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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

EXTENSION OF TIME

FILE NUMBER: PLAEXT-16-10-0004

FEE: 475-

Date Received: 10/7/16 Planner Initials: By mail Date Complete: 10/19/16 Planner Initials: JB

APPLICANT INFORMATION

Name: MAURILE RAHMINE + ALIDA O'NEILL  
Address: 2107 NE MULTNOMAH ST  
City/State/Zip: PORTLAND OR 97237  
Phone: 503-849-8876  
Email: ali@oneillconstructiongrp.com

OWNER INFORMATION

Name: MAURILE RAHMINE + ALIDA O'NEILL  
Address: 2107 NE MULTNOMAH ST  
City/State/Zip: PORTLAND OR 97232  
Phone: 503-849-8876  
Email: ali@oneillconstructiongrp.com

ORIGINAL REQUEST

Original File #: PLACUP-14-08-0005 Describe Original Request: CONSTRUCT 3000 SF DWELLING NOT IN CONJUNCTION WITH AGRICULTURAL USE IN THE EFU ZONE, RETAIN EXISTING 4800 SF STRUCTURE AS MAINTENANCE STORAGE BUILDING

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
<u>2S 12E 4 1300</u>	<u>10022</u>	<u>24</u>	<u>A-1(1607)EFU, EPD-8</u>

Property address (or location): 79360 DUFUR VALLEY RD DUFUR OR

NATIONAL SCENIC AREA CRITERIA ONLY

Land Use Approval: If construction will not commence within two years of the date the land use approval was granted, one 12-month extension to the validity of a land use approval may be granted upon findings that:

- The request for an extension of time is made prior to expiration of the approval. The expiration date is two (2) years from the date the original decision became final (at the end of the 12 or 15 day appeal period).  
Original Expiration Date: \_\_\_\_\_
- State the reason why events beyond the control of Applicant warrant an extension: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Completion of Structure: If the structure will not be completed within two years of the date construction commenced, one 12-month extension to the validity of a structural may be granted upon findings that:

- The request for an extension of time is made prior to expiration of the approval. The expiration date is two (2) years from the date the original decision became final (at the end of the 12 or 15 day appeal period).

Original Expiration Date: \_\_\_\_\_

Commencement of construction shall mean actual construction of the foundation or frame of the approved structure. For utilities and developments without a frame or foundation, commencement of construction shall mean actual construction of support structures for an approved above ground utility or development or actual excavation of trenches for an approved underground utility or development. For roads, commencement of construction shall mean actual grading of the roadway.

2. State the reason why events beyond the control of Applicant warrant an extension: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**WASCO COUNTY CRITERIA (OUTSIDE NATIONAL SCENIC AREA)**

If an extension of time is required, the holder of the approved permit must file an application which will be processed as an administrative action. A one time extension may be granted for a maximum of two (2) years. An extension may be granted only upon findings that:

1. The request for an extension of time is made prior to expiration of the approval. The expiration date is two (2) years from the date the original decision became final (at the end of the 12 day appeal period).

Original Expiration Date: 10/16/14

2. There has been no change in circumstances or the law likely to necessitate significant modification of the development approval or conditions of approval.

3. Applicant has provided reasons that prevented Applicant from beginning or continuing development within the approval period: Due to the surge in construction in the area, coordination with the architect and structural engineers has been somewhat delayed and the plans are not quite ready to submit for building permit.

**SIGNATURES**

Applicant(s): [Signature] Date: 10/3/16

[Signature] Date: 10/3/16

Property Owner(s): [Signature] Date: 10/3/16

[Signature] Date: 10/3/16

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

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

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



# Wasco County Planning Department

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## NOTICE OF DECISION

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**FILE #:** PLACUP-14-08-0005

**DATE:** October 16, 2014

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**REQUEST: Conditional Use Permit to:**

1. Construct approximate 3,000 SF dwelling not in conjunction with agricultural use on a 24-acre parcel in the Exclusive Farm Use (EFU) zone.
2. Retain existing 16' x 30' x 14'H (480 SF) structure as a maintenance storage building.

**DECISION:** Approved, with **conditions**

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**APPLICANT/OWNER INFORMATION:**

<b>Applicant</b>	<b>Owner</b>
Maurice Rahming & Alida O'Neill 2107 NE Multnomah St Portland, OR 97232	Same

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**PROPERTY INFORMATION:**

**Zoning:** A-1(160) EFU; EPD-8, Sensitive Wildlife Habitat Overlay

**Location:** Approximately 1.5 mile southwest of the intersection of Dufur Valley Road and Wolf Run Road approximately nine miles southwest of Dufur, Oregon; further described as:

<u>Existing Taxlot</u>	<u>Previous</u>	<u>Acct#</u>	<u>Acres</u>
2S 12E 4 1300	2S 12E 4 1580	10022	24

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**Attachments:**

**Staff Reviewer:** John Roberts, Planning Director

- A. Conditions of Approval
- B. Time Limits & Appeal Information
- C. Vicinity Map & Site Plan
- D. Staff Report
- E. Outdoor Lighting
- F. Forest Farm Management Easement

After recording please return to:  
Wasco County Planning Department

## ATTACHMENT A – CONDITIONS OF APPROVAL

- A. Current and future property owners shall comply with the application as reviewed and approved by the staff report which is available at the Wasco County Planning Department. This report details the restrictions on aspects of the approved development including but not limited to location, dimensions and use. This decision does not constitute tacit approval for any other development or use.
- B. Specific Conditions of Approval: Prior to Staff's signature on a building permit application, the applicant must submit evidence that the following Conditions of Approval have been met:
1. **Pit Latrine**: Evidence the pit latrine will be decommissioned prior to issuance of certificate of occupancy.
  2. **Driveway**: The applicant shall obtain a road approach permit from the Wasco County Road Department.
  3. **Farm Management Easement**: Sign and record with the Wasco County Clerk a completed Forest-Farm Management Easement for the nonfarm parcel (**Attachment F**).
  4. **Special Assessment**: Request that the County Assessor disqualify the non-farm parcel from special assessment under ORS 308.370, 308.765, 321.352, 321.730, or 321.815, and pay any additional tax imposed upon disqualification from special assessment. Evidence that the County Assessor has been notified that the parcel is no longer being used as farmland shall be provided to the Planning Department. The parcel shall not re-qualify for special assessment unless, when combined with another contiguous lot or parcel, it constitutes a qualifying parcel by meeting the minimum lot size for commercial agriculture enterprises within the area.
  5. **Water**: Show proof (i.e., well log) that the on-site well has been approved and is adequate for domestic purposes.
- C. Ongoing Conditions of Approval
1. **Siting**: The structures and solar arrays shall be sited and constructed as shown on the approved site plan and elevation drawings submitted.
  2. **Yurts**: The owners are aware that yurts are temporary in nature, regulated similar to tents, and are not intended to be used on a permanent basis.
  3. **Lighting**: Any future exterior lighting shall directed downward, sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways (**Attachment E**). Exterior shielding and hooding materials shall be composed of non-reflective, opaque materials.
  4. **Dust & Dwelling**: Maintain existing vegetation to the greatest extent possible and reseed and/or revegetate disturbed areas within the first planting season.
  5. **Dust & Driveway**: Maintain the access drive from Dufur Valley Road with enough gravel on the running surface to cover the dirt base and minimize the amount of airborne dust.

## ATTACHMENT A – CONDITIONS OF APPROVAL

6. **Permanent First Safety Obligations:** As part of this review, the owners have completed and signed a Fire Safety Standards Self-Certification Form. By signing this form, the owners have acknowledged that they understand these standards and commit to achieve compliance with them within one year of the date of approval and maintain them through the life of the development. Current and future owners shall comply with applicable Fire Safety Standards. A copy of the signed self-certification form is available for inspection at the Wasco County Planning Department under file PLACUP-14-08-0005.

The owners shall provide onsite water storage in accordance with Section 10.150 B of the Wasco County Land Use and Development Ordinance.

**If any finding, conclusion, or condition of this decision is held invalid, neither the remainder of this decision, nor the application of any other finding, conclusion or condition herein shall be affected thereby.**

SIGNED THIS 16<sup>th</sup> day of October, 2014, at The Dalles, Oregon.

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John Roberts, Planning Director  
Wasco County Planning Department

State of Oregon  
County of Wasco

Signed or attested before me on October 16, 2014, by John Roberts, Planning Director

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Notary Public – State of Oregon

**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 & APPEAL INFORMATION

No development shall occur until all applicable conditions of approval are met and all appeal periods have expired. Per Section 2.125 of the Wasco County Land Use and Development Ordinance, this approval shall expire:

- 1) When construction has not commenced within two (2) years of the date the land use approval was granted; OR
- 2) When the structure has not been completed within two (2) years of the date of commencement of construction. If the approval expires, a new application shall be made.

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, October 16, 2014**. 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, October 28, 2014, 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 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 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 Decisions. 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 – MAP & SITE PLAN

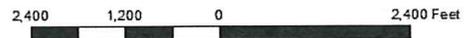
## Vicinity Map & APO: 2S 12E 4 1300

### Vicinity Map & 750' Adjacent Property Owner (APO) Notification Radius



**Legend**

	750' APO
	Subject Property



This product is for information purposes only and is not suitable for legal, engineering, or surveying purposes.

