



# Wasco County Planning Department

*"Service, Sustainability & Solutions"*

2705 East Second St. • The Dalles, OR 97058  
(541) 506-2560 • [wcplanning@co.wasco.or.us](mailto:wcplanning@co.wasco.or.us)  
[www.co.wasco.or.us/planning](http://www.co.wasco.or.us/planning)

## NOTICE OF DECISION

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**FILE #:** PLASTS-16-08-0006

**DECISION DATE:** November 23, 2016

**APPEAL DEADLINE:** December 5, 2016

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**REQUEST:** Subject to Standards Review to construct three 90'L x 35'W x 20'T buildings (3,610 SF) for agricultural farm housing for 153 people.

**DECISION:** Approved, with **Conditions**

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**APPLICANT:** Bustos & Hernandez Construction, 2232 W 10<sup>th</sup> Street, The Dalles, OR 97058

**OWNER:** Orchard View Farms, 4055 Skyline Road, The Dalles, OR 97058

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### PROPERTY INFORMATION:

**Location:** The subject parcel is located south of Pleasant Ridge Road, approximately 0.5 mile southeast of the intersection of Threemile Road, approximately 2.3 miles south of The Dalles, Oregon; more specifically described as:

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
1N 13E 22 800	7836	8.06
1N 13E 22 700	7838	39.60
1N 13E 23 1000	7354	13.46

**Zoning:** A-1(40), Exclusive Farm Use Zone

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### Attachments:

**Staff Reviewer:** Dawn Baird, Associate Planner

- A. Conditions of Approval
- B. Time Limits & Appeal Information
- C. Maps
- D. Staff Report
- E. Lighting Standards
- F. Forest-Farm Management Easement
- G. Farm Mediation Ordinance

After recording, please return original to:  
Planning Department

## ATTACHMENT A – CONDITIONS OF APPROVAL

Pursuant to Wasco County 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. Prior to issuance of zoning approval on a building permit application, items under A. shall be met.

**A. After the expiration of the 12-day appeal period and prior to any development, the owner(s) shall comply with the following condition:**

1. Farm Management Easement: Sign and record with the Wasco County Clerk a completed Farm Management Easement for the nonfarm parcel (Attachment F).
2. New Deed: Record a new deed with the Wasco County Clerk which states the intent of the deed is to consolidate the three tax lots into one legal parcel for planning purposes. The owner shall provide the Planning Department with a copy of the new deed after it has been recorded.
3. Parking Plan: Submit a parking plan identifying the location of a minimum of 33 parking spaces for off-street parking.
4. Approach Road Permit: Obtain an Approach Road Permit from the Wasco County Public Works Department for the existing driveway approach south of Pleasant Ridge Road.
5. Address: Apply for a new address for each new building, and submit the County application fee (\$125) to the Planning Department (prior to issuance of zoning approval on a building permit application). An approved address shall be posted on both sides of a permanent post or mailbox within 30' of the driveway providing access to the dwelling. The address numbers shall be legible, reflective, and at least 2 ½ inches high. Application must be made a minimum of 2 weeks prior to issuance of zoning approval on a building permit application.

**B. 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. The proposed dwellings will not be later altered or used to satisfy the requirements for a dwelling not provided in farm use. Uses are limited to serve as accessory dwellings in conjunction with a farm use and in conjunction with the approved Farm Management Plan.

SIGNED THIS 23<sup>rd</sup> day of November, 2016, at The Dalles, Oregon.

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Dawn Baird, Associate, Associate Planner  
Wasco County Planning

State of Oregon  
County of Wasco

Signed or attested before me on November 23, 2016, by Dawn Baird, Associate Planner.

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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 APEAL INFORMATION**

No development shall occur until the appeal period has expired, conditions of approval are adhered to, and the final plat map recorded with the Wasco County Clerk.

Per Section 2.125 of the Wasco County Land Use and Development Ordinance, this approval shall expire: (1) when development has not commenced within two (2) years of the date of approval, or (2) the use approved is discontinued for any reason for one (1) continuous year or more. If the approval expires, a new application shall be made.

### **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, November 23, 2016**. The decision of the Director shall be final unless an appeal from an aggrieved party is received by the Director within twelve (12) days of the mailing date of this decision, **Tuesday, December 5, 2016, at 4:00 p.m.**, or unless the Planning Commission or Board of County Commissioners on its own motion orders review within twelve (12) 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 and Development Office. **The filing fee for an appeal is \$250.00. Fees are refunded if appellant prevails.**

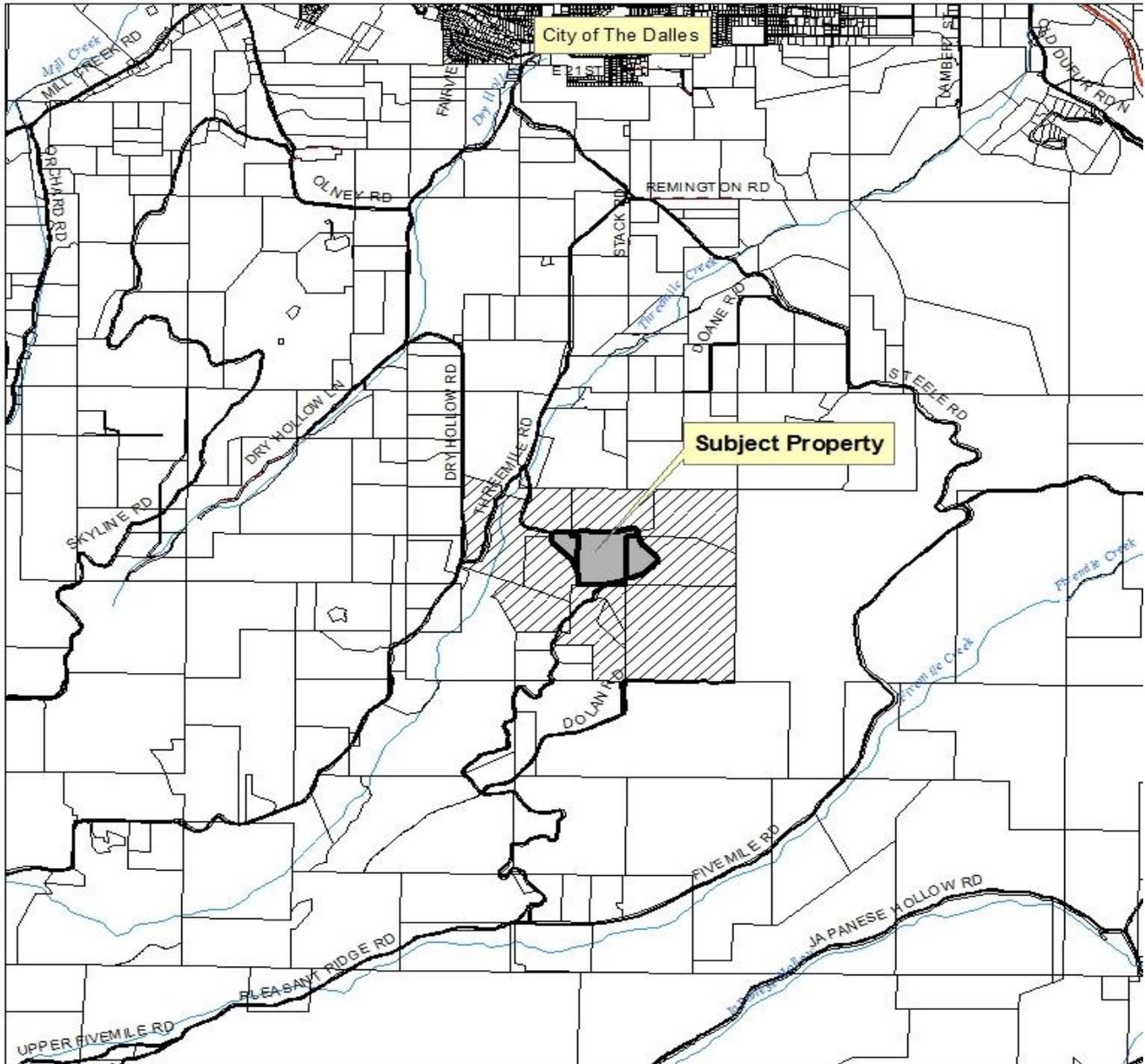
### **FINDINGS OF FACT:**

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 for purchase at the cost of \$0.25 per page. These documents are also available online at: <http://co.wasco.or.us/planning/>. Click on Pending Land Use Actions. The table is sorted alphabetically by the name of the applicant. The information will be available until the end of the appeal period.

# ATTACHMENT C – MAPS

Property Owner: Orchard View Farms  
1N 13E 22, Tax Lots 700 & 800; 1N 13E 23, Tax Lot 1000

## Location Map



### Legend

-  Taxlots
-  OrchardView Farms
-  Owners Within 750'

# ATTACHMENT C – MAPS

Property Owner: Orchard View Farms  
1N 13E 22, Tax Lots 700 & 800; 1N 13E 23, Tax Lot 1000  
Site Plan

