Application Conference:**  
Per Section 2.060, a pre-application conference is required for a subdivision, planned unit development, conditional use, farm dwelling or site plan review for a home occupation outside the NSA.

Do you wish to waive the pre-application conference?  Yes  No  
Planner: Conference Date: Conference Time:

Signatures: Applicant(s) Thomas R Lietten Date 1/16/09

Karen A. Lietten Date 1-17-09

Property Owner(s) Date

Thomas R Lietten Date 1/16/09

Karen A. Lietten Date 1-17-09

Date

Date

Date

**PLEASE NOTE:** Before this application will be processed, you must supply all the requested information including but not limited to a site plan, elevation drawings and responses to all listed or referenced criteria pursuant to the attached instructions. Pursuant to ORS 215.428 this office will review the application for completeness and notify the applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

WASCO COUNTY  
TEMPORARY USE PERMIT APPLICATION

DETAILED SPECIFIC WRITTEN REQUEST

USE THE LOFT SPACE OF DETACHED GARAGE CURRENTLY UNDER  
CONSTRUCTION AS OCCASIONAL PLACE TO STAY UNTIL THE MAIN  
DWELLING IS COMPLETED

Need for temporary use/structure is due to: PROVIDE THE ABILITY TO STAY ON SITE AS  
NECESSARY DURING CONSTRUCTION OF MAIN DWELLING. CURRENTLY  
LIVE IN SEATTLE AREA OF WASHINGTON STATE, 300 MILE TRIP.

Proposed time the temporary use/structure will remain on the property: DETACHED GARAGE STRUCTURE  
WILL BE PERMANENT. IT AND MAIN DWELLING WERE ISSUED  
STRUCTURAL PERMITS, ST070465/ST070464, IN OCTOBER, 2007.

DETAILED STRUCTURAL INFORMATION

Proposed Improvements				
	Length	Width	Height	Square Footage
Dwelling				
Garage	34'-0"	26'-0"	19'-0"	796 FT <sup>2</sup>
Shed				W/ 565 FT <sup>2</sup> LOFT
Decks				ABOVE (living space)
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting				
Other				
Existing Improvements				
Dwelling				
Garage	CONC. FOOTINGS & FOUNDATION WALLS ARE COMPLETED			
Other	DRIVEWAY INSTALLED, WELL & PUMP INSTALLED, SEPTIC TANK & DRAINFIELD INSTALLED, BURIED ELECTRIC SERVICE & TELEPHONE INSTALLED, TEMPORARY POWER HOOKED UP			

LAST YEAR'S TAX 270.05  
 See back for explanation of taxes marked with (\*)

CODE: 13 ACRES: 15.080  
 MAP: 3S 13E 31 200

LIETHEN THOMAS R & KAREN A  
 12628 SE 78TH PL  
 NEW CASTLE WA 98056

VALUES:	LAST YEAR	THIS YEAR
(REAL MARKET)		
LAND	43860	79370
STRUCTURES		
TOTAL RMV	43860	79370
ASSESSED	20363	34193
EXEMPTION		
NET TAXABLE:	20363	34193

SWCSD#1	159.51
CGCC	9.24
COLUMBIA GORGE ESD	16.00
EDUCATION TOTAL :	184.75
WASCO COUNTY	145.40
WHITE RIVER HEALTH	8.55
SOIL & WATER DIST	6.29
4-H & EXT SVC DIST	8.45
WASCO CO LIBRARY DIS	23.25
GENERAL GOVT TOTAL :	191.94
CGCC	14.14
VA BOND	8.26
NORCOR BOND	10.68
CGCC BOND-WASCO ONLY	15.54
FIRE PATROL	20.64
BONDS - OTHER TOTAL:	69.26

If a mortgage company pays your taxes,  
 This statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount	TOTAL 2008-2009 TAX	445.95
432.57	291.35	148.65	TOTAL TAX (After Discount)	432.57

# SITE PLAN MAP

Map, Tax Lot # 35.13E.31B.200  
 SHADY BROOK ESTATES LOT 2  
 Applicant: THOMAS & KAREN LIETHEN  
 Owner(s): THOMAS & KAREN LIETHEN  
1275 SE 76TH PLACE  
NEWCASTLE, WA 98036

Contact # 425 235-8840  
 Date: 4.16.07  
 REV: 07/07  
7/23/07

NOTE: Lot Dimensions and setbacks must be included numerically and drawn to the scale selected below.

\* See back for required site plan information.

**SCALE:** (select one)

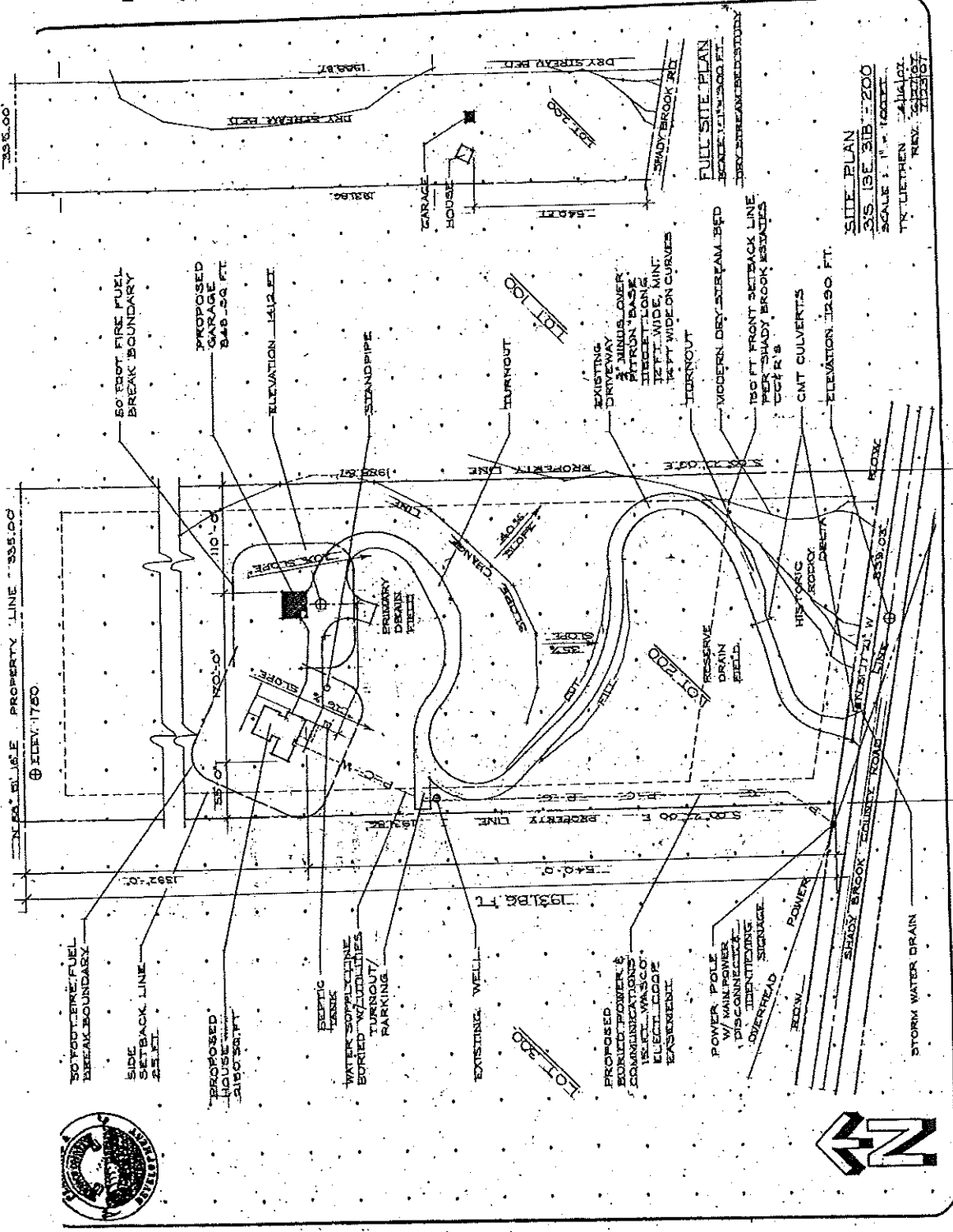
1:50  0 25 50

1:100  0 50 100

1:200  0 100 200

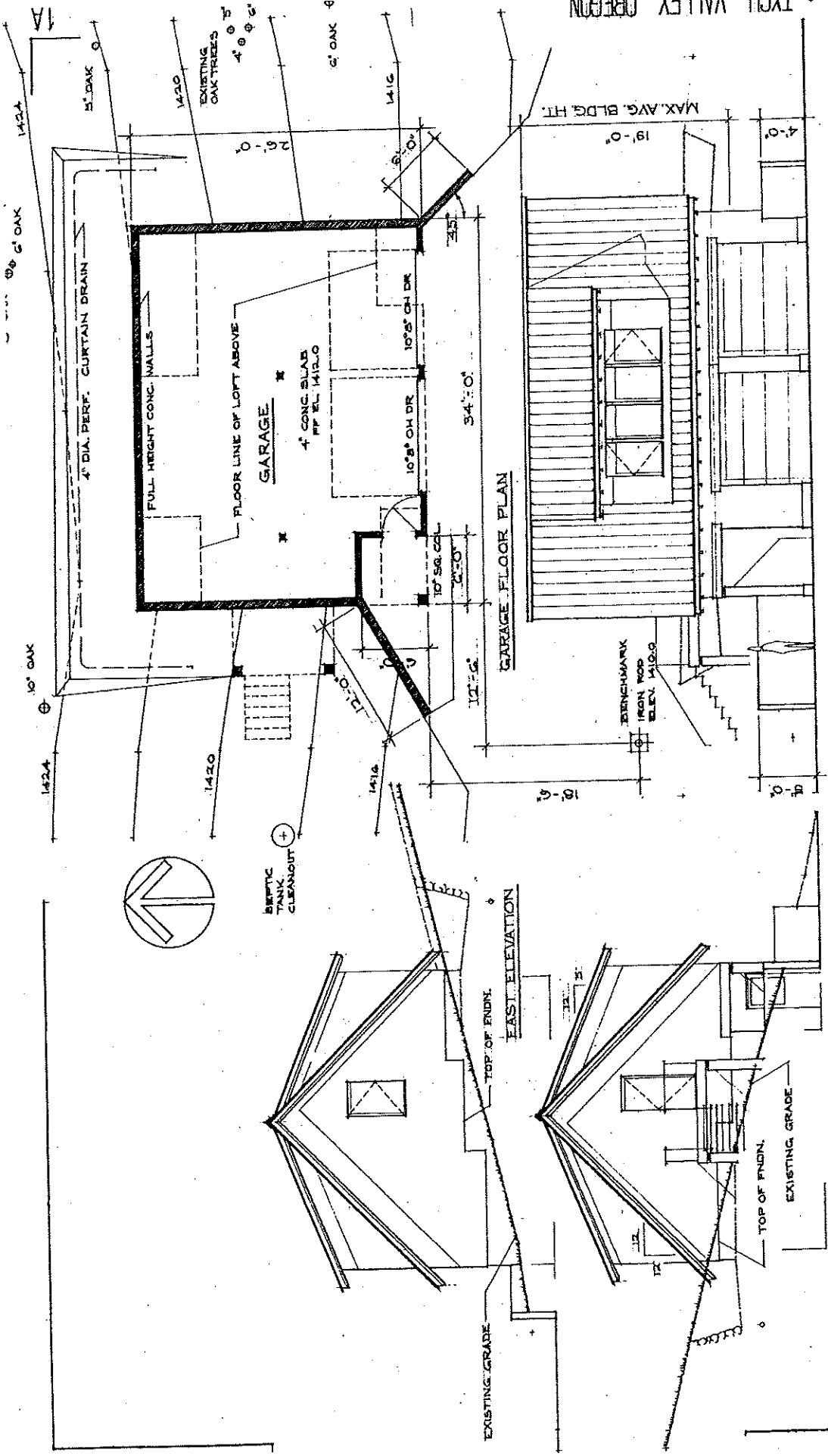
Planner Only: File # \_\_\_\_\_

Resized - No longer to scale



**SITE PLAN**  
35.13E.31B.200  
 SCALE: 1" = 100'-0"  
 TR. LIETHEN 4/16/07  
 REV. 07/07





SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

GARAGE FLOOR PLAN

WASCO COUNTY PLANNING  
AND DEVELOPMENT  
Todd R. Cornett, Director  
2705 East Second Street  
The Dalles, Oregon 97058



Phone: (541) 506-2560  
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Web Address: co.wasco.or.us

## FIRE SAFETY STANDARDS SELF CERTIFICATION FORM

FILE # CUP-07-109

DATE: 4/16/07

**REQUEST:**

CONDITIONAL USE PERMIT  
TO BUILD NON-FARM DWELLING

**APPLICANT/OWNER INFORMATION:**

**Applicant**

THOMAS R & KAREN A LIETHEN  
12628 SE 78TH PLACE  
NEWCASTLE WA 98056  
425 255-8840

**Property Owner**

SAME

**PROPERTY INFORMATION:**

Township	Range	Section	Tax Lot No.
3S	13E	31B	200

Acres	Acct.#	Zoning
15.08	10384	FF10

**Address**

NONE ASSIGNED

**Location:**

SHADY BROOK ROAD

TYGH VALLEY, OR

**STAFF REVIEWER:**

Laura Buhl

**10.110** - Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following:

A. You have identified site(s) for your building(s) that are not steeper than 40%.

TRL

Yes - Comment GRADE AVERAGES 20 TO 26% AT BUILDING SITE  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

B(1). If your property is located in a Resource or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

TRL

Yes - Comment SEE SITE PLAN  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

- or -

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in 10.110(B)(2) of the ordinance.

Yes - Comment NA  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

**10.120** - Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following:

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

TRL

Yes - Comment SEE SITE PLAN  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

-or-

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.

Yes – Comment NA

No – Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

**10.130** – Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):

A(1). Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.

TRL  Yes – Comment METAL ROOFING BOTH DWELLING & GARAGE

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)

TRL  Yes – Comment SPARK ARRESTORS WILL BE INSTALLED

B(1). Please verify the following for all decks:

- Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

TRL  Yes – Comment \_\_\_\_\_

- Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings 1/4" or less in size.

Yes – Comment NA

- When required by standard 10.110.B.2 decks will be built of fire resistant material.

TRL  Yes – Comment DECK IS 10FT ABOVE SURFACED ACCESS LAWE SUPPORTED ON CONCRETE PIERS

- All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

TRL  Yes – Comment \_\_\_\_\_

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of 1/4" or less.

TRL  Yes – Comment \_\_\_\_\_

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

TRL  Yes - Comment NO TREES WILL OVERHANG THE BUILDING - SPARSE SCRUB OAK

B(4). Please verify that the utilities will:

- Be kept clear along their route if your private utility service lines are not underground

TRL  Yes - Comment ALL UNDERGROUND SERVICE

- Have a single point of access to the building if service is not provided underground.

Yes - Comment \_\_\_\_\_

- Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

TRL  Yes - Comment LOCATED ON POLE ON SHADY BROOK ROAD R.O.W. SEE SITE PLAN

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

TRL  Yes - Comment SEE SITE PLAN

10.140 - Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):

A(1). Improved driving surface(s) will meet and be maintained to comply with driveway design standards.

TRL  Yes - Comment GRADED FOR DRAINAGE - PIT RUN BASE - 3/4" MINUS FINISH  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

A(2). Widths of drive(s) will meet minimum requirements for the type of driveway.

TRL  Yes - Comment 12 FT MIN. WIDTH WIDER ON CORNERS  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

B(1). Corners will meet the minimum curve radius requirements for access drives.

TRL  Yes - Comment 48 FT MIN. RADIUS  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

B(2). Slope or grade of the driveway will meet maximum grade requirements.

TRL  Yes - Comment MAX. SHORT DISTANCE 12% GRADE  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

B(3). Turn outs will be provided as required.

TRL  Yes - Comment TWO PROVIDED PLUS ONE PARKING/TURNOUT  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

C(1). Clearance will be established and maintained in accordance with driveway standards.

TRL  Yes - Comment \_\_\_\_\_  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

C(2). Fire fuel break will be established and maintained along both sides of the drive(s).

TRL  Yes - Comment \_\_\_\_\_  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

D. Turn arounds will be provided and maintained at the end of drives longer than 150 feet.

TRL  Yes - Comment 'T' TURN AROUND AT END OF DRIVE WITH 115 FT LEG  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

E. Bridges and culverts will support 75,000 pound gross vehicle weight in accordance with driveway standards.

TRL  Yes - Comment CORRUGATED METAL CULVERTS AS SPECIFIED BY WASCO COUNTY ROAD DIVISION  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

F. Gates will provide a minimum clearance of 14 feet and will be operable by emergency responders in accordance with access standards.

TRL  Yes - Comment PLANNED 16 FOOT ENTRY GATE - MANUALLY OPERATED

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.

Yes - Comment NA

H. Roads leading to the property have been determined to meet driveway access standards other than width, turn radius, and slope;

TEL  Yes - Comment SHADY BROOK COUNTY ROAD  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

-or-

The following improvements have been determined to be necessary:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes - Comment NA  
 No - Initials \_\_\_\_\_ (See Attached Fire Mitigation Plan)

10.150 - On site water requirements will be met in the following way:

A. The proposed dwelling will not exceed 3,500 square feet and will be located within a fire protection district.

TEL  Yes - Comment TYGH VALLEY RURAL FIRE PROTECTION DISTRICT  
 No - Initials \_\_\_\_\_ (See Attached Description of Onsite water requirements)

-or-

B. The proposed dwelling will exceed 3,500 square feet or will be located outside a fire protection district (with demonstration that the parcel cannot be annexed into or contract for protection with a nearby district) and will be constructed with an interior sprinkler system that meets NFPA standards.

Yes - Comment \_\_\_\_\_  
 No - Initials \_\_\_\_\_ (See Attached Description of Onsite water requirements)

-or-

C. The proposed dwelling is a manufactured home or a historic structure and will substitute provision of an on site water source meeting on site water supply standards in lieu of an NFPA sprinkler system that would otherwise be required.

- Yes - Comment NA
- No - Initials \_\_\_\_\_ (See Attached Description of Onsite water requirements)

I/we acknowledge receipt of the full Wasco County LUDO Chapter 10 - Fire Safety Standards text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that: all responses to the above questions and improvement designs and locations shown on the accompanying site plan are true and accurate and that all planned future compliance will be achieved within one year and maintained in perpetuity.

Thomas R. Little                      4/19/07  
Name, Title                                      Date

Raren A. Little                      4-19-07  
Name, Title                                      Date

SIGNED THIS 19<sup>th</sup> day of April, 2007, at The Dalles, Oregon.

Thomas R. Little  
Signature of Applicant/Owner

State of Oregon <sup>WA</sup>  
County of Wasco KING

Raren A. Little

Signed or attested before me on 19<sup>th</sup> April, 2007 by NOTARY PUBLIC

[Signature]  
Notary Public - State of Oregon WA

