

WASCO COUNTY PLANNING AND DEVELOPMENT  
Todd R. Cornett, Director  
2705 East Second Street  
The Dalles, Oregon 97058



Phone: (541) 506-2560  
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File Number(s): \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt # \_\_\_\_\_

PLACUP-10-11-0023, PLASTS-10-11-0026  
PLAQJR-10-11-0006

Associated M37 File # \_\_\_\_\_

Date Submitted: 11/8/2010 Planner Initials: ABW Date complete: \_\_\_\_\_ Planners Initials: \_\_\_\_\_

Applicant/Owner Information: LESLIE L. WATSON GABRIEL A. WATSON  
Applicant(s) GABRIEL A. WATSON Property Owner(s) LESLIE L. WATSON

Mailing Address 3215 NE KLICKITAT Mailing Address \_\_\_\_\_

PORTLAND, OR 97212

Leslie cell: Phone (H) 503-674-2559 (W) 503-287-9200 Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

Email lesleerz@gmail.com Email \_\_\_\_\_

Requested Structure(s)/Use(s): Recreational property (cabin) w/ shed  
47' x 30' Dwelling

Property Information

Map # 7S 14E 8D Tax Lot# 300 Acct # 12783 Acreage .25 Zoning EFU, A-1 (160)

Property location: N. Junction, OR

Property Address: \_\_\_\_\_ Tax Status: \_\_\_\_\_

Water Source: River pump

? Sewage: \_\_\_\_\_

Power: Elevated

? Contiguous Ownership: \_\_\_\_\_

Legal Access: Road & easement

Current Use of Property: Recreational Use of Adjacent Properties: Recreational

Legal Parcel Status:  
1<sup>st</sup> pre-Sept. 4, 1974 Deed No.,  
Partition, or Subdivision \_\_\_\_\_ Date Filed \_\_\_\_\_

Current Deed No. \_\_\_\_\_ Date Filed \_\_\_\_\_

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

Pre-Application Conference:  
Per Section 2.050, a pre-application conference is required for a subdivision, planned unit development, conditional use, farm dwelling or site plan review for a home occupation outside the NSA.

Do you wish to waive the pre-application conference?  Yes  No  
Planner: Gary Nychyk Conference Date: 4/5/10 Conference Time: 10:30

Signatures:  
Applicant(s) Leslie L. Watson \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_

Property Owner(s) Leslie L. Watson \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_

**PLEASE NOTE:** Before this application will be processed, you must supply all the requested information including but not limited to a site plan, elevation drawings and responses to all listed or referenced criteria pursuant to the attached instructions. Pursuant to ORS 215.428 this office will review the application for completeness and notify the 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.

**WASCO COUNTY  
CONDITIONAL USE PERMIT APPLICATION**

**DETAILED SPECIFIC WRITTEN REQUEST**

*Permit dwelling for recreational use, and shed.*

**DETAILED STRUCTURAL INFORMATION**

Proposed Improvements				
	Length	Width	Height	Square Footage
Dwelling	47'	30'	< 35'	1410' main w/ loft
Garage				
Shed	18'	12'	12'	216'
Decks	10' 10' 10'	on front & 2 sides		
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting	as req'd by Wasco Cty.			
Other				
Existing Improvements				
Dwelling				
Garage				
Other				

1. The proposal is consistent with the goals and objectives of the Comprehensive Plan and implementing Ordinances of the County.
2. Taking into account location, size, design and operational characteristics of the proposed use, the proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses.

Operational Characteristics, if applicable (days and hours of operation, number of average daily trips, etc.):  
*Recreational property. Variable.*

Number of people (employees, students, congregation, clients) associated with the proposed use.

*Varies.*

Buildings, vehicles, equipment, and materials associated with the proposed use.

*Cabin 1410' main floor, w/loft  
Shed 216'*

3. The proposed use will not exceed or significantly burden public facilities and services available to the area, including, but not limited to: roads, fire and police protection, sewer and water facilities, telephone and electrical service, or solid waste disposal facilities.

Road

Fire Protection

Police Protection

Sewer

Water

Telephone

Electrical

Solid waste disposal facilities

4. The proposed use will not unduly impair traffic flow or safety in the area.

The subject property has a road approach permit on file for the use? *Existing road.*  NO  YES

How many trips per day will be generated by the proposed use? *< 1x per day*

5. The effects of noise, dust and odor will be minimized during all phases of development and operation for the protection of adjoining properties. Indicate how this will be done.

*Construction will be in accordance w/ Wasco County noise & other applicable ordinances, as well as respectful of adjacent property owners.*

6. The proposed use will not significantly reduce or impair sensitive wildlife habitat, riparian vegetation along streambanks and will not subject areas to excessive soil erosion. Check with ODFW if necessary.

*Will not reduce or impair any of above.*

7. The proposed use will not adversely affect the air, water, or land resource quality of the area.

*No impact or adverse affect.*

8. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area. This may be done through siting, new vegetation, colors, materials or other.

*Will not detract. All efforts to maintain and/or enhance visual character will be made.*

9. The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community.

*Yes. And improve where*

10. The proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

11. The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to or available for farm or forest use.

Is proposed development site adjacent to agricultural uses?

NO  YES

If yes, what is distance and what type of agriculture? (grazing, orchards, grain, other)

Include any additional information that will assist the Planning Department in reviewing the application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections 2.060(A)(1) , 2.080, and 2.110(D) \_\_\_\_\_  
Review Criteria: Chapter 3 \_\_\_\_\_  
Chapter 5, Section(s) 5.020 and 5.030 \_\_\_\_\_  
Other: \_\_\_\_\_

- Legal Parcel: Property has been determined to be a legal parcel?
- Fire Safety: A Fire Safety Self Certification Form has been submitted?
- Site Plan: A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?
- Elevation drawings: An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- 1. Flood Hazard: Specify Zone \_\_\_\_\_  NO  YES
- 2. Geological Hazards: \_\_\_\_\_  NO  YES
- 4. Cultural, Historic and Archeological \_\_\_\_\_  NO  YES
- 5. Mineral & Aggregate \_\_\_\_\_  NO  YES
- 7. Natural Areas \_\_\_\_\_  NO  YES
- 8. Sensitive Wildlife Habitat \_\_\_\_\_  NO  YES
- 12. Sensitive Bird Sites: \_\_\_\_\_  NO  YES
- 13. Pond Turtle Sensitive Area: \_\_\_\_\_  NO  YES
- Other: Specify \_\_\_\_\_

Easements – Are there any easements on the property (aerial or land based)?  NO  YES  
If easement limits development, deed(s) shall be required which explain the easement.  
Describe: \_\_\_\_\_

Water Resources

Are there water sources on property or adjacent properties?  NO  YES  
If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer?  NO  YES

Setbacks

Proposed development meets all property and agricultural setbacks?  NO  YES

Previous Map and Tax Lot #'s: \_\_\_\_\_

Past Actions: If yes, list review #(s) \_\_\_\_\_  NO  YES

Is property still subject to conditions from previous review?  NO  YES

If yes, list review # and condition(s). \_\_\_\_\_

Access:

Property has a legal access from \_\_\_\_\_

Waiver of Remonstrance is required?  NO  YES

County or ODOT approach permit is required and has been obtained or initiated?  NO  YES

Address:

Address exists and has been verified to be correct? \_\_\_\_\_  NO  YES

Address needs to be assigned after approval?  NO  YES

**FLOODPLAIN DEVELOPMENT APPLICATION**

**DETAILED SPECIFIC WRITTEN REQUEST**

**DETAILED DEVELOPMENT INFORMATION**

Proposed Improvements				
	Length	Width	Height	Square Footage/Cubic Yards
Dwelling	47'	30'	< 35'	1410' main plus loft
Garage				
Accessory Bldg.				
Decks	10' 10' 10'	on front & 2 sides		
Driveway				
Agricultural Bldg				
Bridge				
Fill				
Other SHED	18'	12'	12'	216'
Existing Improvements				
Dwelling				
Garage				
Other				

**REQUIREMENTS FOR ALL DEVELOPMENT IN THE FLOODPLAIN**

In addition to structural development, a permit for development in the floodplain includes but is not necessarily limited to mining, dredging, filling, grading, excavating, roads, bridges, culverts, altering or relocating stream channels, storage of materials including gas or liquid storage tanks, and placement of water and septic/sewer systems.

- Per the floodplain map, what are the following in the area of the proposed development?  
 Zone \_\_\_\_\_ Panel Number \_\_\_\_\_ Community Number \_\_\_\_\_
- Elevation to mean sea level at proposed development site: 1095.5 feet National Geodetic Vertical Datum (NGVD).

3. Base Flood Elevation to mean sea level at proposed development site: \_\_\_\_\_ feet NGVD.  
The height of the base flood elevation can only be determined by an engineer, or architect who is authorized by law to certify flood elevation information.

Adequate documentation establishing the base flood elevation has been submitted?  No  Yes

4. Alteration or relocation watercourse: Does the proposal include altering or relocating any watercourse?  No  Yes

If yes the following information is required to be submitted:

-A description of the extent to which any watercourse will be altered or relocated as a result of proposed development must be included. This description is attached?  No  Yes  N/A

-A description of the long term maintenance plan within the altered or relocated portion of the watercourse showing how the flood carrying capacity will not be diminished is included?  No  Yes  N/A

-Notification to adjacent communities, Department of Water Resources, Department of Land Conservation and Development Natural Hazards Coordinator, Department of State Lands, Federal Emergency Management Agency, and the Federal Insurance Administration is required prior to any alteration or relocation. Verification of the notification to these agencies or groups is included?  
 No  Yes  N/A

5. Adverse affect: The proposed development cannot adversely affect the flood carrying capacity of the special hazard. To prove this, an analysis shall be done which includes but is not necessarily limited to the following:

- Potential damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas; and
- Potential danger to life and property due to increased flood heights or velocities; and
- Potential danger that materials may be swept onto other lands or downstream to the injury of others.

A non-adverse affect analysis is included?  No  Yes

6. Why is a waterfront location required for this facility? What alternative sites are available?

Lot location & dimensions. No alternate sites available.

7. Elevation Drawing: In addition to the general elevation requirements, the following shall also be included for all proposed development within the floodplain:

- Base flood elevation.
- Elevation of lowest floor including basement.
- Areas of ingress and egress of water through any structure.
- Elevation to which any structure will be flood-proofed (required to be 1 foot above base flood elevation).
- Elevation of water supply and sanitary facilities.
- Elevation of utilities including all heating and electrical equipment (furnace, water heater and electrical panel).

This is included?  No  Yes

8. Cross Section:

A Cross-Section of any area of the development site (structure, driveway and/or septic) where filling or excavation will occur showing by an elevation drawing the water table, fill and development elevations.

This is included?  No  Yes

Ask Gary for digital form.

9. Are other Federal, State or local permits required to be obtained?

- Department of State Lands/Corps of Engineers Removal Fill Permit  No  Yes
- Oregon State Parks Wild and Scenic River Permit. This may be required if the proposed development is located within 1/4 mile of Deschutes River or John Day River  No  Yes
- Other: Specify \_\_\_\_\_

### WATER AND SEPTIC/SEWER UTILITIES

If new or replacement water or septic/sewer utilities are proposed within the floodplain. New or replacement water or septic/sewer facilities are proposed within the floodplain.

Requirements must be met:  No  Yes

1. Explain how it is not practicable to locate the new water or septic/sewer facilities outside the floodplain.

Location of parcel is entirely in Flood Plain

*Ben to ask his engineer*

outside the \_\_\_\_\_  
\_\_\_\_\_

2. Documentation has been included which explains how the system is designed to eliminate infiltration of flood waters into the system.

or  Yes

3. Documentation has been included which explains how the system is designed to avoid impairment to it or contamination from it during flooding.

\_\_\_\_\_ will be located to avoid  No  Yes

4. Documentation has been included which explains how the sewage system is designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.  No  Yes

### NON-SUBSTANTIAL IMPROVEMENTS

Non-substantial improvements include alterations, additions, or improvements to existing structures that meet the standards below:

1. What is the estimated market value of the existing structure? \$ NA

2. What is the cost of the proposed construction? \$ \$45,000

3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure then the proposal is a substantial improvement and the applicable following sections shall be filled out. If not the proposal is a non-substantial improvement and no more of this application is required to be filled out.

Documentation validating the numbers listed above has been submitted?  No  Yes

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## RESIDENTIAL DEVELOPMENT

All residential development and non-residential development that will not be flood proofed according to the next section below shall meet the following requirements:

- as per Flood Plain Elevation Certificate*
1. Proposed lowest floor elevation (including basement): \_\_\_\_\_ feet NGVD. This must be at or above the base flood elevation for new residential development and substantial improvements to existing residential development. It is recommended that the first floor elevation be at least one foot above the base flood elevation.

*No development below Flood Plain.*  
For new manufactured homes or existing manufactured homes with substantial improvement they shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation.

2. Floodplain Elevation Certificate – A FEMA Elevation Certificate (Form No. 1660-0008) will be required to filled out by a registered professional engineer or architect. This form is available at the Planning Department.

This elevation certificate has been submitted?

No  Yes

If the permit application is approved, a second Elevation Certificate will be required indicating the as-built elevations.

3. Below the first floor: Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- The bottom of all openings shall be no higher than one foot above grade.
- Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Documentation has been included which shows how the proposed development meets or exceeds the requirements above?

No  Yes

If no, documentation has been included by a registered professional engineer or architect showing how this standard will be met?

No  Yes

4. Requirements of "Additional Standards" section below must also be met.

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## NON-RESIDENTIAL DEVELOPMENT

If non-residential development is proposed to be located higher than the base flood elevation rather than flood-proofed, use the residential section above.

1. Elevation to mean sea level to which any non-residential structure will be floodproofed: \_\_\_\_\_ feet National Geodetic Vertical Datum (NGVD). This has to be at least one foot above base flood elevation.
2. FEMA Flood Proofing Certificate (Form No. 3067-0777) will be required to filled out by a registered professional engineer or architect. This form is available at the Planning Department.

This flood proofing certificate has been submitted?

No  Yes

3. Certification by a registered professional engineer or architect that proposed flood-proofing meets the following flood-proofing criteria:

- The development is watertight with walls substantially impermeable to the passage of water to at least one foot above the base flood elevation.
- The development will have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

This flood proofing certificate has been submitted?  No  Yes

If the permit application is approved, a second flood proofing Certificate will be required indicating the as-built flood proofing methods.

4. Requirements of "Additional Standards" section below must also be met.

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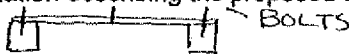
### ADDITIONAL STANDARDS

The standards included below are for all new construction and substantial improvement.

1. **Anchoring:** Development shall be anchored to prevent flotation, collapse, or lateral movement of the structure. For manufactured homes anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Any alternative method of anchoring may involve a system designed to withstand a wind-force of ninety (90) miles per hour, or greater.

Documentation describing the proposed anchoring has been submitted?

No  Yes



*will illustrate in bldg plans.*

2. **Construction Materials and Methods:** All new development shall be constructed with materials and utility equipment resistant to flood damage and using methods and practices that minimize flood damage. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

*As per Wasco County specs/requirements*

Documentation describing the construction materials and methods has been submitted?

No  Yes

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### ACKNOWLEDGEMENT

By signing the front page application that goes along with this application I/we have read and understand the following:

I/we agree that all such work shall be done in accordance with the requirements of the Wasco County Floodplain Ordinance as approved through this permit and with all other applicable local, State and Federal regulations. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Wasco County, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

**WASCO COUNTY  
VARIANCE APPLICATION**

**DETAILED SPECIFIC WRITTEN REQUEST**

Ordinance Criterion proposed to be varied? Minimum setback from river *Deschutes*

Requirement? 100'

How much is this proposed to be varied? 65%

Administrative Review? (up to 50% of the standard)  YES  NO

Planning Commission Review? (greater than 50% or resulting in less and a 5 foot Setback of the standard)  YES  NO

**DETAILED STRUCTURAL INFORMATION**

Existing Improvements				
	Length	Width	Height	Square Footage
Dwelling				
Garage				
Other				
Proposed Improvements				
Dwelling	47'	30'	< 35'	1410' main plus loft
Garage				
Shed	10'	12'	12'	216'
Decks	10' 10' 10' on front & 2 sides			
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting	as req'd by Wasco County			
Other				

**NSA CRITERIA ONLY:**

**General Management Area**

1. A building height, setback or buffer specified in this Ordinance to protect one resource would cause the proposed use to fall within a setback or buffer specified in this ordinance to protect another resource.

Describe the resource that would be protected through the proposed variance.

Protect 25' setbacks on rear & two sides to protect neighbors.

2. Variation from the specified building height, setbacks or buffer would, on balance, best achieve the protection of the affected resources.

Describe how the variance would best achieve the protection of affected resources.

Setback from river exceeds that of other development in area, and protects side & rear setbacks.

3. A building height, setback or buffer specified in the standards for protection of scenic, cultural, natural, recreational, agricultural, or forestry resources may be varied in the General Management Area in order to allow a residence to be built on a tract of land upon a demonstration that:

- ? a. The land use designation otherwise authorizes a residence on the tract;

Cite that ordinance criterion that allows a residence. \_\_\_\_\_

- b. There is no site on the tract (all contiguous lots or parcels under the same ownership) on which a residence could be placed practicably in full compliance with the building height, setback or buffer; and

List any contiguous properties None

Describe why there are no other practicable alternative locations on the tract to site the proposed development in full compliance.

Small (.25 acre) parcel. Limited by dimension of lot (parcel) and location of waterway.

- c. The variance from the specified building height, setback or buffer is the minimum necessary to allow the residence.

Describe how the proposal is the minimum necessary to allow the development. Reducing the size of the development, or altering its configuration must be discussed to justify the proposal.

Due to limitations of parcel size and conservative dimensions of development, this is the minimum variance required. Cabin to accommodate 1-2 families in 1 Bedroom, 1 bath w/ loft.

**Special Management Area**

1. It has been shown that no practicable alternatives exist, as evidenced by completion of a practicable alternative test. A practicable alternatives test has been submitted?  YES  NO
2. The natural resources mitigation plan completed in accordance with Chapter 14 of this ordinance ensures that the development can be mitigated to ensure no adverse effects would result. A resource mitigation plan has been submitted?  YES  NO

**WASCO COUNTY CRITERIA (OUTSIDE OF NSA ONLY):**

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity which result from lot size or shape, topography, or other circumstances over which the property owner since the enactment of this Ordinance has had no control:

Describe the exceptional or extraordinary circumstances Replacing structure

- 2. The variance is necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zoning district in the area.

What rights of property ownership are denied to you by Ordinance standards, which are enjoyed by other property owners in the same zone?

Ordinance standards deny applicants to develop small parcel consistent w/ development enjoyed by other property owners in same zone

- 3. The variance would conform with the purposes of this Ordinance and would not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan.

Describe how approval of the proposed variance would not impact adjacent surrounding properties.

Requested variance consistent w/ adjacent usage. Setback exceeds adjacent neighbors who already enjoy the standards for which we are applying. No request for variance of side setbacks.

- 4. The variance requested is the minimum variance which would alleviate the difficulty.

Reducing the size of the development, altering its configuration, or changing its location must be discussed to justify the proposal.

Requested permit, configuration and location determined by difficulty of lot size.

- 5. The variance is not the result of a self-created hardship.

Describe how the proposed variance is not the result self-created hardship such as locating the development too close to property lines or wanting something at a size or in a location that could be changed to meet the standards.

Minimum <sup>frontal</sup> variance respecting property lines on sides and rear.

**County Administrative Variance Only**

- 1. The variance does not result in a setback of less than five (5) feet from the property line.

Indicate the setback. \_\_\_\_\_

If is less than 5 feet from the property line, the variance will be reviewed by the Planning Commission.

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections  Chapter 2.060(A)2 or  2.060(B)(8),  
Review Criteria: Chapter 3 \_\_\_\_\_  
Chapter 8, Sections 8.010, and  8.020, 8.030, 8.040, & 8.050 or  8.070 \_\_\_\_\_  
Other: \_\_\_\_\_

- Legal Parcel: Property has been determined to be a legal parcel?
- Fire Safety: A Fire Safety Self Certification Form has been submitted?
- Site Plan: A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?
- Elevation drawings: An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

**Zoning Overlays** – Development Site is within the following Divisions:

- 1. Flood Hazard: Specify Zone \_\_\_\_\_  NO  YES
- 2. Geological Hazards: \_\_\_\_\_  NO  YES
- 4. Cultural, Historic and Archeological \_\_\_\_\_  NO  YES
- 5. Mineral & Aggregate \_\_\_\_\_  NO  YES
- 7. Natural Areas \_\_\_\_\_  NO  YES
- 8. Sensitive Wildlife Habitat \_\_\_\_\_  NO  YES
- 12. Sensitive Bird Sites: \_\_\_\_\_  NO  YES
- 13. Pond Turtle Sensitive Area: \_\_\_\_\_  NO  YES
- Other: Specify \_\_\_\_\_

**Easements** – Are there any easements on the property (aerial or land based)?  NO  YES  
If easement limits development, deed(s) shall be required which explain the easement.  
Describe: \_\_\_\_\_

**Water Resources**

Are there water sources on property or adjacent properties?  NO  YES  
If yes indicate resource type, location and required buffer.  
\_\_\_\_\_  
Does proposed development meet required buffer?  NO  YES

**Setbacks**

Proposed development meets all property and agricultural setbacks?  NO  YES

**Previous Map and Tax Lot #'s:** \_\_\_\_\_

**Past Actions:** If yes, list review #(s) \_\_\_\_\_  NO  YES  
Is property still subject to conditions from previous review?  NO  YES  
If yes, list review # and condition(s). \_\_\_\_\_

**Access:**

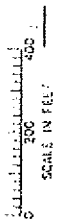
Property has a legal access from \_\_\_\_\_  
Waiver of Remonstrance is required?  NO  YES  
County or ODOT approach permit is required and has been obtained or initiated?  NO  YES

**Address:**

Address exists and has been verified to be correct? \_\_\_\_\_  NO  YES  
Address needs to be assigned after approval?  NO  YES



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SCALE IN FEET

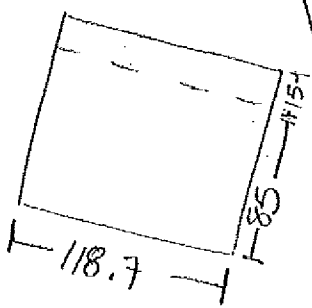
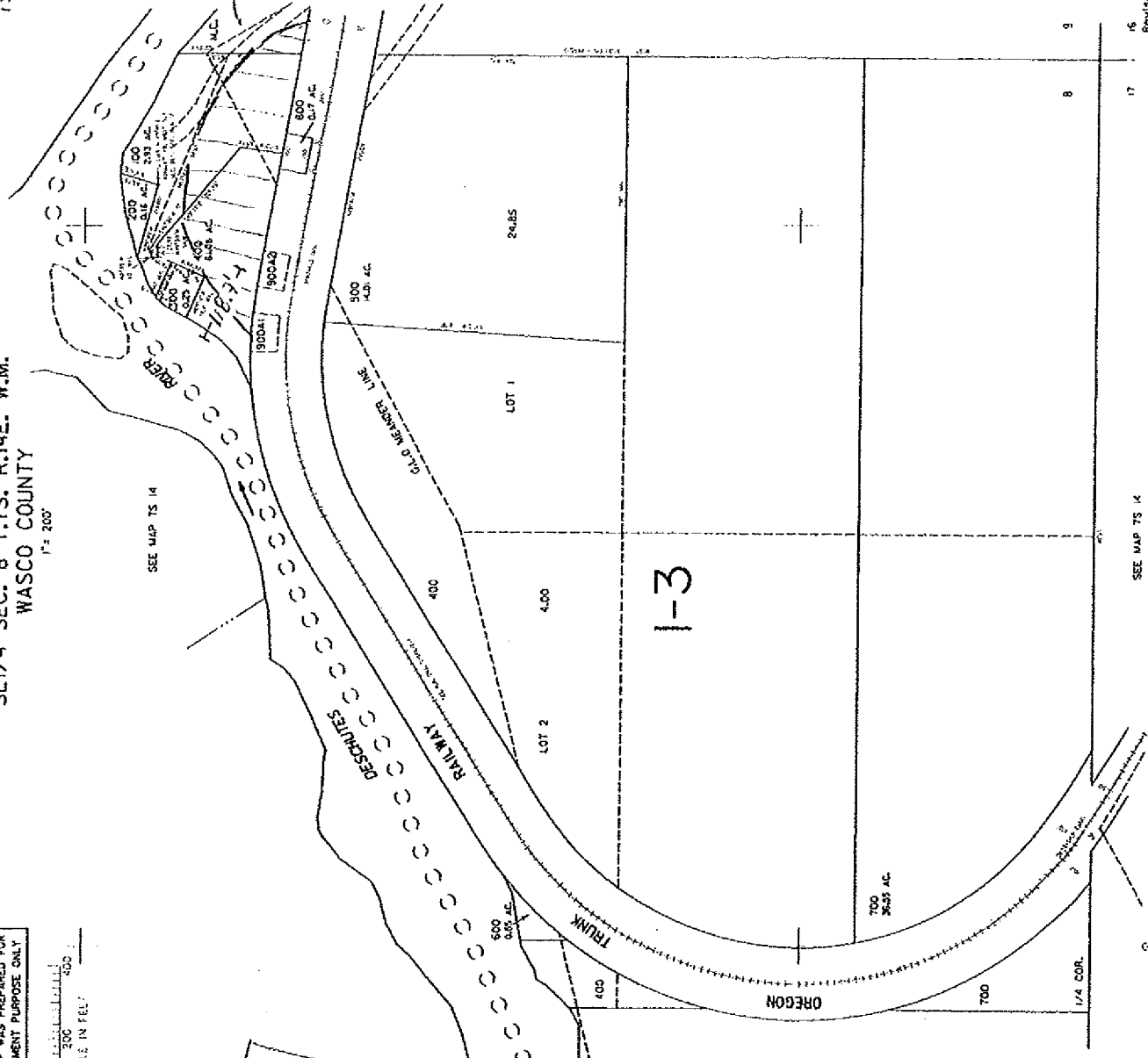
DE 1/4 SEC. 8 T. 12. N. 14. E. W. 1/4. W. 1/4. WASCO COUNTY

1" = 200'

75 14 80

CANCELLED NO'S  
400A1  
400A2  
400A3

Different zone for divt.



SEE MAP 75 14

SEE MAP 75 14

Revised 7/12/00, 9C  
75 14 80

\* 25' setbacks for any building from property line.

\* S  
s  
,

SC

1:50

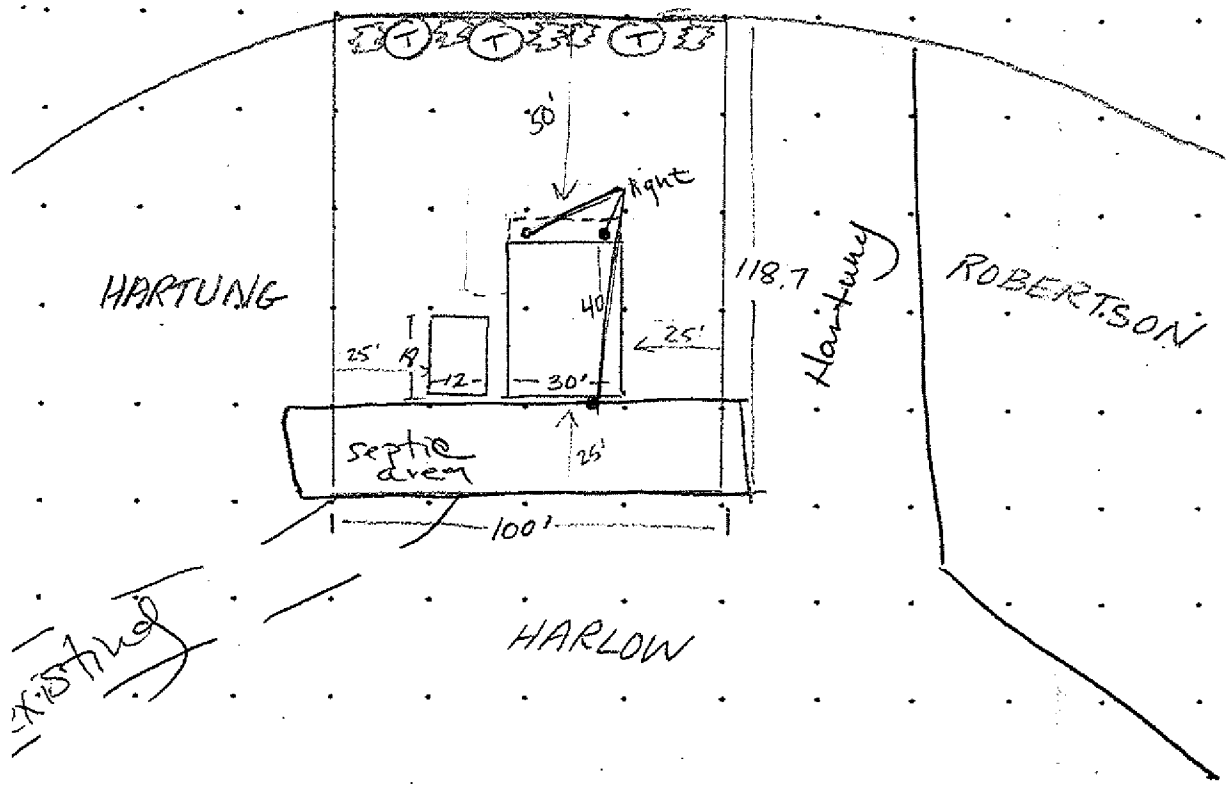
1:10

1:20

Plan

F

NEED TO DRAW IN,  
ELECTRIC SOURCE  
SEPTIC  
INGRESS/EGRESS  
GRADING INFO  
↳ sonic tubes to  
elevation req'd



WASCO COUNTY  
NON FARM DWELLING APPLICATION

REQUIREMENTS FOR NON FARM DWELLINGS

1. A completed general CUP application has been submitted with this application?  NO  YES

2. Parcel Creation: The parcel was created in its current configuration prior to January 1 1993?  NO  YES

If no you do not qualify for a non farm dwelling.

If yes indicate the date of creation \_\_\_\_\_ Documentation proving the date of creation has been submitted with this application (71-0815)  NO  YES

3. There is another dwelling on the parcel?  NO  YES

If yes you do not qualify for a non-farm dwelling.

4. Generally Unsuitable

a. Soils: A soils map that indicates the soil classifications for the property and the % breakdown of these soils is required to be submitted as part of this application. These may be obtained either at the Wasco County Planning Department or the Wasco County GIS Department.

A soils map meeting these requirements has been submitted as part of this application?  NO  YES

(1) On parcels less than 80 acres the entire parcel is generally unsuitable for agriculture. That is, 51% of the parcel is a Class VII or poorer soil.

% of Class VII Soils on the subject parcel 100% Class VIII

If the less than 51% of the property has Class VII or poorer soils you do not qualify for a non-farm dwelling.

(2) On parcels at least 80 acres but less than 160 acres, a portion of the parcel that is identified for the dwelling site is a Class VII soil or poorer.

The subject parcel includes Class VII or poorer soils and the site plan indicates the dwelling will be sited on these Class VII or poorer soils?  NO  YES

(3) If the property is zoned A-1(40) it cannot be on High Value Farm Ground as defined by OAR 660-33-020(8)(a) and WCLUDO Section 1.090.

The subject parcel is zoned A-1(40)?  NO  YES

If yes is the property high value farm ground?  NO  YES

If yes you do not qualify for a non-farm dwelling.

(4) Forested Land Only: If the subject parcel is under forest assessment it is presumed unsuitable if it is composed predominantly (51% or greater) of soils capable of producing less than 20 cubic feet of wood fiber per acre per year.

The subject parcel is under forest assessment?  NO  YES

If yes list the soils which are capable of producing less than 20 cubic feet of wood fiber per acre per year and the indicate the % of the subject parcel made up of these soils

b. Other: In addition to being generally unsuitable based on soils, the property must meet at least one of the following:

(1) The subject parcel must be comprised of predominantly greater than (51% or more) 40% slope.

Does the subject parcel meet this standard?

NO  YES

(2) The subject parcel must produce less than 25 bushels per acre of wheat or cereal grains, or less than 1 ton per acre alfalfa or other type of hay (per Farm Services Agency (FSA) registered field crop information).

Does the subject parcel meet this standard?

NO  YES

(3) The subject parcel has never been cropped according to the FSA aerial photos and records, and requires more than 5 acres per AUM.

Does the subject parcel meet this standard?

NO  YES

5. Road Requirements: The subject parcel shall be located on an all-weather road that is maintained on a year-round basis and which construction and maintenance meets Wasco County Public Works Department approval.

The subject parcel has direct access from existing road

This road is a

Private Easement Road (must be a 30 foot wide access easement meeting fire safety standards)

Private Road (must meet the standards of WCLUDO Section 21.420)

Publicly Dedicated Road (must meet the standards of WCLUDO Section 21.420)

Publicly Maintained

Privately Maintained

Describe how the subject road that provides access to the subject parcel currently meets or will meet these standards.

6. The site shall have appropriate physical characteristics such as adequate drainage, proper sanitation and water facilities to accommodate a residence or other non-farm use.

I have completed a septic evaluation with the Wasco County Sanitarian?

NO  YES

I have discussed the water rights process with the Water Master?

NO  YES

7. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use.

List all farm or forest uses on adjacent lands:

*None*

Taking into consideration the nature of these farm or forest uses and the proposed proximity of the non-farm dwelling to them, describe how the non-farm dwelling will not interfere with these farm or forest uses.

*NA*

8. The landowner for the dwelling shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

I understand this will be required if my application is approved?

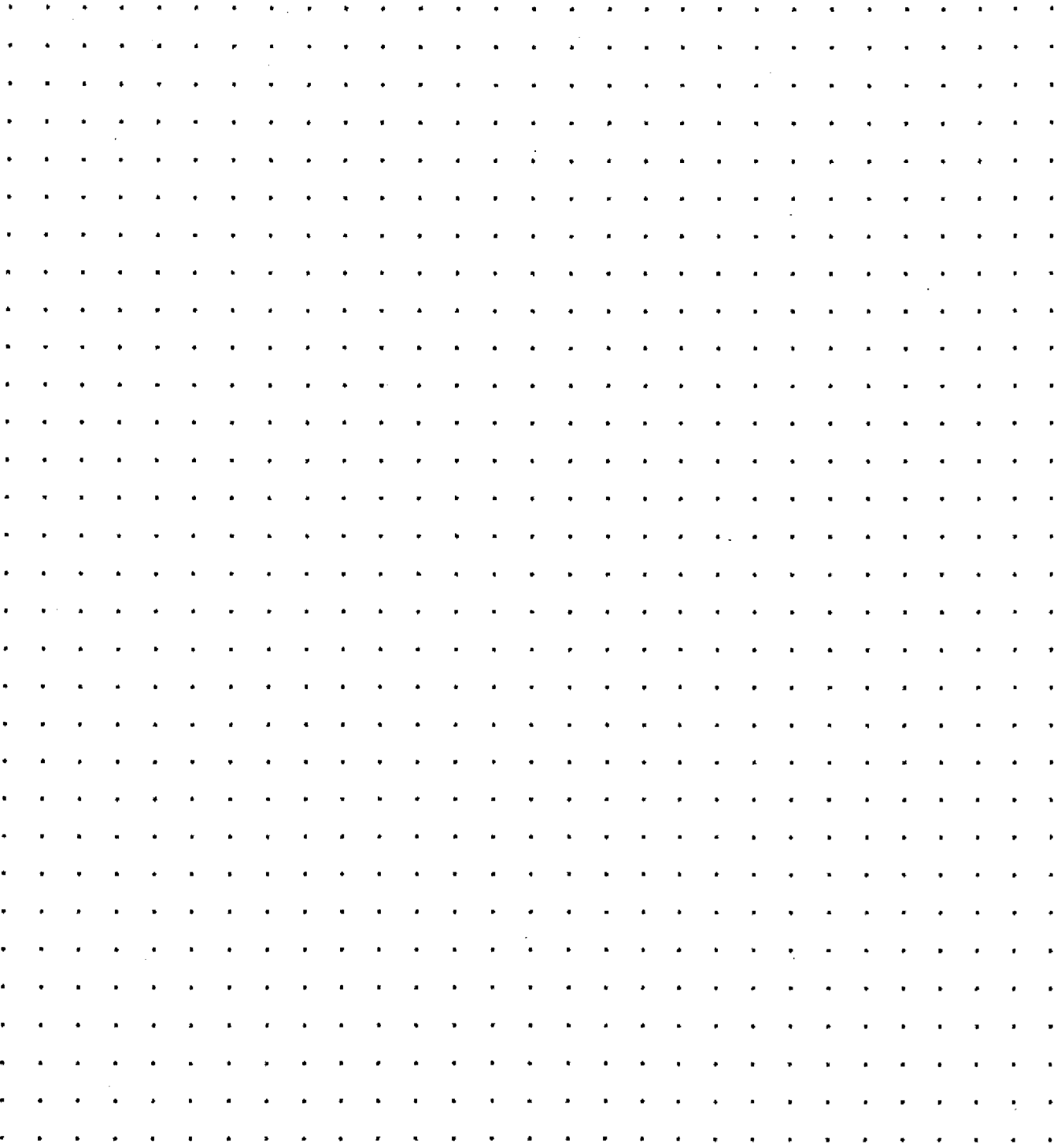
NO  YES

**Elevation Drawing**

**File #** \_\_\_\_\_

Show the appearance of all sides of proposed structures. Include natural grade, finished grade, and the geometrical exterior of the height and width of structures as seen from a horizontal view. Elevation drawings shall be drawn to scale.

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Each grid equals 2.5' X 2.5' at a scale of 1" = 10'

Each grid equals 1.25' X 1.25' at a scale of 1" = 5'

---

WASCO COUNTY PLANNING  
AND DEVELOPMENT  
Todd R. Cornett, Director  
2705 East Second Street  
The Dalles, Oregon 97058



Phone: (541) 506-2560  
Fax: (541) 506-2561  
Web Address: [co.wasco.or.us](http://co.wasco.or.us)

## Fire Safety Standards Applicant's Self Certification Form

This checklist is provided to certify that the applicant has reviewed, understands, acknowledges, and commits to install and maintain improvements as required to comply with fire standards. Fire standards are listed in their entirety in **Chapter 10** of the Wasco County Land Use and Development Ordinance (WCLUDO) or **Chapter 11** of the Wasco County National Scenic Area Land Use and Development Ordinance (NSA LUDO).

Applicant's responses on the self certification form and the required site plan shall be recorded in county records (per **Section 10.510** of the WCLUDO or **Section 11.510** of the NSALUDO). Each of the applicable fire standards is listed below. Standards which begin with a 10 refer to the WCLUDO and standards which begin with an 11 refer to the NSALUDO. Please confirm compliance by marking the appropriate box, providing written comment if necessary, and initialing each response. Refer to the **Chapter 10** or **Chapter 11** for illustrations and further explanation of the standards. If compliance with applicable standards cannot be certified by the applicant, county planners will assist the applicant with the required modification process.

If one or more fire safety standard cannot be met, the applicant must request a modification to fire safety standards. The request for modification shall include a site specific fire safety mitigation plan. The modification of standards review shall be processed in accordance with the procedures in **Section 2.060(A)(6)** of the WCLUDO or **Section 2050(A)(3)** of the NSALUDO. Notice prior to the decision shall be provided to fire responders with jurisdiction by the Planning Director. The decision to approve or deny the request for modification shall meet all public notice requirements.

The applicant submitting the self certification form must be consistent with **Section 2.040** of the WCLUDO or **Section 2.060** of the NSALUDO.

WASCO COUNTY PLANNING  
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## FIRE SAFETY STANDARDS SELF CERTIFICATION FORM

FILE #

DATE:

**REQUEST:**

*Permit for construction of recreational dwelling.*

**APPLICANT/OWNER INFORMATION:**

Applicant(s) *LESLIE L. WATSON GABRIEL A WATSON* Property Owner(s) *LESLIE L. WATSON GABRIEL A WATSON*

Mailing Address *3215 NE KLICKITAT* Mailing Address

*PORTLAND, OR 97212*

#1 cell:

Phone (H) *503-679-2555* (W) *503-287-9206* Phone (H) (W)

**PROPERTY INFORMATION:**

Township Range Section Tax Lot No.

*T7S R14E 8D 300*

Acres Acct.# Zoning

*.25 12783 A-1*

Address

Location:

*NORTH JUNCTION, OREGON*

STAFF REVIEWER:

**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:

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

- Yes – Comment No slope
- No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

B(1). If your property is located in a Resource 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 No slope
- No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

- or -

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 \_\_\_\_\_
- No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**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:

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 \_\_\_\_\_
- No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

-or-

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 Setbacks allow > 30' ~~set~~ fire fuel breaks on  
 No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan) all sides

**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 Metal roofing

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 As per Wasco County specs

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 \_\_\_\_\_

- Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings 1/4" or less in size.

- Yes – Comment \_\_\_\_\_

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

- Yes – Comment As per Wasco County specs -

- 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 \_\_\_\_\_

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 1/4" or less.

- Yes – Comment \_\_\_\_\_

**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 \_\_\_\_\_

**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 \_\_\_\_\_

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

Yes – Comment \_\_\_\_\_

- 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 \_\_\_\_\_

? **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 \_\_\_\_\_

**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):

**A(1).** Improved driving surface(s) will meet and be maintained to comply with driveway design standards.

Yes – Comment *As per Wasco county and/or consistent w/ existing*

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**A(2).** Widths of drive(s) will meet minimum requirements for the type of driveway.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**B(1).** Corners will meet the minimum curve radius requirements for access drives.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**B(2).** Slope or grade of the driveway will meet maximum grade requirements.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**B(3).** Turn outs will be provided as required.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**C(1).** Clearance will be established and maintained in accordance with driveway standards.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**C(2).** Fire fuel break will be established and maintained along both sides of the drive(s).

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**D.** Turn arounds will be provided and maintained at the end of drives longer than 150 feet.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**E.** Bridges and culverts will support 75,000.pound gross vehicle weight in accordance with driveway standards.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

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

Yes – Comment \_\_\_\_\_

**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 \_\_\_\_\_

NA

H. Roads leading to the property have been determined to meet driveway access standards other than width, turn radius, and slope;

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

-or-

The following improvements have been determined to be necessary:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Fire Safety Plan)

**10.150/11.150 – On site water requirements will be met in the following way:**

A. The proposed dwelling will not exceed 3,500 square feet and will be located <sup>NOT</sup> within a fire protection district.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Description of Onsite water requirements)

?  
-or-

B. The proposed dwelling will <sup>NOT</sup> exceed 3,500 square feet or will be located outside a fire protection district (with demonstration that the parcel cannot be annexed into or contract for protection with a nearby district) and will be constructed with an interior sprinkler system that meets NFPA standards.

Yes – Comment \_\_\_\_\_

No – Initials \_\_\_\_\_ (See Attached Description of Onsite water requirements)

-or-

