



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 #: PLAEXT-16-10-0004

DECISION DATE: October 26, 2016

APPEAL DEADLINE: November 7, 2016

REQUEST: Extension of time for a Conditional Use Permit to construct a single family dwelling not provided in conjunction with agricultural use on a 24-acre parcel in the Exclusive Farm Use (EFU) zone.

DECISION: Approved, with **Conditions**

**APPLICANTS/
OWNERS:** Maurice Rahming and Alida O'Neill, 2107 NE Multnomah Street,
Portland, OR 97232

PROPERTY INFORMATION:

Location: The subject parcel is located south of Dufur Valley Road, approximately 1.4 miles west of its intersection with Wolf Run Road, approximately 9 miles southwest of Dufur, Oregon; more specifically described as:

| <u>Existing Tax Lot</u> | <u>Acct#</u> | <u>Acres</u> |
|-------------------------|--------------|--------------|
| 2S 12E 4 1300 | 10022 | 24 |

Zoning: A-1(160), Exclusive Farm Use Zone

The subject parcel is also located within the EPD-8, Sensitive Wildlife Habitat Overlay Zone (Big Game Winter Range).

Attachments:

Staff Reviewer: Dawn Baird, Associate Planner

- A. Conditions of Approval**
- B. Time Limits & Appeal Information**
- C. Maps**
- D. Staff Report**

**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. This is a one-time extension and is granted for two years. The owner must obtain Planning Department approval on a building application no later than October 27, 2018, or this permit will expire.
2. All original conditions of approval continue to apply to this approval.

B. Original Conditions of Approval: Prior to receiving zoning approval on a building permit application, the owners shall provide evidence that the following conditions of approval have been met:

1. **Farm Management Easement:** Sign and record with the Wasco County Clerk a completed Forest-Farm Management Easement for the nonfarm parcel
2. **Pit Latrine:** Evidence the pit latrine will be decommissioned prior to issuance of certificate of occupancy.
3. **Driveway:** The applicant shall obtain an Approach Road Permit from the Wasco County Public Works Department.
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 be 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. Vegetation/Replanting:** 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.
- 6. Permanent First Safety Obligations:**
 - a.** 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.
 - b.** The owners shall provide onsite water storage in accordance with Section 10.150 B of the Wasco County Land Use and Development Ordinance.

SIGNED THIS 26th day of October, 2016, at The Dalles, Oregon.

Dawn Baird, Associate, Associate Planner
Wasco County Planning

State of Oregon
County of Wasco

Signed or attested before me on October 26, 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 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 **Wednesday, October 26, 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, **Monday, November 7, 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.**

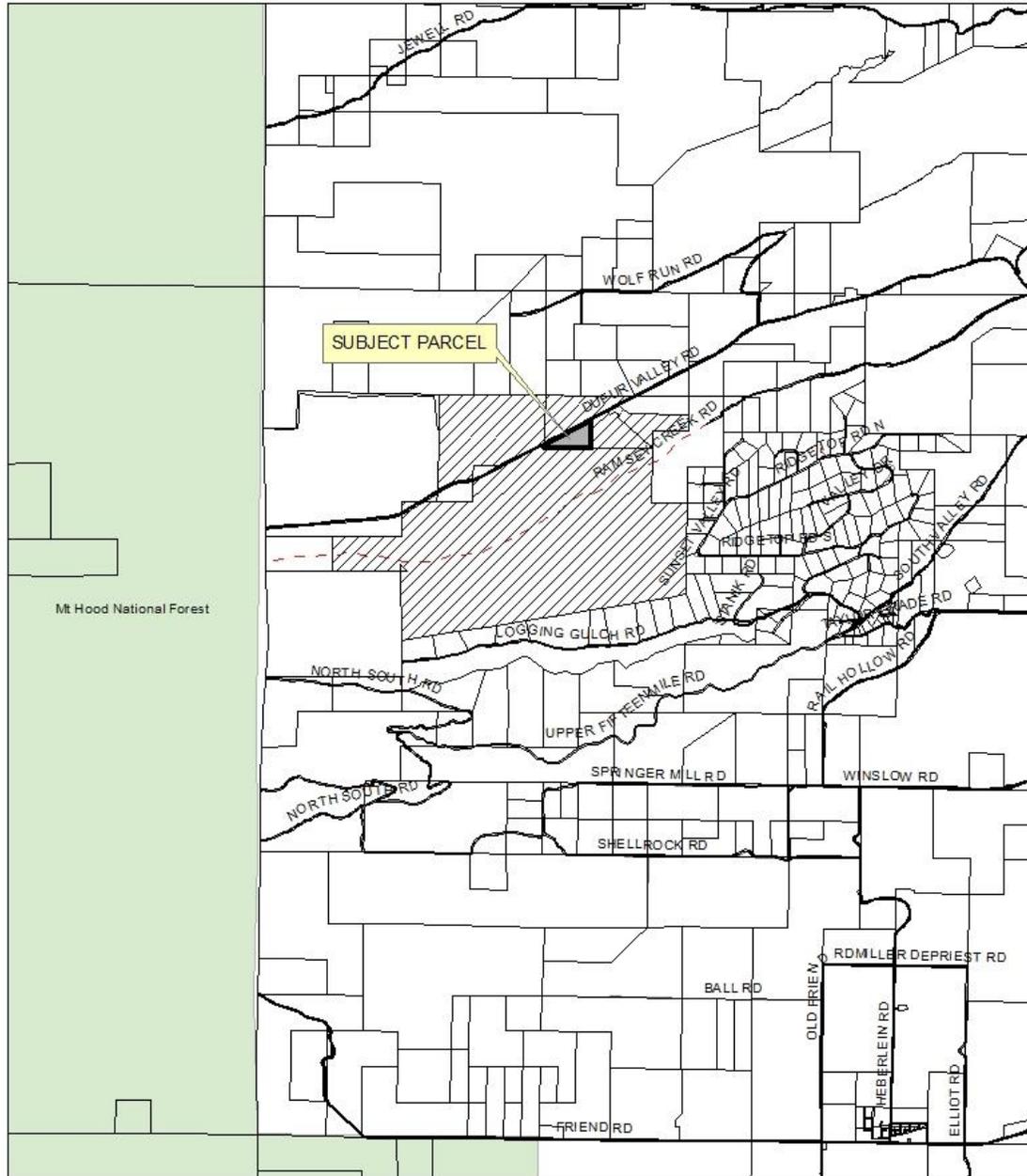
FINDINGS OF FACT:

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 Owners: Maurice Rahming and Alida O'Neill
2S 12E 4, Tax Lot 1300; Assessor Account 10022

Location Map



Legend

- Taxlots
- Rahming_O'Neill
- Owners within 750'

ATTACHMENT C – MAPS

Property Owners: Maurice Rahming and Alida O'Neill
 2S 12E 4, Tax Lot 1300; Assessor Account 10022
 Site Plan

