



Wasco County Planning Department

“Service, Sustainability & Solutions”

2705 East Second St. • The Dalles, OR 97058
Phone: (541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning/planhome.html

NOTICE OF QUASI-JUDICIAL PUBLIC HEARING **WASCO COUNTY PLANNING COMMISSION**

HEARING DATE & LOCATION INFORMATION: NOTICE IS HEREBY GIVEN that the WASCO COUNTY PLANNING COMMISSION will conduct a public meeting on Tuesday, November 1, 2011, beginning at 3:00 pm in the Gorge Discovery Center, Lower Level Classroom, The Dalles, Oregon 97058. The meeting facility is handicapped accessible, and language interpreters are available with one week notice. Please call (541) 506-2560 Monday through Thursday, from 9:00 a.m. to 4:00 p.m., if you need special accommodations to attend the meeting.

Hearings before the Wasco County Planning Commission are governed by ORS 197.763, 215.223, 215.402 to 215.431, 215.503, Chapter 2 & 9 of the Wasco County Land Use and Development Ordinance, Chapter 11 of the Wasco County Comprehensive Plan, and the Rules of Procedure of the Wasco County Planning Commission. The meeting agenda includes the following public hearings:

HEARING DETAIL: File PLAAPL-11-09-0001 of PLACUP-10-08-0018. Appeal by owners Tom Delzell and Julia Rouzie of the Planning Director’s decision to deny a request for a Conditional Use Permit and a Subject to Standards Review for the conversion of an existing unlawfully placed 2-story dwelling (384 square foot footprint, with approximately 367 square feet of attached deck) into a hunting cabin/lodge, and approval of a 14’ x 8’ x 8’ tall wood storage building; and a Modification of Fire Safety Standards. The subject property is located on an access road located approximately 1.4 mile west of Ketchum Road, approximately 2.3 miles south of Vensel Rd./Chenowith Creek Rd./Ketchum Rd., approximately 8 miles southwest of The Dalles, Oregon (1N 12E 18, Tax Lot 1100). Review Authority: Chapter 2, Section 2.060.B.13 of the Wasco County Land Use and Development Ordinance (LUDO). Review Criteria: LUDO Sections 2.080 (Notice), 2.090 (Contents of Notice), 2.130 (Establishment of Party Status), 2.140 (Hearing procedure), 2.150 (Official Notice), and 2.190 (General conduct of all hearings); Chapter 3 – Basic Provisions, Sections 3.120 - Forest zone, Sections 3.120.D.18 (Conditional Uses - Private seasonal accommodations for fee hunting or fishing operations occupied on a temporary basis), F. (Conditional Use Approval Standards), I. (General Development Standards), J., (Siting Requirements for Compatibility of New Dwellings and Accessory Structures), Chapter 3 – Basic Provisions, Section 3.120 - Forest Zone, and Section 3.920 - Division 8 - Sensitive Wildlife Habitat Overlay; Chapter 5 – Conditional Use Review, and Chapter 10 – Fire Safety Standards.

APPEAL INFORMATION: Failure to raise an issue in the hearing, in person or by letter, accompanied by statements or evidence sufficient to afford the Planning Commission or other parties an opportunity to respond to the issue, precludes appeal to the Wasco County Court on such issue.

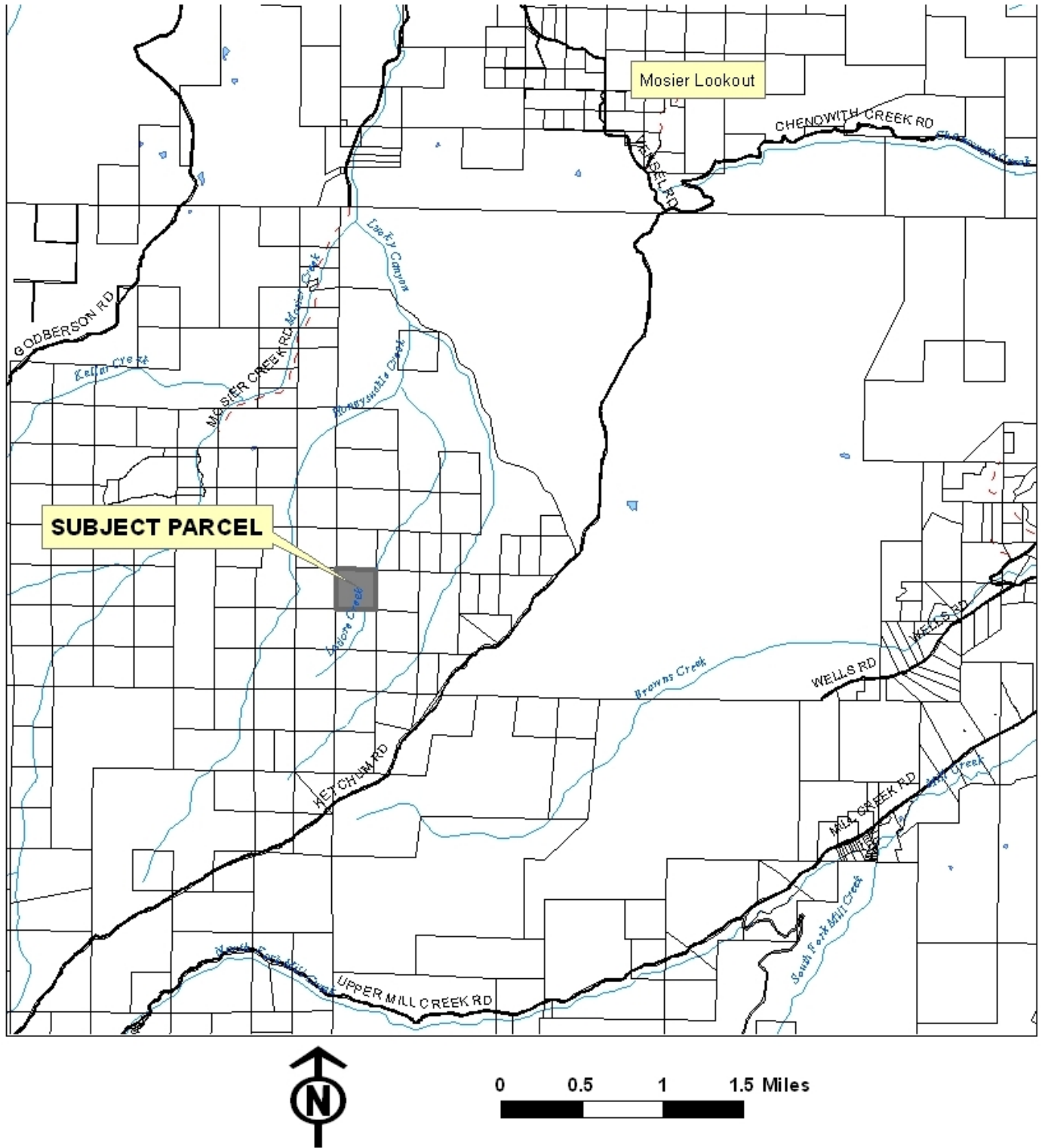
QUESTIONS/COMMENTS are to be submitted in writing to the Wasco County Planning and Development Office, 2705 East Second St., The Dalles, Oregon 97058, or in person at the hearing. Testimony and evidence must be directed toward the proposed amendments or the listed review criteria or other criteria in the plan or land use regulation which the person believes to apply to that decision or recommendation. Questions and comments should be directed to Dawn Baird, Associate Planner at (541) 506-2560.

AVAILABILITY OF INFORMATION: Any report, applications, applicable criteria and other documentation or evidence relied upon by Wasco County or submitted by an applicant used at either hearing shall be available for inspection at no cost at least seven (7) days prior to each hearing at 2705 East Second Street, The Dalles, OR 97058. Copies of this information will also be provided upon request at a reasonable cost any time it is available. If additional documents or evidence are provided by any party in Hearing #1, the local government may allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond.

Documents will also be available online at: www.co.wasco.or.us/planning/planhome.html. Click on Current Land Use Actions. There is a table for National Scenic Area applications and a table for regular County applications. Each table is sorted alphabetically by the name of the applicant. The information will be available until the end of the appeal period.

VICINITY MAP

1N 12E 18, Tax Lot 1100



SITE PLAN

1N 12E 18, Tax Lot 1100

