

**WASCO COUNTY  
NATIONAL SCENIC AREA  
EXPEDITED REVIEW APPLICATION**

**DETAILED REQUEST**

	LENGTH	WIDTH	HEIGHT	SQ. FT.	COLOR NAME & VENDOR - MATERIALS USED <small>(Samples must be submitted)</small>
<b>EXISTING IMPROVEMENTS</b>					
Dwelling					
Garage					
Other (shed, road etc...)					
<b>PROPOSED IMPROVEMENTS</b>					
Additions(s)					
Roof(Fire Resistant)					
Exterior					
Trim					
Doors					
Windows (frame, sill, & sash)					
Decks					
Fences/Gate					
Driveway					
Exterior Lighting with Hooding					
Other					

**SUBMITTAL REQUIREMENTS**

**SITE PLAN**

A site plan with all of the required information is included with the application.

**LANDSCAPING PLAN**

A landscaping plan with all of the required information is included with the application.

**MATERIAL SAMPLES**

- All samples of exterior colors and materials have been included with the application and are either:
- Dark earth-tones found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective if the proposed development would be visible from Key Viewing Areas; or
  - Earth Tone colors found at the specific site if the proposed development is not visible from Key Viewing Areas.

**ELEVATION DRAWINGS**

Elevation drawings meeting the following requirements have been submitted.

Elevation drawings shall show the appearance of all sides of proposed structures and shall include natural grade, finished grade, and the geometrical exterior of at least the length and width of structures as seen from a horizontal view. Elevation drawings shall be drawn to scale.

#### GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required

NO YES

- If yes, a grading plan meeting the requirements below is included with the application.
  - A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
    - (1) Natural and finished grades.
    - (2) Location of all areas to be graded, with cut banks and fill slopes delineated.
    - (3) Estimated dimensions of graded areas.
  - A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
    - (1) Its purpose.
    - (2) An estimate of the total volume of material to be moved.
    - (3) The height of all cut banks and fill slopes.
    - (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
    - (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
    - (6) A description of any other interim or permanent erosion control measures to be used.

#### LEGAL STRUCTURE DETERMINATION

- There are lawfully existing structures on the subject property as evidenced by the following documentation:
  - Wasco County Assessor records verifying the structure was built prior to 4 September 1974; or
  - Any one of the following:
    - (1) a valid Oregon State Building Codes permit signed by the Wasco County Planning Department between 4 September 1974 and 17 November 1986; or
    - (2) a valid Wasco Sherman Health Department septic permit before 1 January 1985; or
    - (3) a valid Land Use Compatibility Statement signed by the Wasco County Planning Department between 1 January 1985 and 17 November 1986, or
    - (4) National Scenic Area approval by either the Columbia River Gorge Commission, the USDA Forest Service, or the Wasco County Planning Department, after 17 November 1986, and a valid Oregon State Building Codes permit signed by the Wasco County Planning Department.

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#### ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration.

#### KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- Interstate 84, including rest stops
- Washington State Route 14
- Historic Columbia River Highway
- Columbia River
- Rowena Plateau and Tom McCall Point
- Washington State Route 142 (Lyle and Klickitat River road)
- Old Washington State Route 14 (County Road 1230)

(As viewed from portion or roadway within Special Management Area only):

COMPLETENESS

I have read and understand the following

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the applicant(s) notifying them of exactly what information is missing. The applicant(s) shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31<sup>st</sup> day after receipt of the application pursuant to ORS 215.427.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. As a result, the proposal will be denied. Pursuant to 2.120(D) the applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.

THE REMAINING INFORMATION TO BE COMPLETED BY PLANNING DEPARTMENT

AUTHORITY AND CRITERIA

Review Authority: Chapter 2, Sections 2.050(A)(1) & (2) \_\_\_\_\_ 2.080, 2.110, 2.120(C) and \_\_\_\_\_

Review Criteria: Chapter 3, Section(s) 3.110(A)(\_\_\_\_\_), (B) & (C)

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?
- Material Samples:** Material samples for all exterior surfaces have been submitted.
- Landscape Plan:** A landscape plan has been submitted that includes all required information.
- Grading Plan:** A grading plan is required and includes all required information.

Zoning Overlays – Development Site is within:

Flood Hazard: Specify Zone \_\_\_\_\_

NO  YES

Geological Hazards:

NO  YES

Cultural/Historic Resource Survey

The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey. A review is not required if it meets any of the following:

- The proposed use is a modification, expansion, replacement, or reconstruction of existing buildings and structures
- The proposed use would not disturb the ground
- The proposed use would involve minor ground disturbance, as defined by depth and extent, including:
  - Construction of fences
  - New utility poles that are installed using an auger, post-hole digger, or similar implement
- The proposed use will occur on a site that has been disturbed by human activities, provided the proposed uses do not exceed depth and extent of existing ground disturbance
- The proposed use would occur on a site that has been adequately surveyed in the past
- The proposed use would occur in an area that has a low probability of containing cultural resources

Natural Resource Buffers

Wetlands: Within 150' of development site?

NO  YES

Streams, Ponds, Lakes, and Riparian Areas: Within 150' of development site?

NO  YES

Sensitive Wildlife Area: Within 1000' of development site?

NO  YES

Sensitive Wildlife Site: Within 1000' of development site?

NO  YES

Rare Plants: Within 1000' of development site?

NO  YES

If the answer to any of the buffer questions above is yes, the proposal does not qualify for an expedited review.

Setbacks

Proposed development meets all property and agricultural setbacks?

NO  YES

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

Past Actions: If yes, list \_\_\_\_\_

NO  YES

Is property still subject to conditions? If yes, list review # and condition

NO  YES

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

NO  YES