



Wasco County Planning Department

"Service, Sustainability & Solutions"

2705 East Second St. • The Dalles, OR 97058
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www.co.wasco.or.us/planning

NOTICE OF DECISION

FILE #: PLACUP-16-07-0011

DECISION DATE: October 13, 2016
APPEAL DEADLINE: October 25, 2016

REQUEST: (1) Conditional Use Permit to use a 9'W x 26'5"L x 8'T historic railroad caboose for a detached accessory building (storage building) in the Natural Areas Overlay Zone.
(2) Variance to the 100' southern property line setback requirement to allow the caboose to remain in its current location 58' from the property line.

DECISION: Approved, with **conditions**

APPLICANT/OWNER INFORMATION:

Applicant: Urban Station, LLC, c/o Troy Jones, 1930 SW Highland Road, Portland, OR 97221
Owner: Urban Station, LLC (Troy Jones, Warner R. Munro, Craig Sweitzer), 1930 SW Highland Road, Portland, OR 97221

PROPERTY INFORMATION:

Location: The subject property is located east of the Deschutes River and primarily south of Deschutes River Access Road, approximately 13.5 miles south of Maupin, Oregon, more specifically described as:

<u>Map/Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
7S 14E 8D 400	12784	59.37

Zoning: A-1(160), Exclusive Farm Use. The subject property is also located in the EPD-1, Flood hazard Overlay Zone, EPD-2, Geologic Hazard Overlay Zone, EPD-7, Natural Areas Overlay Zone, and EPD-12, Sensitive Bird Site Overlay Zone.

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. Farm Management Easement
- G. Protection for Generally Accepted Farming & Forestry Practices
 - Complaint & Mediation Process.

**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.

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

1. Address: Apply for a new address, 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.
2. Farm Management Easement: Sign and record with the Wasco County Clerk a completed Farm Management Easement for the nonfarm parcel (Attachment F).

B. Miscellaneous Conditions

1. Outdoor Lighting Standard: 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. Maintenance of Vegetation/Reseeding: Existing vegetation shall be maintained to the greatest extent possible and disturbed areas shall be reseeded and/or revegetated with native species within the first planting season (October – April). 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.
3. The detached accessory structure shall not be used for overnight sleeping accommodations or any other residential use.
4. There shall be no kitchen or laundry facilities in the detached accessory structure. Kitchen is defined by Chapter 1, Section 1.090 as: “A place where food is cooked or prepared as well as the place where the facilities and equipment used to cook, prepare and store food are located. (Added 1/92)
5. Revocation of Conditional Use Permit: Noncompliance with any condition of approval shall be grounds for revocation of the permit. Revocation of the Conditional Use Permit shall be considered to be a land use action and shall be reviewed by the Planning Commission according to the requirements in LUDO Chapter 5, Section 5.040.

SIGNED THIS 13th 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 13, 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

No ground disturbance shall occur until the appeal period has expired, and conditions of approval are adhered to.

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, October 13, 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, October 25, 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.**

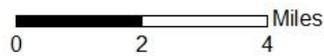
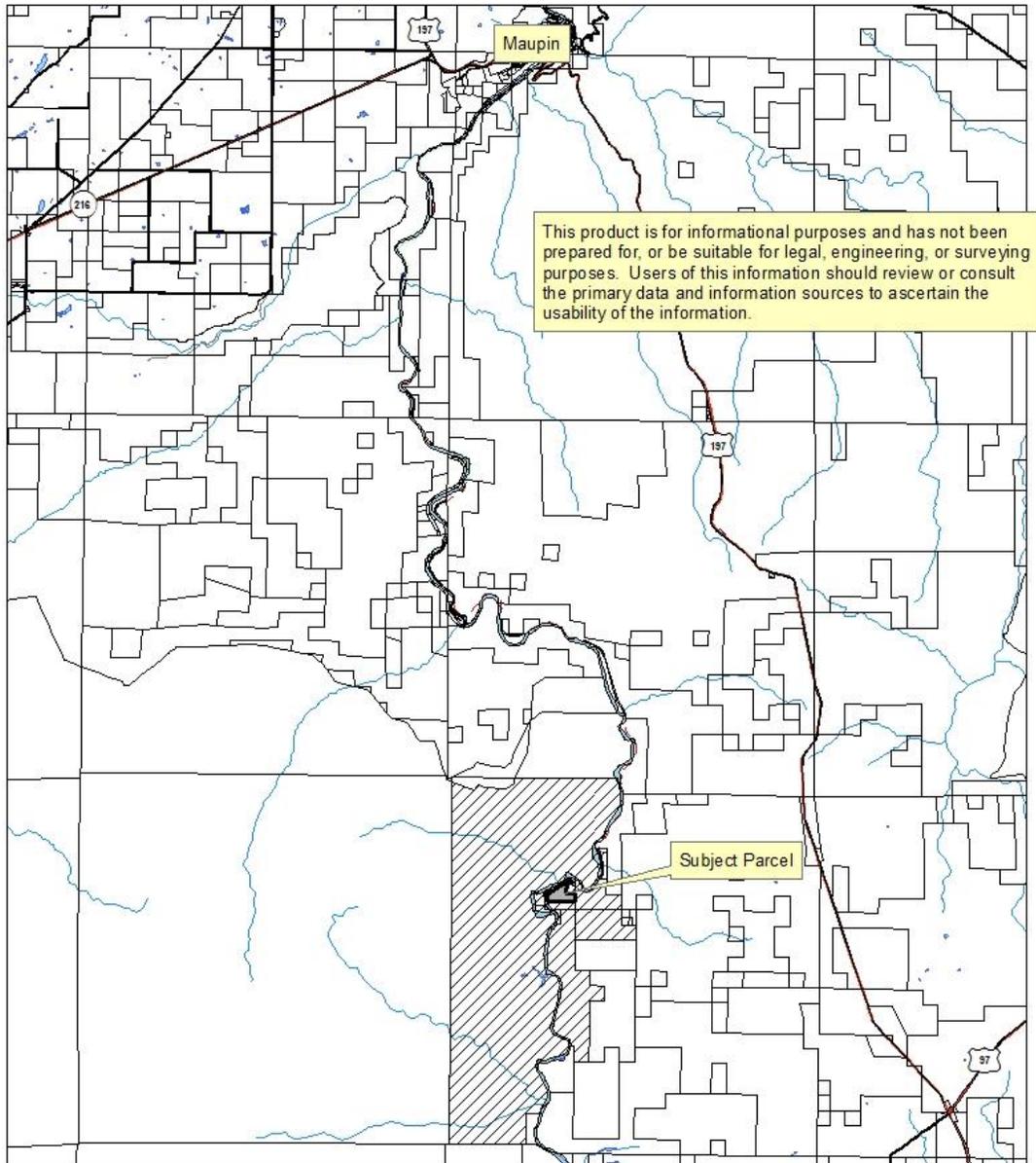
FINDINGS OF FACT:

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

Applicants/Owners: Urban Station, LLC
7S 13E 8D, Tax Lot 400, Account 12784

Location Map



Legend

- Taxlots
- UrbanStationLLC
- Owners within 750'

ATTACHMENT C – MAPS

Applicants/Owners: Urban Station, LLC
7S 13E 8D, Tax Lot 400, Account 12784

Site Plan

