



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-16-10-0016

DECISION DATE: December 8, 2016

APPEAL DEADLINE: December 23, 2016

REQUEST: Scenic Area Review to install a 16' tall trellis system within four existing orchards. The system consists of steel posts spaced 30' apart down each row. Posts will be 3-4' deep in the ground. Posts are rusted and three high tensile steel wires coated in black plastic will run along the trellis. Two additional wires will be attached to the posts and will carry a drip irrigation tube and a suspended micro sprinkler tube.

DECISION: Approved with **Conditions**

APPLICANT/OWNER INFORMATION:

Applicant: Omeg Family Orchards, 2967 Dry Hollow Lane, The Dalles, OR 97058

Owner: Omeg Properties, LLC & Mel & Linda Omeg Rev. Trust, 2965 Dry Hollow Lane, The Dalles, OR 97058

PROPERTY INFORMATION:

Location: Site #1: The property is located north of Mill Creek Road, approximately mile west of Orchard Road, approximately 1 mile southwest of The Dalles, Oregon; more specifically described as:

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
1N 13E 8 400	7523	38.4

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

Location: Site #2: The property is located on the north and south sides of Dry Hollow Lane at its intersection with Dry Hollow Road, approximately 1.2 miles south of The Dalles, Oregon; more specifically described as:

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
1N 13E 16 1100	7721	51.38

Site #3: The property is located south of Dry Hollow Lane, approximately 0.6 mile west of Dry Hollow Road, approximately 1.8 miles south of The Dalles, Oregon; more specifically described as 1N 13E 21 200; Account 7799.

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
1N 13E 21 200	7799	22.93

Site #4: The property is primarily located south of Cherry Heights Road, approximately 125' west of Knob Hill Road, approximately 0.2 mile south of The Dalles, Oregon; more specifically described as 1N 13E 5 100; Accounts 7435/8328.

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
1N 13E 5 100	7435/8328	34.35

Zoning: A-1(40), Large Scale Agriculture Zone, in the General Management Area of the Columbia River Gorge National Scenic Area.

Site #1 is also located within the EPD-1, Flood Hazard Overlay Zone, and Site #3 is located within the EPD-8, Sensitive Wildlife habitat Overlay Zone (Low Elevation Winter Range).

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, 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. The following colors and materials are approved for the project

	Material	Exterior Color	Supplier	Looks Like	Consistent with color requirement?
Posts	Galvanized steel	Rust	Oregon Vineyard Supply	Dark reddish-brown	Yes, approved
Coated Tree Wire	Poly tubing	Black	Oregon Vineyard Supply	Black	Yes, approved
Suspended Dripline	Poly tubing	Black	Wilson Irrigation	Black	Yes, approved
Suspended Microsprinkler	Plastic	Black and gray	Wilson Irrigation	Black	Yes, approved

2. If alternate colors or materials are proposed for the trellis system, they shall be submitted to and approved by the Planning Department prior to their use.

C. Miscellaneous Conditions:

1. 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.

2. Ground disturbance shall be minimized to the greatest extent possible. All ground disturbance resulting from development shall be revegetated no later than the next planting season (Oct-April) with native species. The property owners and their successors in interest shall be responsible for survival of planted vegetation and the replacement of such vegetation that does not survive.

SIGNED THIS 8th day of December, 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 December 8, 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 **Thursday, December 8, 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, **Friday, December 23, 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:

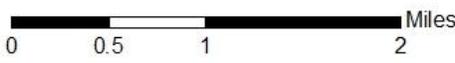
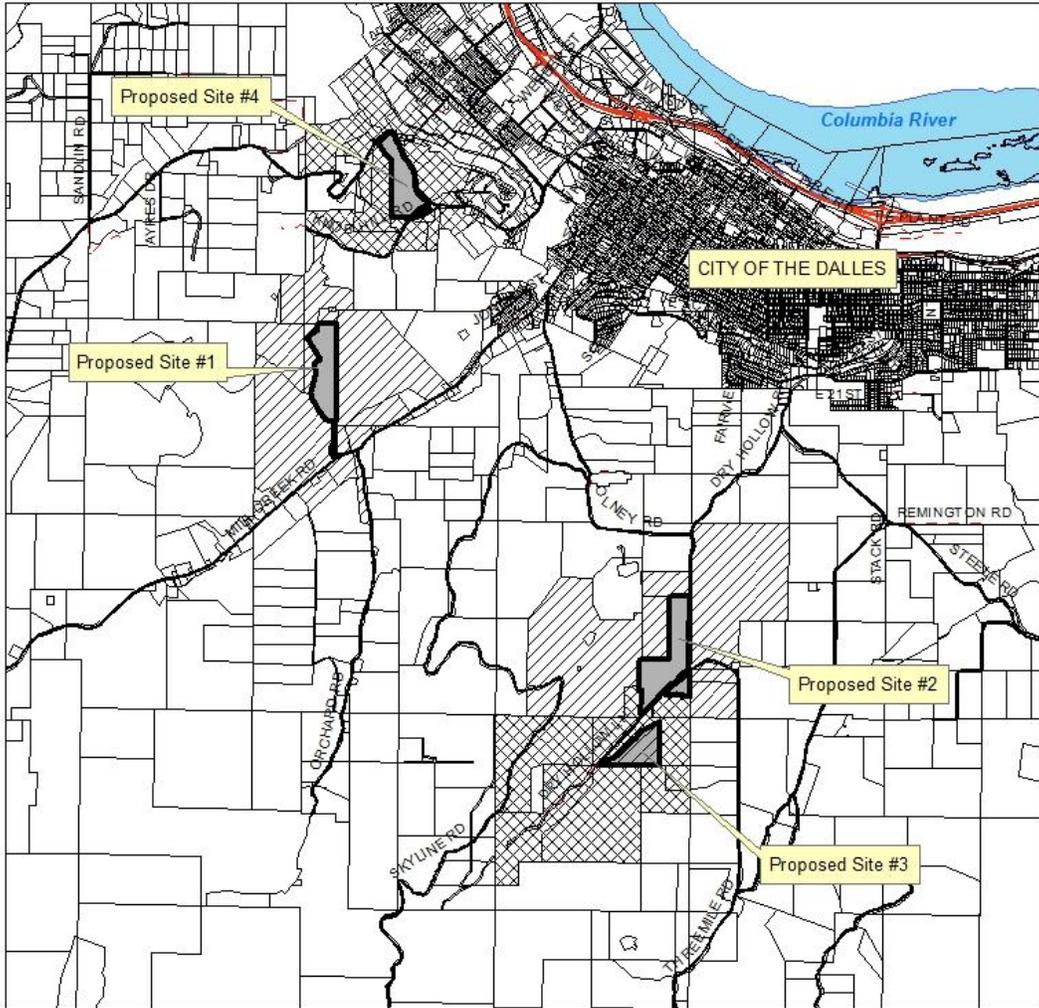
Findings of fact approving this request may be reviewed at the Wasco County Planning Department, 2705 East Second Street, The Dalles, Oregon, 97058, or are available on the Wasco County Planning Department website at <http://co.wasco.or.us/planning>. Look under the tab entitled "Pending Land Use Decisions" 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: Omeg Family Orchards
Owners: Omeg Properties, LLC; Mel & Linda Omeg Rev. Trust

1N 13E 8 400, Acct. 7523; 1N 13E 16 1100, Acct. 7721;
1N 13E 21 200, Acct. 7799; 1N 13E 5 100, Account 7435/8328

Vicinity Map



Legend

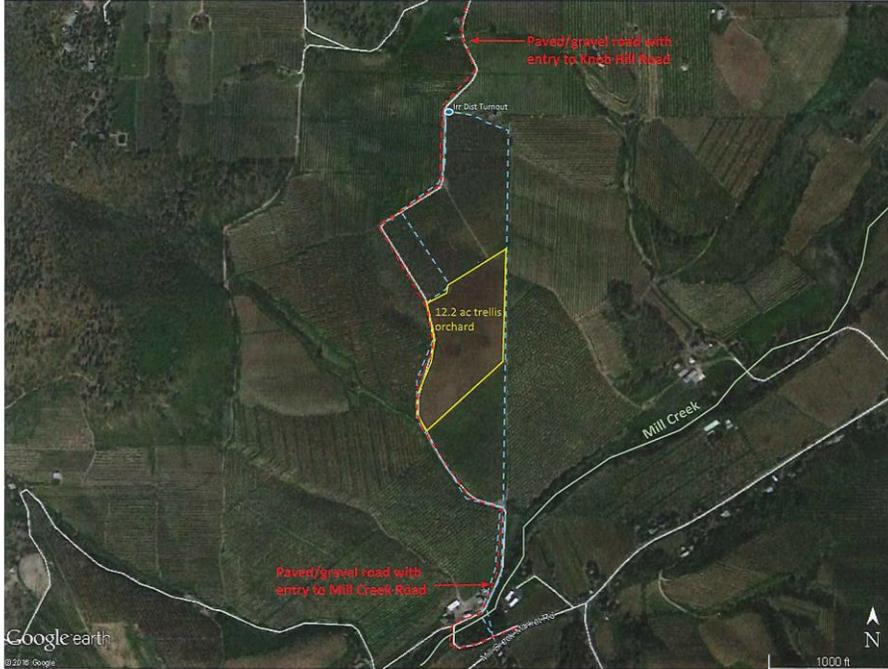
- Taxlots
- Omeg Site #1
- Site 1 Owners within 500'
- Omeg Site #2
- Site 2 Owners within 500'
- Omeg Site #3
- Site 3 Owners within 500'
- Omeg Site #4
- Site 4 Owners within 500'

ATTACHMENT C – MAPS

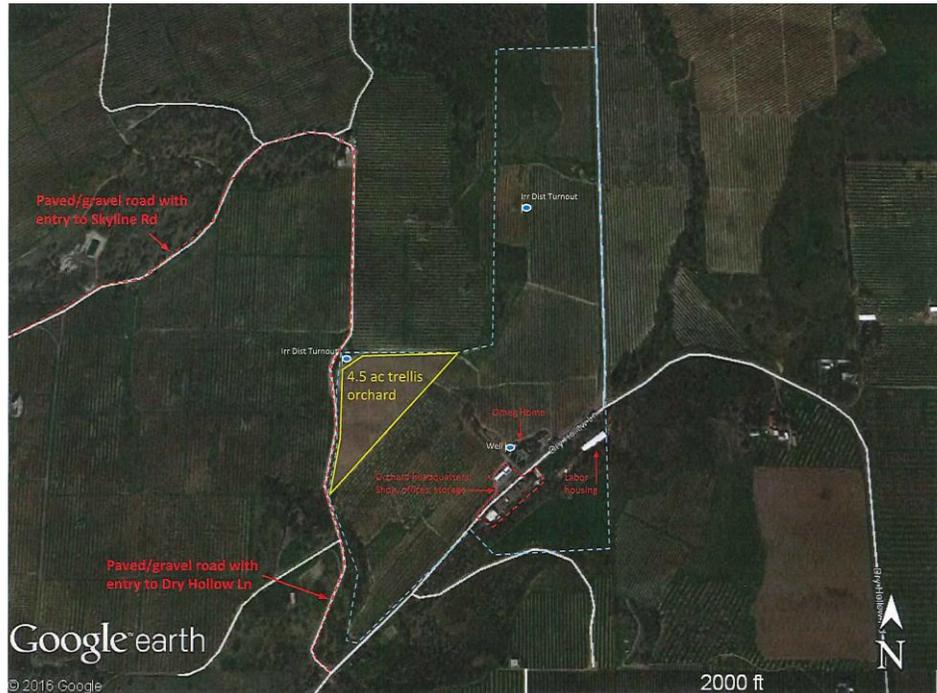
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Site #1



Site #2



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Site #3



Site #4

