

SCO COUNTY PLANNING
DEVELOPMENT

R. Cornett, Director

1705 East Second Street
The Dalles, Oregon 97058



Phone: (541) 506-2560

Fax: (541) 506-2561

www.co.wasco.or.us

File Number(s): VAR-07-102

Fee: \$140

Receipt # _____

WAIVED -

Date Submitted: 3-20-07 Planner Initials: DB Date complete: _____ Planners Initials: _____

Applicant/Owner Information:
Applicant(s) WASCO COUNTY Property Owner(s) SAME

Mailing Address 511 E WASHINGTON Mailing Address
THE DALLES, OR, 97058

Phone (H) _____ (W) _____ Phone (H) _____ (W) _____

Requested Structure(s)/Use(s):
VARIANCE TO SETBACK FOR PLACING
NEW OFFICE STRUCTURE AT COUNTY FAIR GROUND'S
FACILITIES (VARIANCE TO 40' RD. SETBACK REQUIREMENT TO
ALLOW A 28' SETBACK TO RD. R-O-W)

Property Information

Map # 4S 13E 5 Tax Lot# 400 Acct # 14244 Acreage 41.27 Zoning A-1(160)

Map # _____ Tax Lot# _____ Acct # _____ Acreage _____ Zoning _____

Map # _____ Tax Lot# _____ Acct # _____ Acreage _____ Zoning _____

Property location: Tygh Valley, OR

Property Address: 81849 Fairground Rd Tax Status: EXEMPT

Water Source: Well

Sewage: Drain Field

Power: Wasco Electric Co-Op Inc.

Contiguous Ownership: Wasco County NONE

Current Use of Property: County Fairgrounds Use of Adjacent Properties: Farm
GRAZING

Legal Parcel Status:
1st pre-Sept. 4, 1974 Deed No.,
Partition, or Subdivision

Date Filed

148 243

12/11/1962

120 41

Current Deed No.

Date Filed

11/4/1950

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:

Conference Date:

Conference Time:

Signatures:
Applicant(s)

Don Erickson

Date 6/21/06

Date

Jed Davis - filing production

Date 6-14-06

Date

Date

Date

Property Owner(s)

Date

Date

Date

Date

Date

Date

PLEASE NOTE: Before this application will be processed, you must supply all the requested information and submit a site plan 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
VARIANCE APPLICATION**

What is the standard that is proposed to be varied? Setback requirement

Is this greater than 50% of the standard? YES NO

If yes the request will be decided upon by the County Planning Commission. If no, the application will be an administrative review.

*70' REQUIRED; 58' TO RD. C/L REQ. (28' TO R-OW)
TO RD. C/L*

Existing Improvements				
	Length	Width	Height	Square Footage
Dwelling				
Garage				
Other Office (Demolished)	40'	12'	Single story	480 SQ.FT.
Proposed Improvements				
Dwelling				
Garage				
Shed				
Decks				
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting				
Other Storage/office	50'	12'	Single story	600 SQ.FT.

NSA Criteria only:

A. When building height, setbacks or buffers specified in the standards for protection of scenic, cultural, natural, recreational, agricultural or forestry resources overlap or conflict, the building height, slope setbacks or buffers may be varied upon a demonstration that:

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; and

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

Vender access for midway rides and large vender displays booths and equipment would still be able to enter and serve the public during County and 4H Fair times and the functional usability would be maintained while still offering the same public services and benefits provided by the structure itself. Since the structure is replacing a similar structure in the same location there is an extremely minimal impact on all resources.

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.

By allowing a 12' variance the vendor and public access (to stage area and open lawn space) would remain unimpeded and fully usable while the structure would remain easily accessible to meet the needs of the users.

B. 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:

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

Cite that ordinance criteria that allows a residence. _____

2. 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 _____

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

The structure needs to remain centered and accessible to the public during the times of primary use. The requested location best fulfills these needs without the removal of mature healthy trees. In addition, other locations would create access and public use difficulties

3. 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.

The width of the structure is already at an absolute minimum for it's function; it's length does not affect the need for the requested variance; no rotation of the structure would cause it to meet the set back requirement without sacrificing Public usability and vendor access.

Wasco County Criteria (Outside of NSA only):

A variance to the requirements of this Ordinance may be granted with respect to lot dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and other dimensional requirements, except property size, only if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist:

A. 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

The only use of the property is public use, the county road only serves a few other properties and has previously been widened, both sides of the road are owned by the County and, although its unlikely, any other road expansion might well be focused on the South side of the road.

B. 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? N/A _____

- C. 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.

In as much as the requested variance is in regard to setback, the property straddles the county road, the site is used by the public and the structure is located behind a perimeter fence. No detrimental visual or physical impact will affect the adjacent surrounding properties.

- D. 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.

Because this structure generally serves larger gatherings of the public it needs to be centrally located within the area of greatest public concentration and yet be close to the main gate. Large open spaces are critical to the purpose and function of the entire facility so there is a need to locate the structure in a manor that is sensitive to those functional space requirements. The size, shape and requested location of the structure best fulfills the current needs without having significant impact on short or long term uses of the county road.

- E. 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.

No aspect of the physical structure is motivating this request for variance. A previous structure was located in the same spot, only confirming that form follows function. This location was originally chosen to enhance the facility's ability to function effectively while serving the public. That function is best accomplished by placing this structure close to those it serves and out of the setup routes used by vendors. The location allows continued implementation of open and usable space without the removal of mature trees. The previous structure was failing and had become a health and safety hazard.

County Administrative Variance Only

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

Indicate the setback. 58 feet

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

Legal Parcel: (All applicants must submit a copy of the current deed)

Legal by Planning Department File? List file # _____

NO

YES

Legal by Date? (1st pre September 1974 deed has been submitted)

NO

YES

List deeds providing proof of legal parcel _____

Review Authority: Chapter 2.060(A)2 or 2.060(B)(8)

Review Criteria:

Chapter 3, Sections _____ & Chapter 6, Section _____ or Chapter 7, Section 7.010

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 EPD's:

- 1. Flood Hazard: Specify Zone _____ NO YES
- 2. Geological Hazards: _____ NO YES
- 4. Cultural, Historic and Archeological _____ NO YES
- 7. Natural Areas _____ NO YES
- 8. Sensitive Wildlife Habitat _____ 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 other 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. _____

Road Approach Permit:

Property has a legal access from _____

ODOT permit has been obtained? NO YES

County permit has been initiated? NO YES

Address:

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

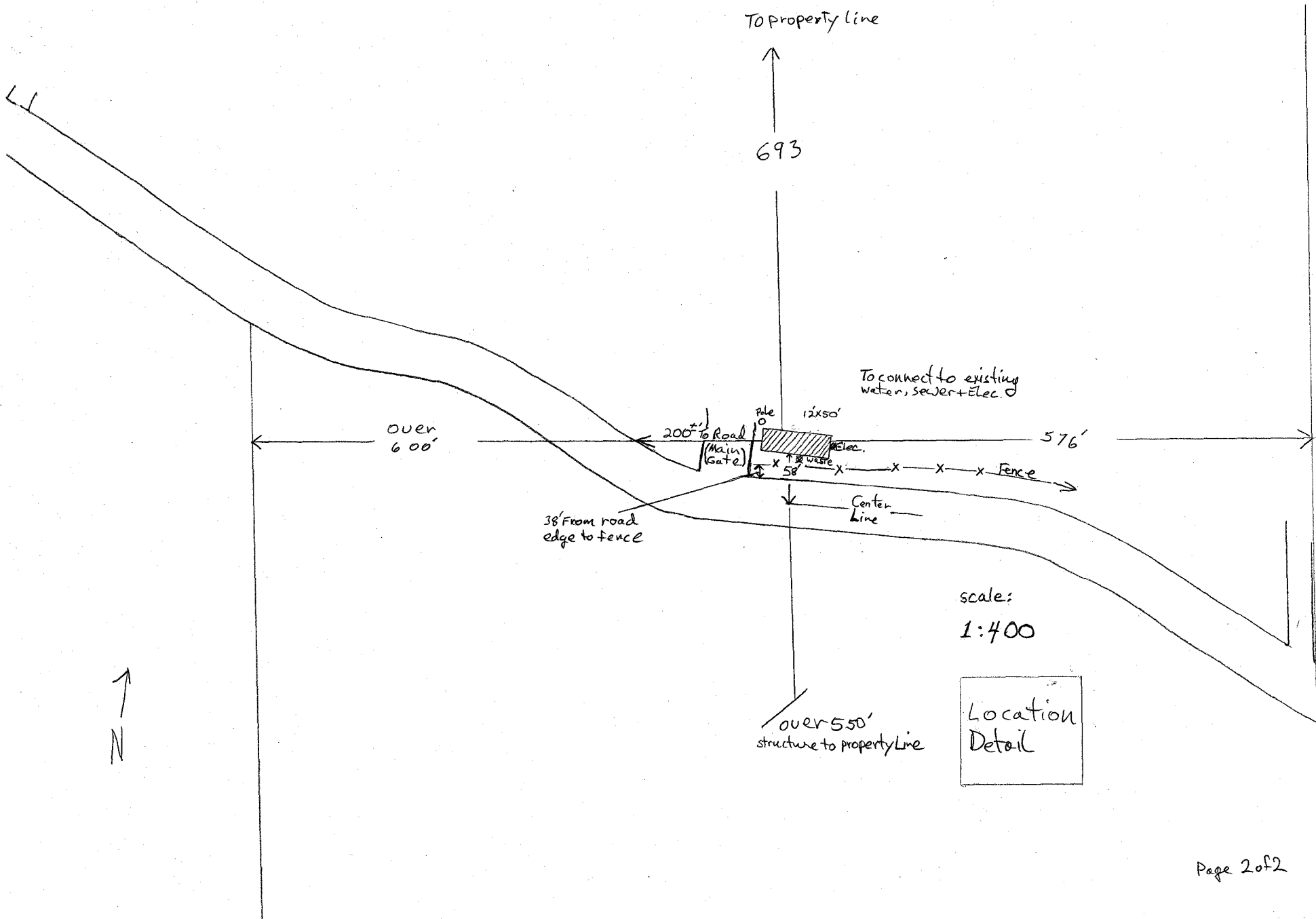
Address has been assigned if applicable? NO YES

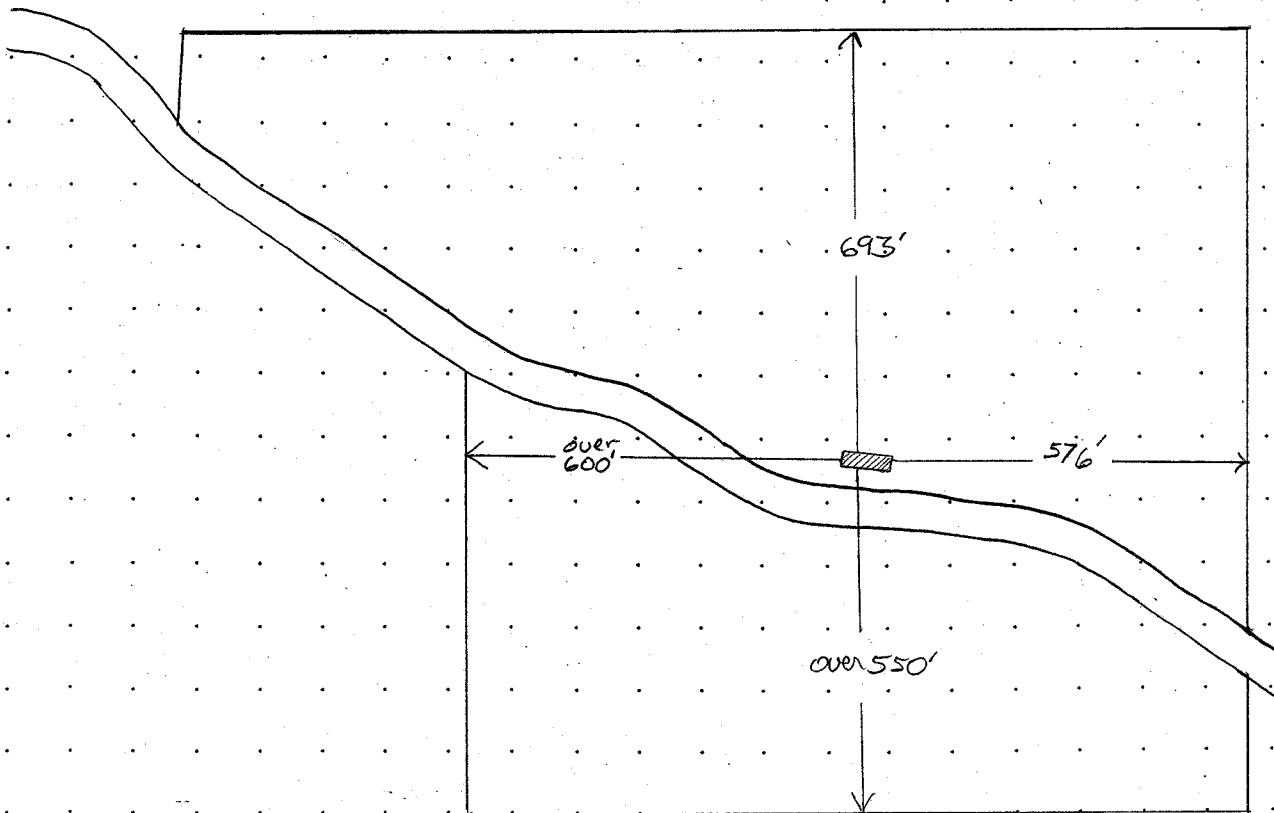
List Address _____

Addressee has been given numbers and plates for address. NO YES
If no, explain:

Wasco County Fairgrounds
Improved Structures List

Bld. #	Description	Length	Width
1	Recreation Hall	82'	40'
2	4H Club	82'	40'
3	Historical Display Building	34'	8'
4	Open Class Exhibits	82'	40'
5	Quonset	70'	18'
6	Goat Building	100	34
7	Swine Building	100'	34'
8	Rabbit Building	100'	34'
9	Sheep Building	170'	40'
	w/ "lean to"	170'	20
10	Horse Barn	136'	12'
11	Horse Barn	110'	24'
12	Sheep Arena	70'	40'
13	Restroom	30'	48'
14	Restroom	30'	48'
15	General Purpose Shed	21'	12'
16	Outdoor Covered Kitchen	36'	18'
17	Dew Drop Inn	42'	32'
18	Swine Arena	48'	34'
19	Hobby Hall	60'	30'
20	Commercial Display Building	100'	50'
21	Beer Garden	28'	16'
22	Horse Barn	142'	12'
23	General Purpose Shed	30'	10'
24	Native American Building	40'	20'
25	Grand Stand	96'	35'
26	Chutes and Corral	-	-
27	General Purpose Shed	12'	30'
28	House	30'	26'
29	Garage	32'	24'





SITE PLAN MAP

Map, Tax Lot #: 4813ES 400
Fred Davis for the
Applicant: Wasco County Fairboard
Owner(s): Wasco County

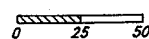
Contact#: 506-2553, 993-3280

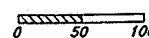
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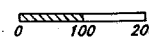
NOTE: Lot Dimensions and setbacks must be included numerically and drawn to the scale selected below.

* See back for required site plan information.

SCALE: (select one)

1:50 

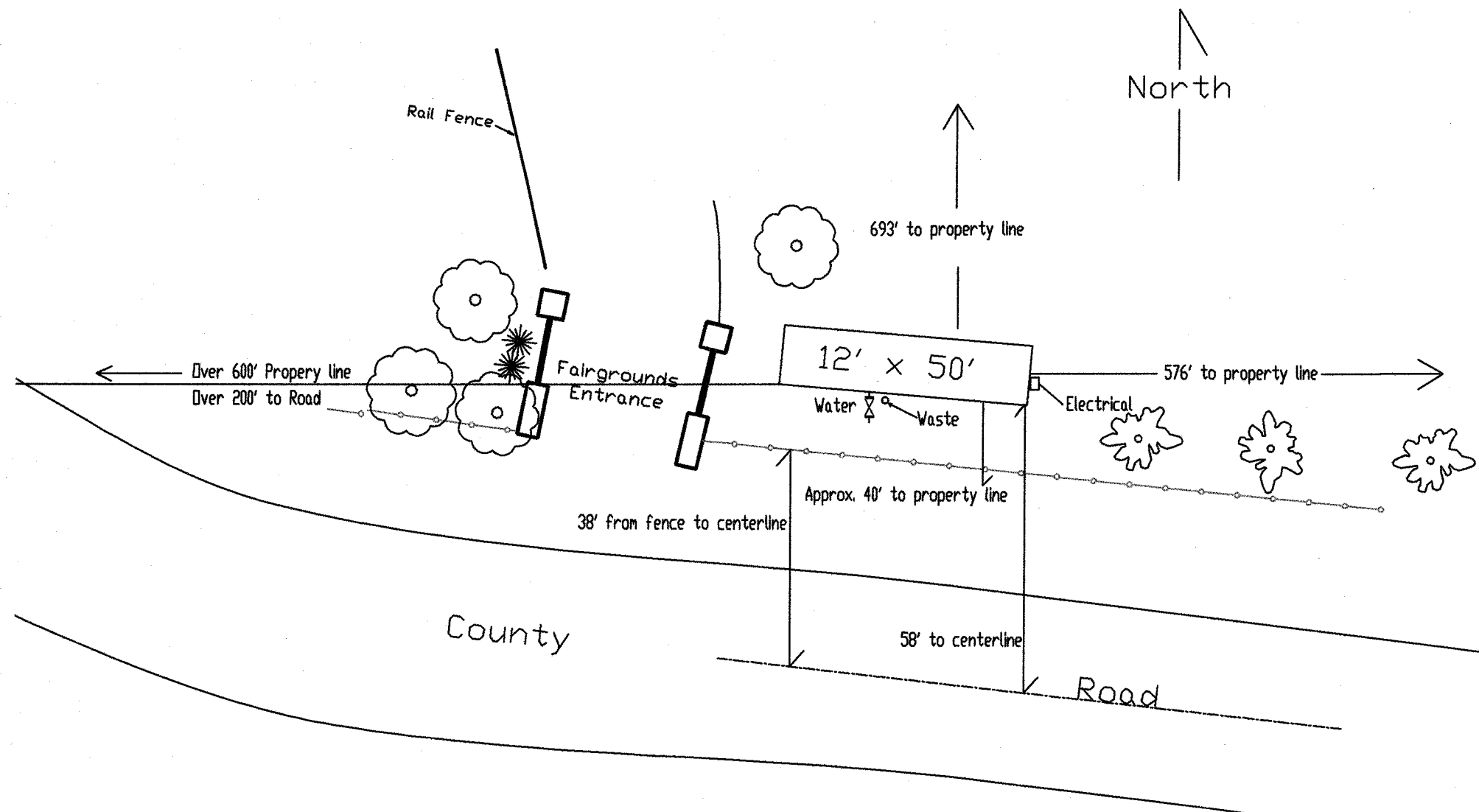
1:100 

1:200 

Planner Only:

File #: _____

Resized - No longer to scale



Wasco County Fairgrounds Office Placement

Not to Scale