



**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

# LAND USE APPLICATION

FILE NUMBER: PLACUP-16-07-0011

FEE: \$1000<sup>00</sup>

Date Received: 7/15 Planner Initials: DN Date Complete: 9/8/16 Planner Initials: DB

**APPLICANT INFORMATION**

Name: Urban Station, LLC, TRAY JONES  
 Address: 1930 SW Highland Road  
 City/State/Zip: Portland, OR 97221  
 Phone: 503-545-9075  
 Email: tray@trjinvestments.com

**OWNER INFORMATION**

Name: URBAN STATION, JONES, + MURLO  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
<u>LEGAL DESCRIPTION ATTACHED</u> <u>7S 14E 8 D 400</u>	<u>12784</u>	<u>59.37 (64)</u>	<u>A-7(160) /</u> <u>EPD-1 /</u> <u>EPD-7</u>

Property address (or location): 15500 DESCHUTES RIVER ROAD, MAUPIN, OR  
 Zoning Designation: A-1 Environmental Protection District: Natural Areas Overlay (7)  
 Proposed Use: Accessory structure Permitted Subject to Section: 3.910 B.  
 Water source: N/A Sewage disposal method: N/A  
 Name of road providing access: Deschutes River Road  
 Current use of property: RESIDENTIAL Use of surrounding properties: Non-Farm Dwellings with accessory structures  
 Do you own neighboring property?  NO  YES (description) PARTNERSHIP

**DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.):** \_\_\_\_\_

We propose to use an historic railroad caboose as an accessory structure to an adjacent non-farm dwelling. All of the other developments in North Junction are non-farm dwellings with accessory structures. The historic Great Northern caboose was dropped off in North Junction in 1958 by the RR for use by RR retirees for a fishing cabin, where it remained next to the river until the 1996 flood washed it away. It was then moved to its current location much further away from the river. We propose to use it as an accessory storage shed.

Additional description/maps/pictures attached

**LEGAL PARCEL STATUS**

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: 71-0815

Date Filed: 5/21/1971

Current Deed #: 2015-004959

Date Filed: 12/28/2015

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

**SIGNATURES**

Applicant(s):

Troy R. Jones

Date: 7/16/16

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

Property Owner(s):

Troy R. Jones

TROY R. JONES

Date: 7/16/16

Warner R. Munro

Warner R. Munro

Date: 7/17/16

Craig Sweitzer

CRAIG SWEITZER

Date: 7/17/16

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

**PLEASE NOTE:** Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify 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.

**ALL LAND USE APPLICATIONS MUST INCLUDE:**

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST ALSO INCLUDE:**

- Scenic Area Application/Expedited Review
- Color and Material Samples
- Landscaping Plan
- Grading Plan
- Other applicable information/application(s):

\_\_\_\_\_

\_\_\_\_\_

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel

Deed/Land Use Action: 74-1176 5-21-1974

NO  YES

Previous Map and Tax Lot: N/A

Past Land Use Actions: If yes, list file #(s) Acc. Study Report

NO  YES

Subject to previous conditions?

NO  YES

Assessor Property Class: 8000 - Recreational

Zoning: A-1 (160)

Environmental Protection Districts – List applicable EPDs:

- EPD # 1 - Flood Hazard
- EPD # 7 - Natural Areas
- EPD # 12 - Sensitive Bird Site
- EPD # 2 - Geologic Hazard

Water Resources

Are there bodies of water on property or adjacent properties?

NO  YES

Describe: The Dixchutes River

- Fish bearing (100/50 ft buffer)
- Non fish bearing (50 ft buffer)
- Not identified (25 ft buffer)
- Irrigation ditch (50 ft buffer)

Access:

County or ODOT approach permit on file?  NO  YES, # \_\_\_\_\_

Address:

Address exists and has been verified to be correct?

NO  YES

Address needs to be assigned after approval?

NO  YES

Fire District: None

Fees (List Review Type and Cost): \$1,000 - CUP (EPD-7)

## CONDITIONAL USE PERMIT

### DETAILED SPECIFIC WRITTEN REQUEST

Request Wasco County approval to use existing railroad caboose as an accessory structure to an existing non-farm dwelling in the A-1 zone in the Natural Areas Overlay.

(Attach additional pages if necessary)

### DETAILED STRUCTURAL INFORMATION

PROPOSED Improvement				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
EXISTING Development				
Dwelling				

### CONDITIONAL USE CRITERIA – LAND USE & DEVELOPMENT ORDINANCE (LUDO) CHAPTER 5

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and LUDO.
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:  
 The proposed use of the historic caboose is benign as only accessory to a non-farm dwelling. All of the other developments in North Junction are non-farm dwellings with accessory structures. The historic caboose was dropped off at North Junction in 1958 where it was used for years for a fishing cabin by railroad retirees until the 1996 flood washed it away before it was later moved to its current location away from the river.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

No "operations" are proposed. The caboose would be generally available for the owners' use when they are present for the seasonal storage of outdoor furniture, garden tools and other incidental items.

Describe the number of people/employees/customers associated with the proposed use:

Given the remote location, the caboose will be unused for long periods of time. Only the owners will have access and the number of people associated with the proposed use is limited to the owners' family members.

3. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services:

Roads: None - only accessory structure.

Fire & Police Protection: None - already there since 1958.

Sewer & Water: None.

Electrical & Telephone: None.

Solid Waste Disposal: None.

4. The proposed use will not unduly impair traffic flow or safety in the area. Does the subject property have a road approach permit from Public Works on file for the use?  NO  YES, Permit# ?

Describe the number of trips per day that will be generated by the proposed use: None.

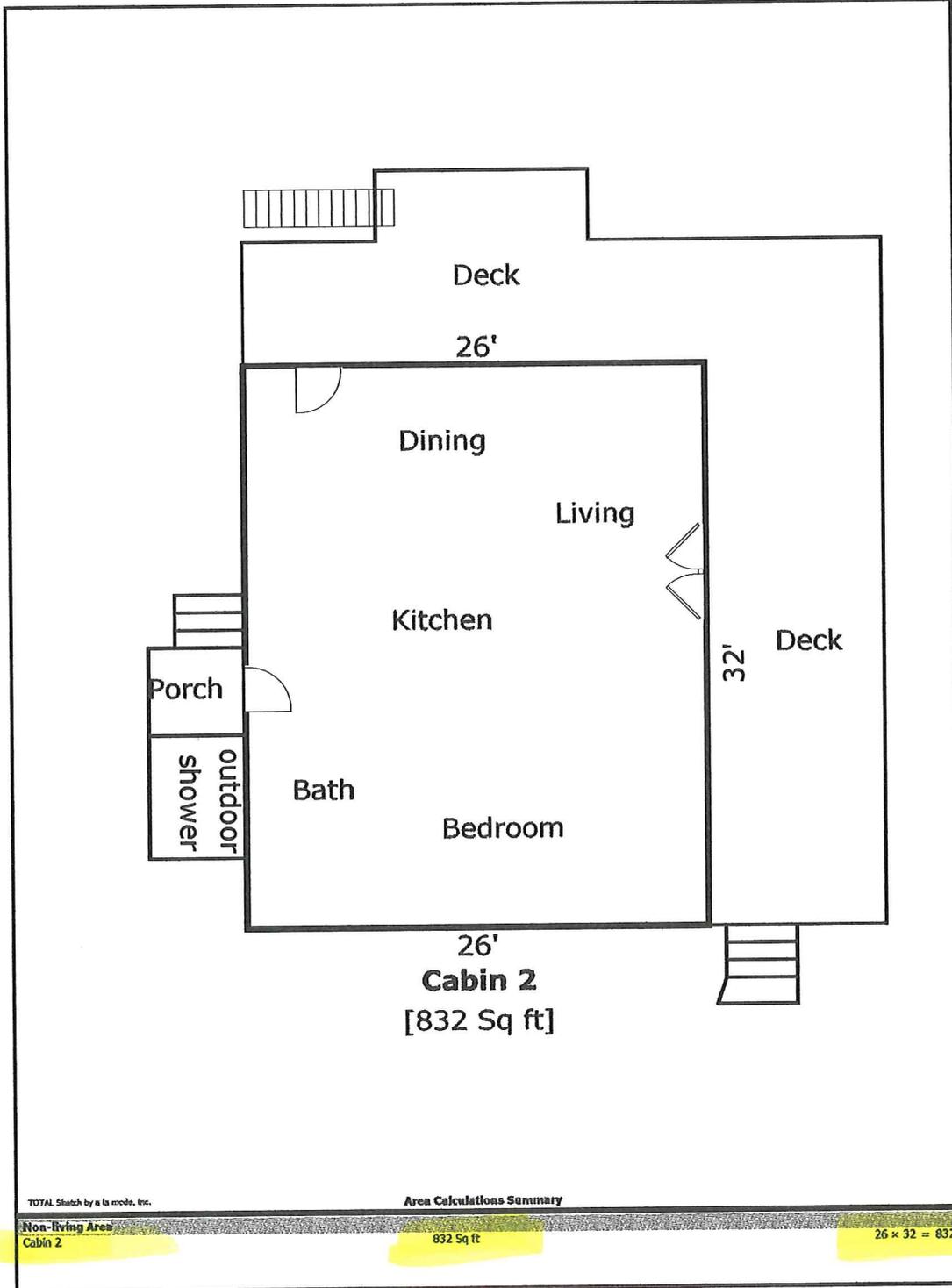
5. How will you minimize the effects of noise, dust and odor on adjoining properties during development and operation?  
None necessary - will not generate any dust, odor or noise.



# GREEN HOUSE

## Building Sketch

Lender	Umpqua - 0271 PDX		
Property Address	15500 Deschutes River Road		
City	Maupin	County Wasco	State OR Zip Code 97037
Client	Umpqua - 0271 PDX		



## LEGAL description

File No.: 53404AM  
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### EXHIBIT "A" LEGAL DESCRIPTION

#### Parcel A

All of the real property bounded by the intersection of the herein described lines, all in Section 8, Township 7 South, Range 14 East of the Willamette Meridian, in the County of Wasco and State of Oregon, to-wit: Beginning at a point South 00°36' East from the most easterly meander corner on the section line between Sections 8 and 9, Township 7 South, Range 14 East of the Willamette Meridian, 65.30 feet to an iron pipe; thence North 67°42' West 589.5 feet; thence South 46°36' West 10 feet to an iron pipe; thence South 49°25' East 27.98 feet to an iron pipe which is the true point of beginning; thence South 49°25' East 355.78 feet; thence South 7°00' West 90.74 feet to an intersection with the northern right of way line of the Oregon Trunk Railway; thence westerly along the said right of way line to its intersection with the southern line of the Deschutes River; also from the said identical true point of beginning 87°30' West 34.90 feet; thence North 2°30' West 60 feet more or less to an intersection with the southern line of the Deschutes River; thence in a westerly direction along the southern line of the Deschutes River to the point of intersection with the said northern right of way line; all bearings based on true north, EXCEPTING THEREFROM, those portions conveyed to Edwin J. Welsh by deed recorded May 31, 1960, in Book 141, page 543, and by deed recorded May 24, 1971, as Microfilm No. 710815, Records of Wasco County, Oregon.

#### Parcel B:

All of the real property bounded by the herein described lines, all in Section 8, Township 7 South, Range 14 East of the Willamette Meridian, Wasco County, Oregon, to-wit: Beginning at the most easterly meander corner on the section line between Sections 8 and 9, Township 7 South, Range 14 East of the Willamette Meridian; thence South 00°36' East 454.5 feet to a point on the southern right of way line of the Oregon Trunk Railway and said section line; thence North 78°41' West 750.09 feet to the true point of beginning; thence South 3°19' West 878 feet to an intersection with the line forming the northern boundary of the South half of the Southeast quarter of said Section 8; thence South 89°34' West approximately 1693 feet to an intersection with the southern right of way line of the Oregon Trunk Railway; thence in an easterly direction along the southern right of way line of the Oregon Trunk Railway to the identical point of beginning; all bearings being based on true north.

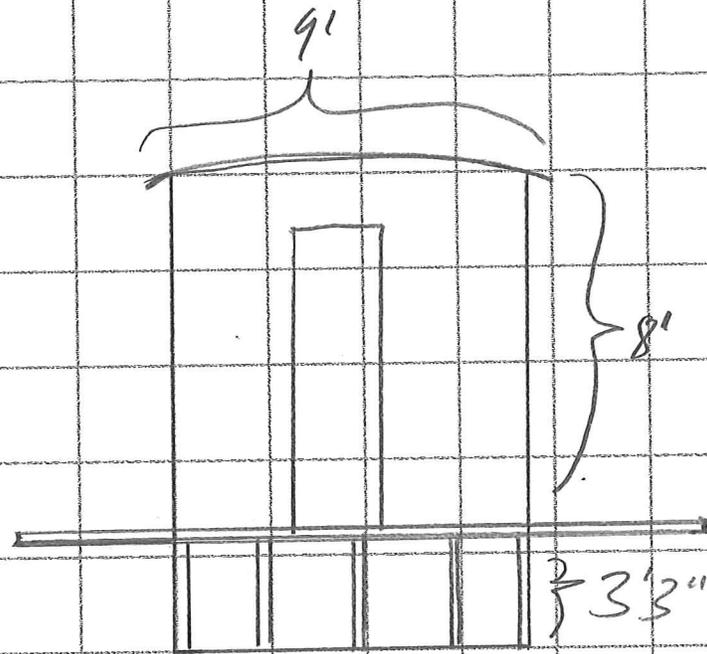
#### Parcel C:

All of the property in the North half of the South half of the Southeast quarter of Section 8, Township 7 South, Range 14 East of the Willamette Meridian in Wasco County, Oregon, EXCEPT for that property included in the right of way of the Oregon Trunk Railway.

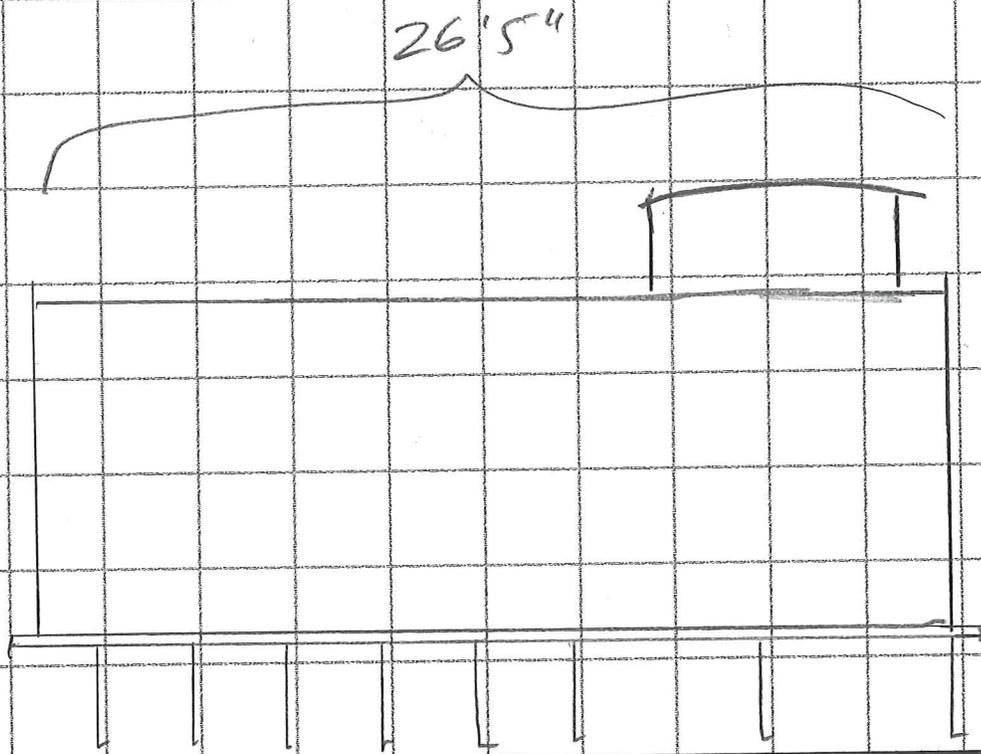
#### Parcel D:

Beginning at the intersection of the most westerly extension of the boundary line between Lot 2 and the South half of the South half of the Southeast quarter boundary line between Lot 3 and Lot 2, all in Section 8, Township 7 South Range 14 East of the Willamette Meridian, Wasco County, Oregon, which is the true point of beginning; thence northerly along the last said boundary line to an intersection with the southern line of the Deschutes River; thence easterly along said southern line of the Deschutes River to a point one-half of the distance to the intersection of the southern line of the Deschutes River, and the northern right of way line of the Oregon Trunk Railway; thence southerly on a line paralleling the boundary line between said Lots 2 and 3 to an intersection with said right of way line; thence southerly along said right of way line to an intersection of said right of way line and said boundary between Lot 2 and the South half of the Southeast quarter of Section 8; thence westerly along the last said boundary line to the point of beginning.

**FRONT / REAR VIEW**



**SIDE VIEW**



**Elevation Drawing**

Show the appearance of the proposed structure from the front, rear, and side view. Include natural grade, finished grade, and the height and width of structures as seen from the horizontal view.

Elevation drawings shall be drawn to scale.

- Each grid equals 5' x 5' at a scale of 1"=10'
- Each grid equals 2.5' x 2.5' at a scale of 1"=5'



**Elevation Drawing**

Show the appearance of the proposed structure from the front, rear, and side view. Include natural grade, finished grade, and the height and width of structures as seen from the

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- Each grid equals 2.5' x 2.5' at a



**SIDE VIEW**



**Elevation Drawing**

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FRONT / REAR VIEW



**Elevation Drawing**

Show the appearance of the proposed structure from the front, rear, and side view. Include natural grade, finished grade, and the height and width of structures as seen from the horizontal view.

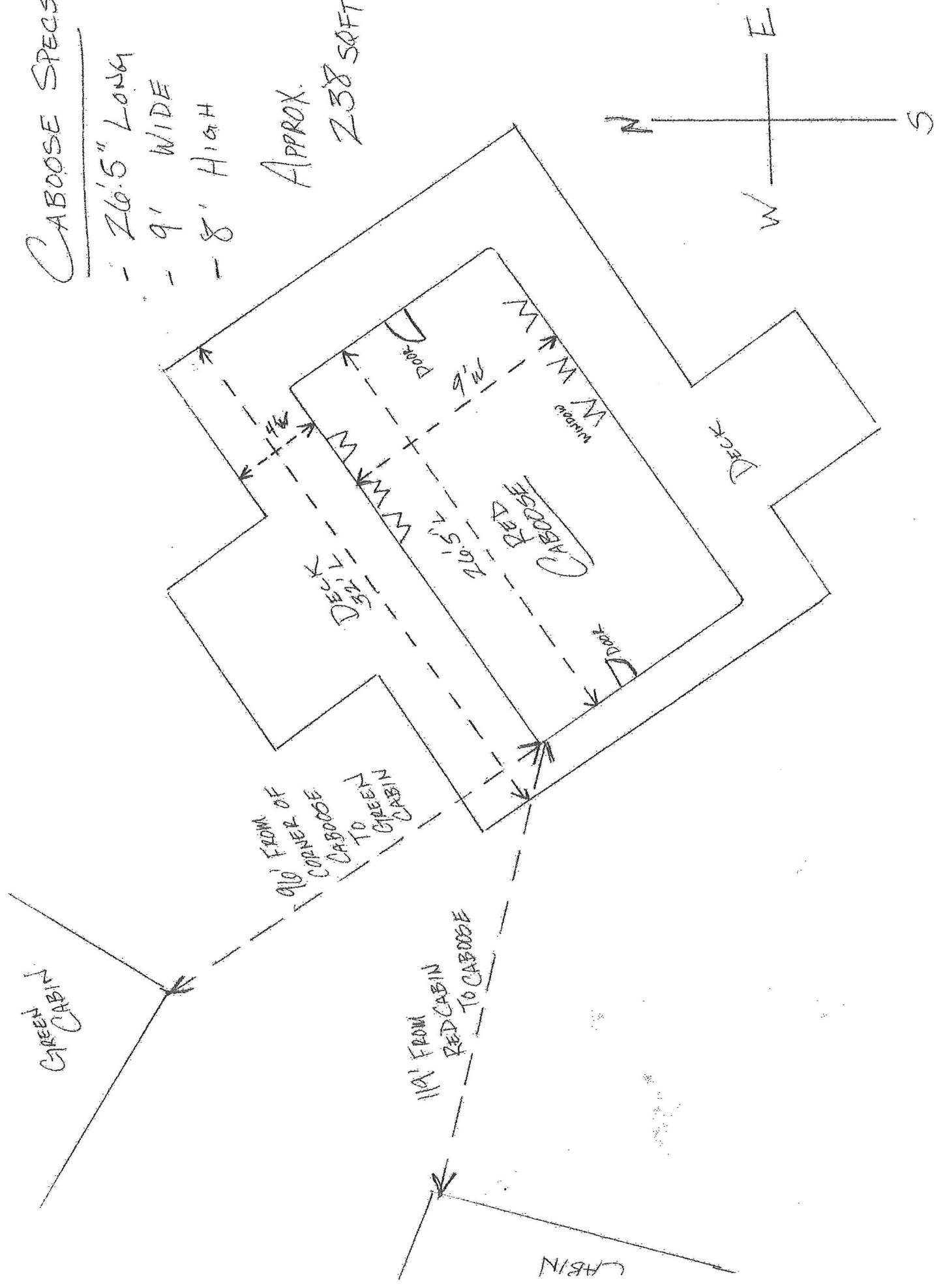
**Elevation drawings shall be drawn to scale.**

- Each grid equals 5' x 5' at a scale of 1"=10'
- Each grid equals 2.5' x 2.5' at a scale of 1"=5'

CABOOSE SPECS.

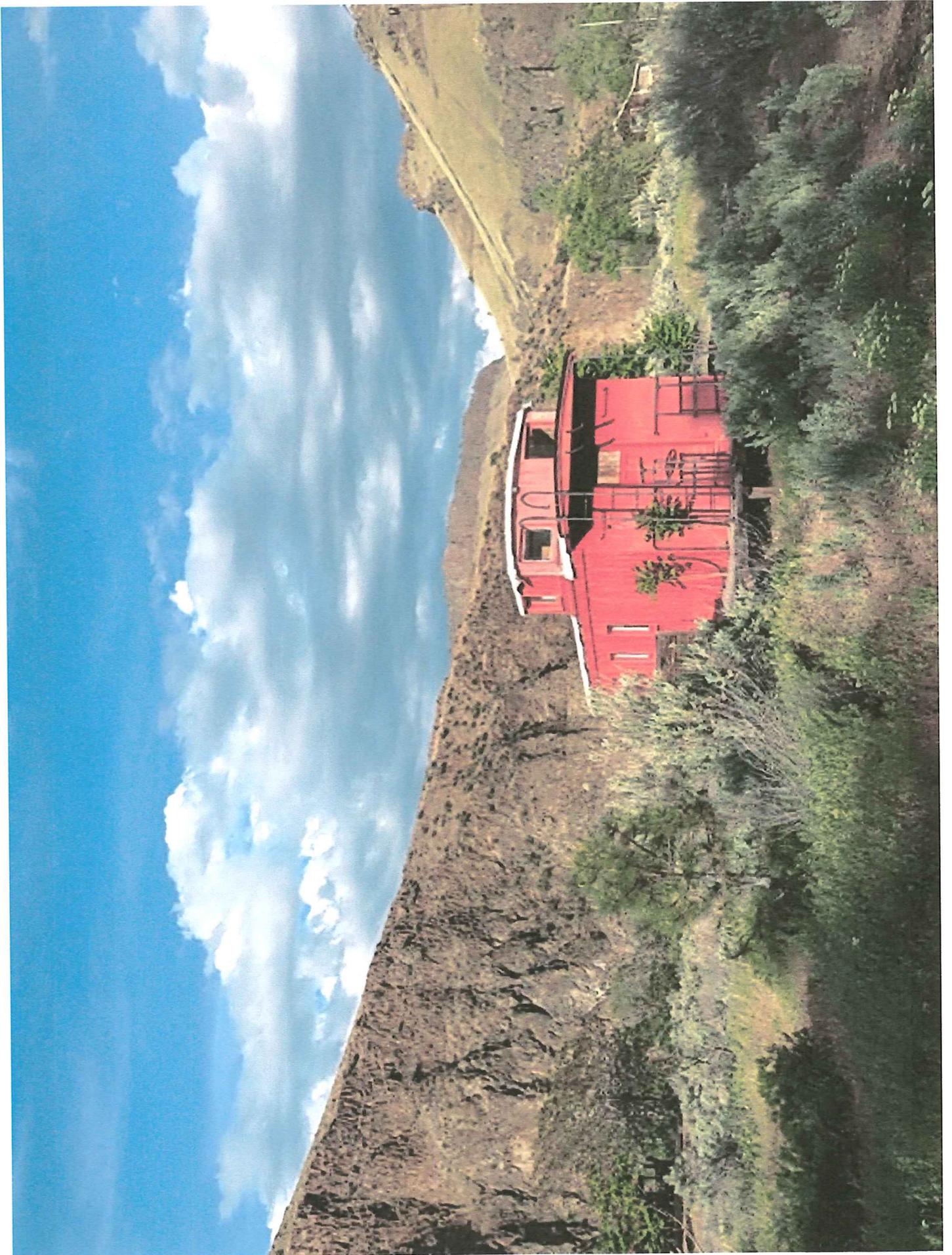
- 26'5" Long
- 9' WIDE
- 8' High

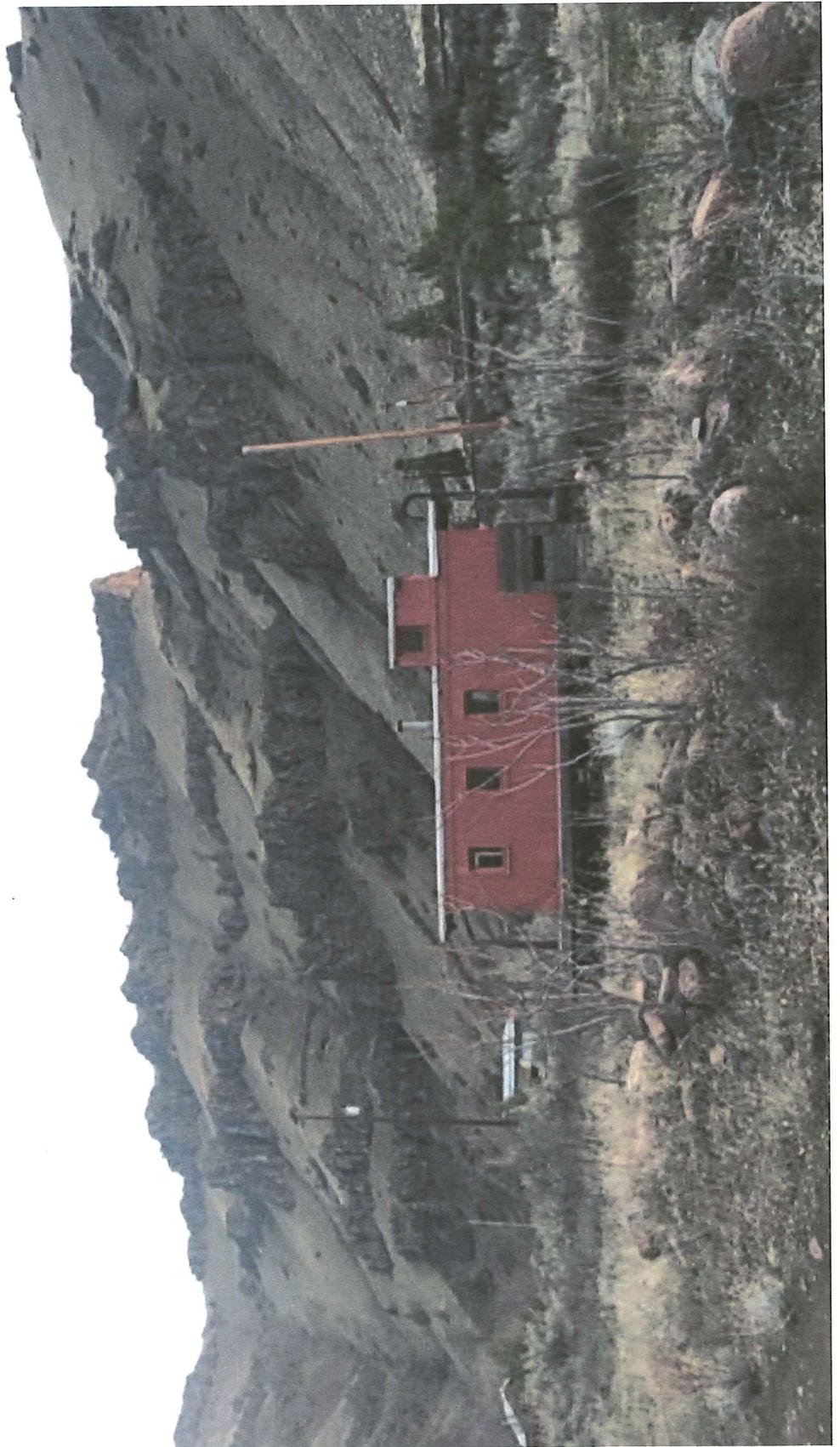
APPROX. 238 SQFT.











AT&T LTE

4:53 PM



Deschutes River Rd, Maupin, OR 97...





①

CABOOSE

②

TRED

DESCHUTES RIVER ACCESS RD

TL  
400



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## FIRE SAFETY STANDARDS SELF CERTIFICATION FORM

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: PLACUP-16-07-0011

**PROJECT DESCRIPTION:** Use existing historic RR caboose for accessory structure to adjacent non-farm dwelling.

**APPLICANT INFORMATION**

Name: Union Station, ~~W~~ JONES, MUNRO  
 Address: 1930 SW Highland Road  
 City/State/Zip: Portland, OR 97221  
 Phone: 503-545-9075  
 Email: traje.triinvestments.com

**OWNER INFORMATION**

Name: UNION STATION, JONES, MUNRO  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
<u>7S 14E 8D 400</u>	<u>12784</u>	<u>59.37</u>	<u>A-1(U60) / EPD-1 / EPD-7</u>

Property address (or location): Deschutes River Road - 15500 DESCHUTES RIVER ROAD, MURPLEN

**SITING 10.110/11.110** – 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: **NOTE: Select either B(1) or B(2).**

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

Yes – Comment Site is flat.  No, See Attached Fire Safety Plan

**B(1).** If your property is located in a Resource (A-1, F-1 or F-2) 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%;

Yes – Comment Not near steep slopes.  No, See Attached Fire Safety Plan

**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)/11.110(B)(2)** of the ordinance.

Yes – Comment Not near steep slopes.  No, See Attached Fire Safety Plan

**DEFENSIBLE SPACE 10.120/11.120** – 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: **NOTE: Select either A or B.**

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;

Yes – Comment 50' available around caboose.  No, See Attached Fire Safety Plan

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 N/A - Will comply with 50'.  No, See Attached Fire Safety Plan

**CONSTRUCTION STANDARDS 10.130/11.130** – 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.

Yes – Comment N/A - Existing non-dwelling RR caboose storage shed only.

**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)

Yes – Comment N/A - Existing non-dwelling RR caboose storage shed only. There are no chimneys or fireplaces in the caboose.

**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.

Yes – Comment Caboose has existing deck clear of such materials.

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

Yes – Comment We will add the mesh screening.

When required by standard 10.110(B)(2)/11.110(B)(2) decks will be built of fire resistant material.

Yes – Comment N/A - Deck already there.

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.

Yes – Comment Nothing in the 20' radius now and will keep clear of flammables.

**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 ¼" or less.

Yes – Comment None.

**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.

Yes – Comment No trees next to caboose.

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

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

Yes – Comment N/A - No utilities proposed.

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

Yes – Comment N/A - No utilities proposed.

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.

Yes – Comment N/A - No service to caboose proposed.

**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.

Yes – Comment N/A - Not a dwelling. No water proposed.

**ACCESS 10.140/11.140** – 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):  
N/A to all regarding existing Deschutes River Road. Shed requires no auto access other than existing.

**A(1).** New or improved driveways will be built and maintained to all weather design standards.  
(2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

Yes – Comment N/A  No, See Attached Fire Safety Plan

**A(2).** Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

Yes – Comment N/A  No, See Attached Fire Safety Plan

**B(1).** Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

Yes – Comment N/A  No, See Attached Fire Safety Plan

**B(2).** Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

Yes – Comment N/A  No, See Attached Fire Safety Plan

**B(3).** Turnouts 40' long by 20' wide will be provided at least every 400'.

Yes – Comment N/A  No, See Attached Fire Safety Plan

**C(1).** Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

Yes – Comment N/A  No, See Attached Fire Safety Plan

**C(2).** Fire fuel break extending 10' both sides of driveway center line will be maintained.

Yes – Comment N/A  No, See Attached Fire Safety Plan

**D.** Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

Yes – Comment N/A  No, See Attached Fire Safety Plan

**E.** Bridges and culverts will support 75,000 lbs gross vehicle weight.

Yes – Comment N/A  No, See Attached Fire Safety Plan

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

Yes – Comment N/A

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 N/A NO SIGNS PROPOSED OR REQUIRED

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

Yes - Comment \_\_\_\_\_  No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

IMPROVEMENTS NOT NECESSARY

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

Yes - Comment N/A - NO IMPROVEMENTS REQUIRED  No, See Attached Fire Safety Plan

**ON-SITE WATER 10.150/11.150** - On site water requirements will be met in the following way:

**NOTE:** Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

Yes - Comment N/A - NOT A DWELLING  No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

Yes - Comment N/A - NOT A DWELLING  No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full WC LUDO Chapter 10/NSA LUDO Chapter 11 - 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 site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

[Signature] Owner

7.17.16

Name, Title

Date

[Signature]

OWNER

7-17-16

Name, Title

Date

[Signature]

OWNER

7/17/16

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