

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
www.co.wasco.or.us

PLAFFD-10-09-0005

File Number(s): _____

Fee: STB - 171.00 Receipt # _____
m-49

Date Submitted: 9/21/10 Planner Initials: Jm Date complete: 9/21/10 Planners Initials: Jm

Applicant/Owner Information:
Applicant(s) Linda Porter Cassidy Property Owner(s) Linda Porter Cassidy

Mailing Address P.O. Box 136 Mailing Address _____
Mosier OR 97040

Phone (H) 541-478-3288 (W) 541-980-2960 Phone (H) 509-772-2702 (W) _____

Requested Structure(s)/Use(s):
SFD dwelling - 880' sq PL - in association w/ m-49 claim

Property Information

Map #	Sec	1/2	1/4	1/8	1/16	Tax Lot#	Acct #	Acreage	Zoning
* Map #	Sec 12	1N11E				200	Acct # 197	Acreage 20	Zoning F 2 (90)
Map #	Sec 12	1N11E				100	Acct # 194	Acreage	Zoning
Map #	Sec 12	1N11E				300	Acct # 177	Acreage	Zoning

Property location: 8 miles south of Mosier on Mosier Creek Road

Property Address: 3750 Mosier Creek Rd Tax Status: _____

Water Source: Well

Sewage: have favorable evaluation 8/19/10

Power: Solar

Contiguous Ownership: SDS, BLM, Jeff King

Current Use of Property: Agriculture / Forest Use of Adjacent Properties: Vacation Homes / Forest

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

Date Filed

Current Deed No.

792308

Date Filed

850123

760448

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)

Date

Date

Date

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
SITE PLAN REVIEW APPLICATION**

DETAILED SPECIFIC WRITTEN REQUEST

SIS Review

SFD in association w/ M-49 drain

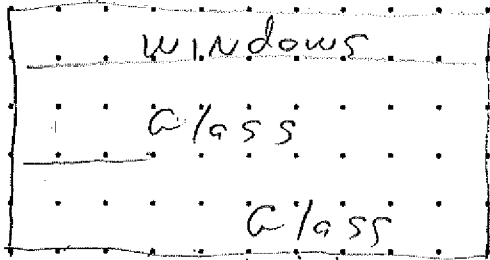
DETAILED STRUCTURAL INFORMATION

Proposed Improvements				
	Length	Width	Height	Square Footage
Dwelling	40'	22'	12 to 9	880
Garage				
Shed				
Decks				
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting				
Other				
Existing Improvements				
Dwelling shop	42'	48'		
Garage				
Other				

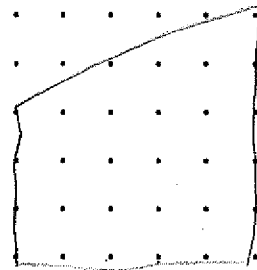
Elevation Drawing

File # _____

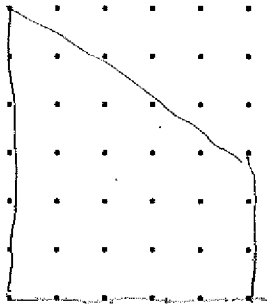
Show the appearance of all sides of proposed structures. Include natural grade, finished grade, and the geometrical exterior of the height and width of structures as seen from a horizontal view. Elevation drawings shall be drawn to scale.



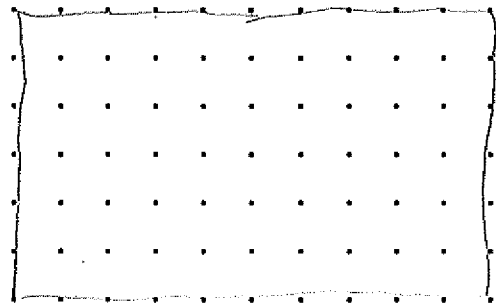
Front From South



Side From West



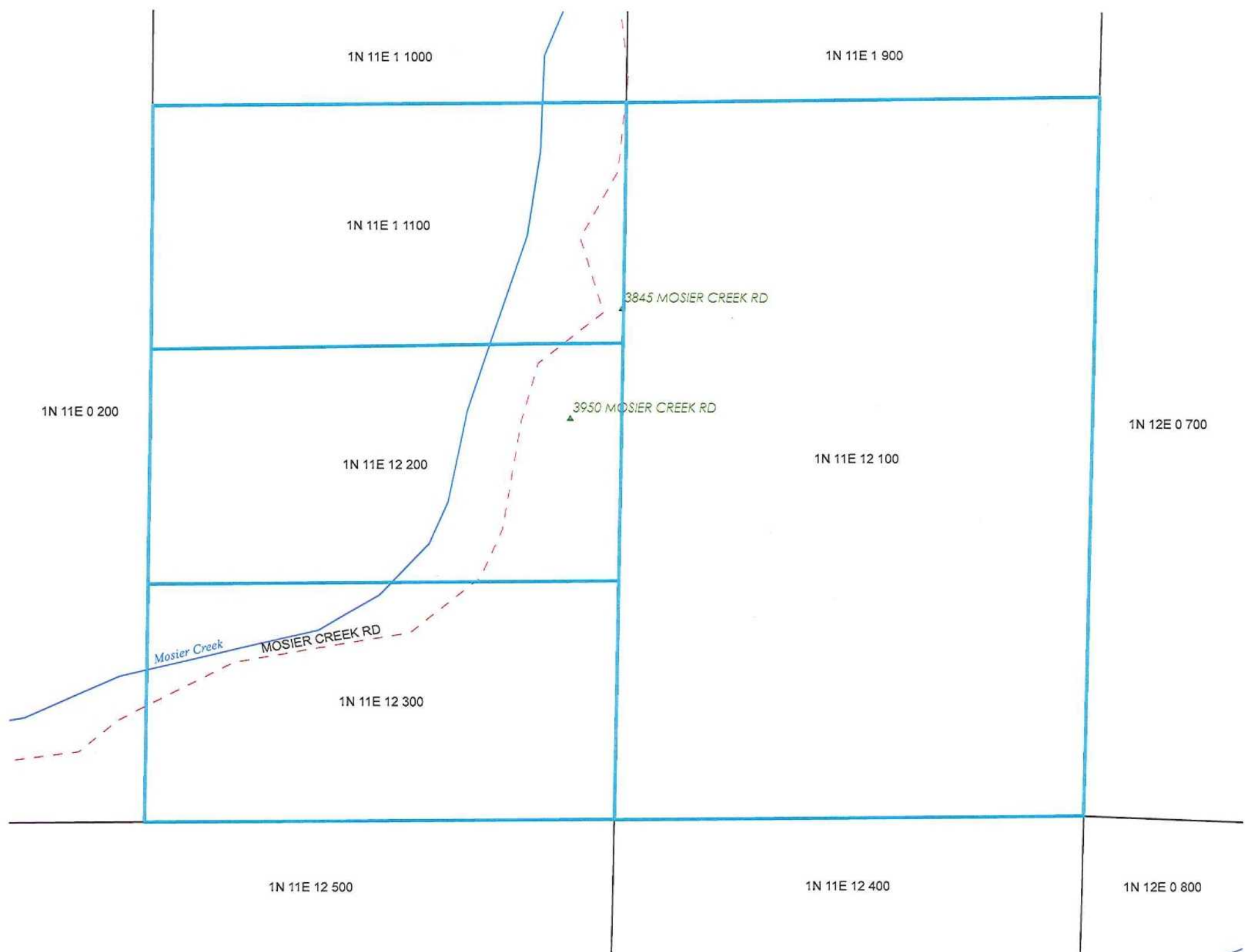
Side From East



Back From North

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'



1N 11E 1 1000

1N 11E 1 900

1N 11E 1 1100

3845 MOSIER CREEK RD

1N 11E 0 200

3950 MOSIER CREEK RD

1N 12E 0 700

1N 11E 12 200

1N 11E 12 100

Mosier Creek

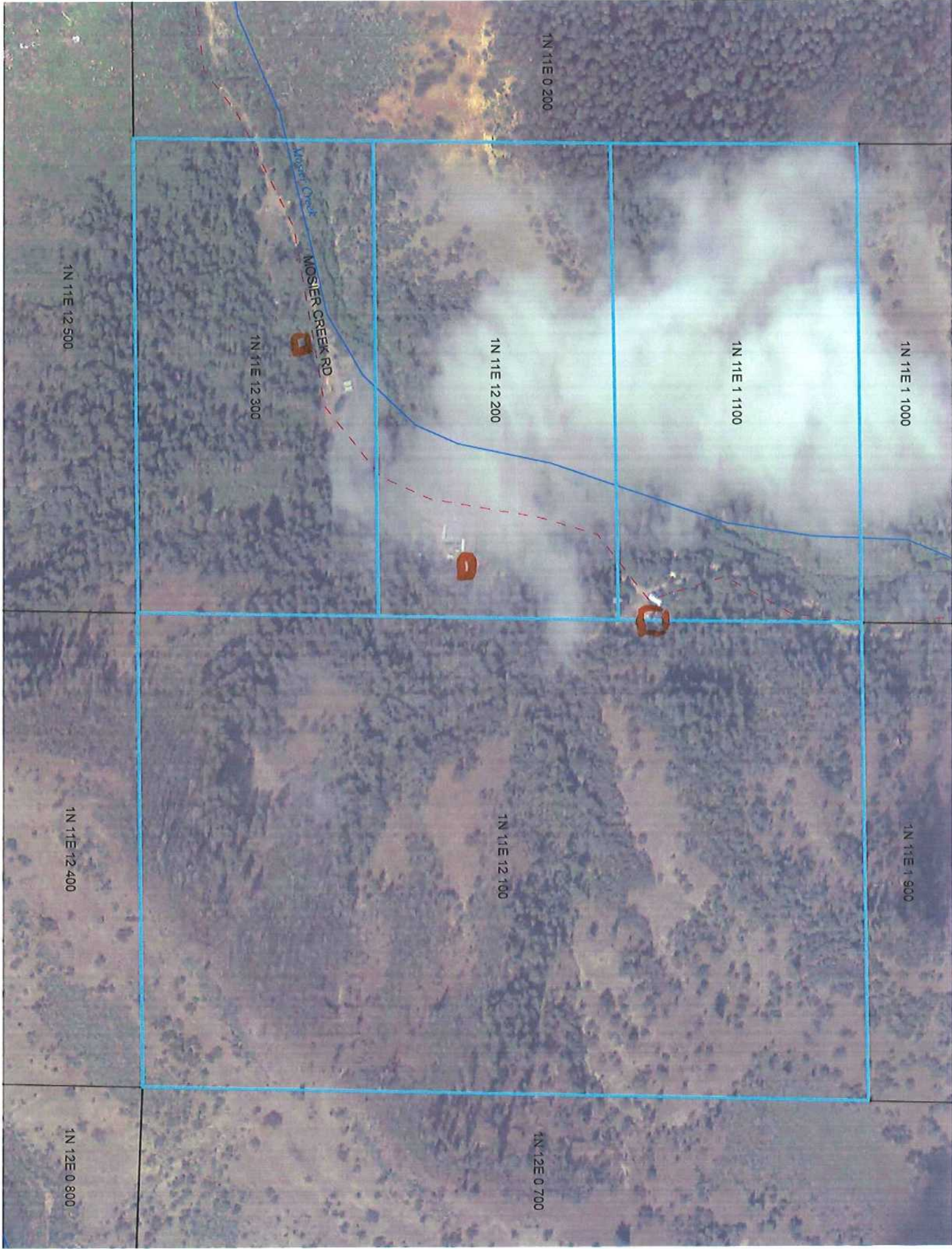
MOSIER CREEK RD

1N 11E 12 300

1N 11E 12 500

1N 11E 12 400

1N 12E 0 800



1N 11E 1 1000

1N 11E 1 900

1N 11E 1 1100

1N 11E 0 200

1N 11E 12 200

1N 11E 12 100

1N 11E 12 300

1N 11E 12 500

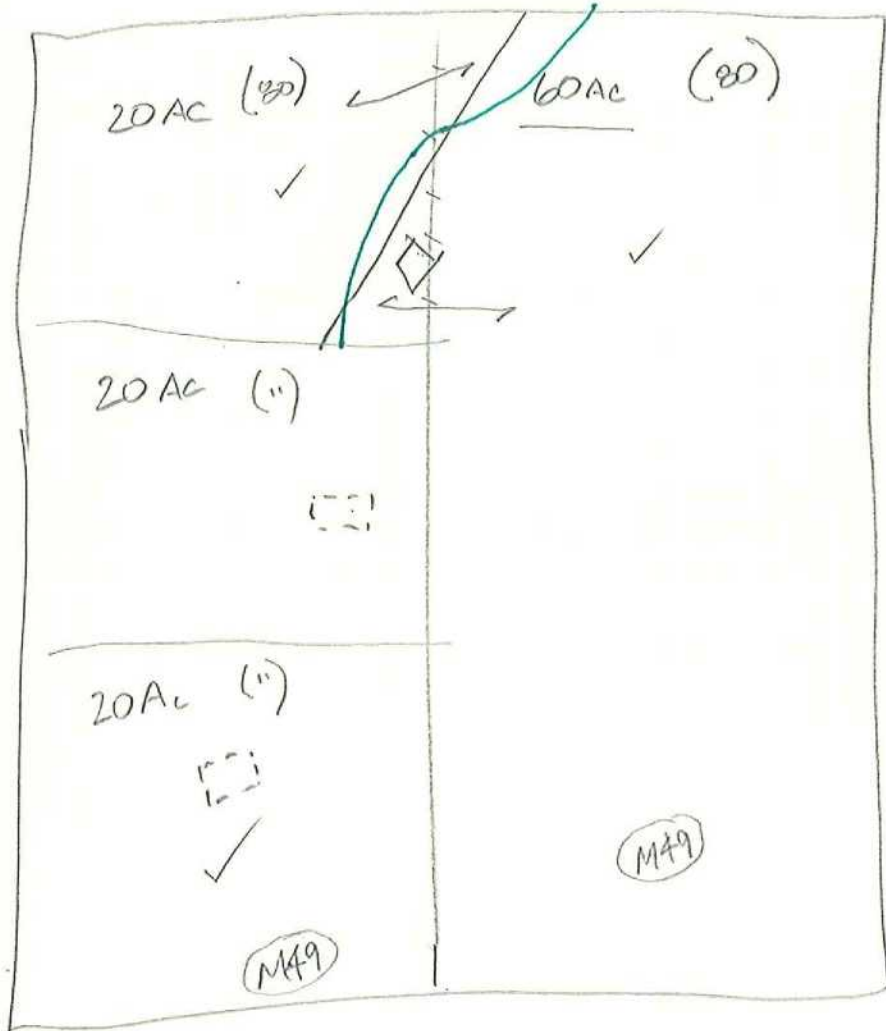
1N 11E 12 400

1N 12E 0 700

1N 12E 0 800

Mosier Creek

MOSIER CREEK RD



M49 49

4 ⇒ 4

ALL
|
OWNER

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

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
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

FIRE SAFETY STANDARDS SELF CERTIFICATION FORM

FILE #

DATE:

REQUEST:

APPLICANT/OWNER INFORMATION:

Applicant(s)

Property Owner(s)

Mailing Address

Mailing Address

Phone (H)

(W)

Phone (H)

(W)

PROPERTY INFORMATION:

Township

Range

Section

Tax Lot No.

Acres

Acct.#

Zoning

Address

Location:

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 Flat spot
 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 – 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 _____

No – Initials _____ (See Attached Fire Safety Plan)

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 roof

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 _____

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 ¼" 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 _____

- 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 have dedicated shed 50' away

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 _____

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 underground _____

- 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 _____

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 _____

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 within a fire protection district.

- Yes – Comment _____
 No – Initials 880 sq Not in district (See Attached Description of Onsite water requirements)

-or-

B. The proposed dwelling will 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-

C. The proposed dwelling is a manufactured home or a historic structure and will substitute provision of an on site water source meeting on site water supply standards in lieu of an NFPA sprinkler system that would otherwise be required.

- Yes – Comment _____
- No – Initials _____ (See Attached Description of Onsite water requirements)

I/we acknowledge receipt of the full **Wasco County LUDO Chapter 10/NSALUDO 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 accompanying site plan are true and accurate and that all planned future compliance will be achieved within one year and maintained in perpetuity.

Dorinda Porter Cassidy *September 21, 2010*
Name, Title Date

Name, Title Date