



# Wasco County Planning Department

*"Service, Sustainability & Solutions"*

2705 East Second St. • The Dalles, OR 97051  
Phone: (541) 506-2560 • [wcplanning@co.wasco.or.us](mailto:wcplanning@co.wasco.or.us)  
[www.co.wasco.or.us/planning/planhome.htm](http://www.co.wasco.or.us/planning/planhome.htm)

File Number(s): PLASAR-12-01-0017

Fee: SAR  
\$1,071.00

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

Associated M37 File # None

Date Submitted: 1/3/12 Planner Initials: DB Date complete: \_\_\_\_\_ Planners Initials: \_\_\_\_\_

Applicant/Owner Information:  
Applicant(s) Aubrey Russell Property Owner(s) Aubrey Russell

Mailing Address c/o Gorge LLC 4921 SW Hewett Blvd Mailing Address 4921 SW Hewett Blvd.  
Portland, OR 97221 Portland, OR 97221

*CONTACT =  
TOM ASCHER  
541-380-0331*

Phone (H) 503-295-1893 (W) 503-295-1893 Phone (H) 503-295-1893 (W) 503-295-1893

Email: aubreyrussell@comcast.net Email \_\_\_\_\_

Requested Structure(s)/Use(s):  
Decommission two existing septic tanks and install residential sewer line to connect with sewer main in adjacent road right-of-way.

### Property Information

Map # 2N 13E 16C Tax Lot# 500 Acct # 1892 Acreage: 9.46 acres Zoning: GMA Public Recreation

Property location: 4510 Discovery Drive

Property Address: 4510 Discovery Drive Tax Status: Residential

Water Source: Private

Sewage: Currently private septic

Power: Wasco Electricity Coop

Contiguous Ownership: No

Legal Access: Yes, from Discovery Drive

Current Use of Property: 1 residence Use of Adjacent Properties: Discovery Center, public recreation

**Legal Parcel Status:**

**1<sup>st</sup> pre-Sept. 4, 1974 Deed No.,  
Partition, or Subdivision**

**8026**

**Date Filed 10/24/1882**

**Current Deed No. 2011-003804**

**Date Filed 11/4/2011**

**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 12.22.11**

**Date**

**Property Owner(s)**



**Date 12.22.11**

**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.

## Application Supplement

Residential Sewer Line Installation @ 4510 Discovery Drive, The Dalles , OR 97058

Parcel 2N 13E 16C 500 Account # 1892 9.46 acres

### Project Description:

The applicant is proposing to decommission two septic tanks serving an existing single-family residence and install a 4" sewer line from the house to the sewer main in the Discovery Drive right of way. The area immediately surrounding the house is level with sandy soils overlaying basalt outcrops. A rocky slope with shallow soils descends from the structure level to Discovery Drive.

Septic tanks are located adjacent to the north and south faces of the residence. Each tank will be uncovered and filled with sand. A set of new lines will connect the effluent lines extending from the structure to each tank up to the existing sewer main. A 2-foot wide trench will be dug by excavator to install the lines. The trench will be no more than 4 feet in depth. The center-line of the installation trench will be located 10-feet from the structure to the maximum extent practicable. The route may deviate between 8 and 10 feet from the front of the house if hard rock is encountered below the surface. The lines from each tank will connect near the northeast corner of the house and then the line will run from the house approximately 90 feet to the sewer main. The route will follow the approximate alignment shown on the attached site plan and aerial. The ground in this area is unpredictably rocky and has had less prior disturbance so the extension of the sewer line may have to deviate somewhat from the proposed alignment. It will ultimately be located within 20 feet either side of the shown alignment.

The project will require approximately 250 feet of trench. Soils are sandy on the level area surrounding the house. Rocky outcrops are evident where the line will descend to the roadway. In this location the minimum amount of excavation to bury the line will be dug. Excess soils will be used to cover the line, if necessary to minimize excavation depth while providing effective coverage of the line. Disturbed soils will be reseeded with a native grass seed mixture. The end result of this effort will be to have private wastewater lines installed underground, at the minimum depth necessary to meet local standards and professional protocol, with all disturbed ground restored, and all areas reseeded to re-establish the pre-construction site condition. This proposal will result in no visual impact once the site has rezoned and only minimal disturbance until that time.

**WASCO COUNTY  
NATIONAL SCENIC AREA REVIEW APPLICATION**

**DETAILED REQUEST**

	LENGTH	WIDTH	HEIGHT	SQ. FT.	COLOR NAME & VENDOR - MATERIALS USED <small>(Samples must be submitted)</small>
<b>EXISTING IMPROVEMENTS</b>					
<b>Dwelling</b>	85	64	16	3500	
<b>Garage</b>					
<b>Other</b> (shed, road etc...)					
<b>PROPOSED IMPROVEMENTS</b>					
<b>Dwelling</b>					
Main					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame sill & sash)					
<b>Garage</b>					
Roof (Fire Resistant)					
Exterior					
Trim					
Doors					
Windows (frame, sill, & sash)					
<b>Other Building(s)</b>					
Roof(Fire Resistant)					
Exterior					
Trim					
Doors					
Windows (frame, sill, & sash)					
<b>Decks</b>					
<b>Fences/Gate</b>					
<b>Driveway</b>					
<b>Exterior Lighting with Hooding</b>					
<b>Other</b>	250'	4"			Sewer line

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## 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):

Property is within ¼ mile of Interstate 84 or Historic Columbia River Highway (30) (BOTH)  NO  YES  
If yes, indicate setbacks to the paved edge of the Scenic Travel Corridors ~150'; 600-950'

Any structure on property 50 years old or older?  NO  YES

If yes, indicate year built \_\_\_\_\_

Is proposed development site adjacent to agricultural uses?  NO  YES

If yes, what type? (grazing, orchards, grain, other) \_\_\_\_\_

Operational Characteristics, if applicable (hours of operation, number of average daily trips, number of commercial events per year etc.):  
\_\_\_\_\_  
\_\_\_\_\_

#### MAINTAIN TOPOGRAPHY

- The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

#### COMPATIBILITY

- The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

#### SKYLINE

- The proposed development does not break the skyline as seen from any Key Viewing Areas.

#### 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) & \_\_\_\_\_ 2.080, 2.110, 2.120(C) and \_\_\_\_\_

Review Criteria: Chapter 3, Section(s) \_\_\_\_\_

Chapter 14, (Scenic Review)

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

**Large Scale Uses requiring a Cultural Resource Reconnaissance Survey**

- Communication, water and sewer, and natural gas transmission lines, pipes and equipment
- Electric facilities, lines equipment, and appurtenances that are 33 kilovolts or greater
- Residential development of **two or more** dwellings
- Commercial or industrial development
- Public transportation facilities
- Recreation facilities

**Soil Information**

Soil map and information chart are required and included?

NO  YES

Registered Farm Fields: Acreage \_\_\_\_\_ Type \_\_\_\_\_

**Landscape Setting** \_\_\_\_\_

**Recreational Intensity Class** \_\_\_\_\_

Recreation site exists on adjacent property?

NO  YES

If yes, indicate site ID # & Name \_\_\_\_\_

**Natural Resources**

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

**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

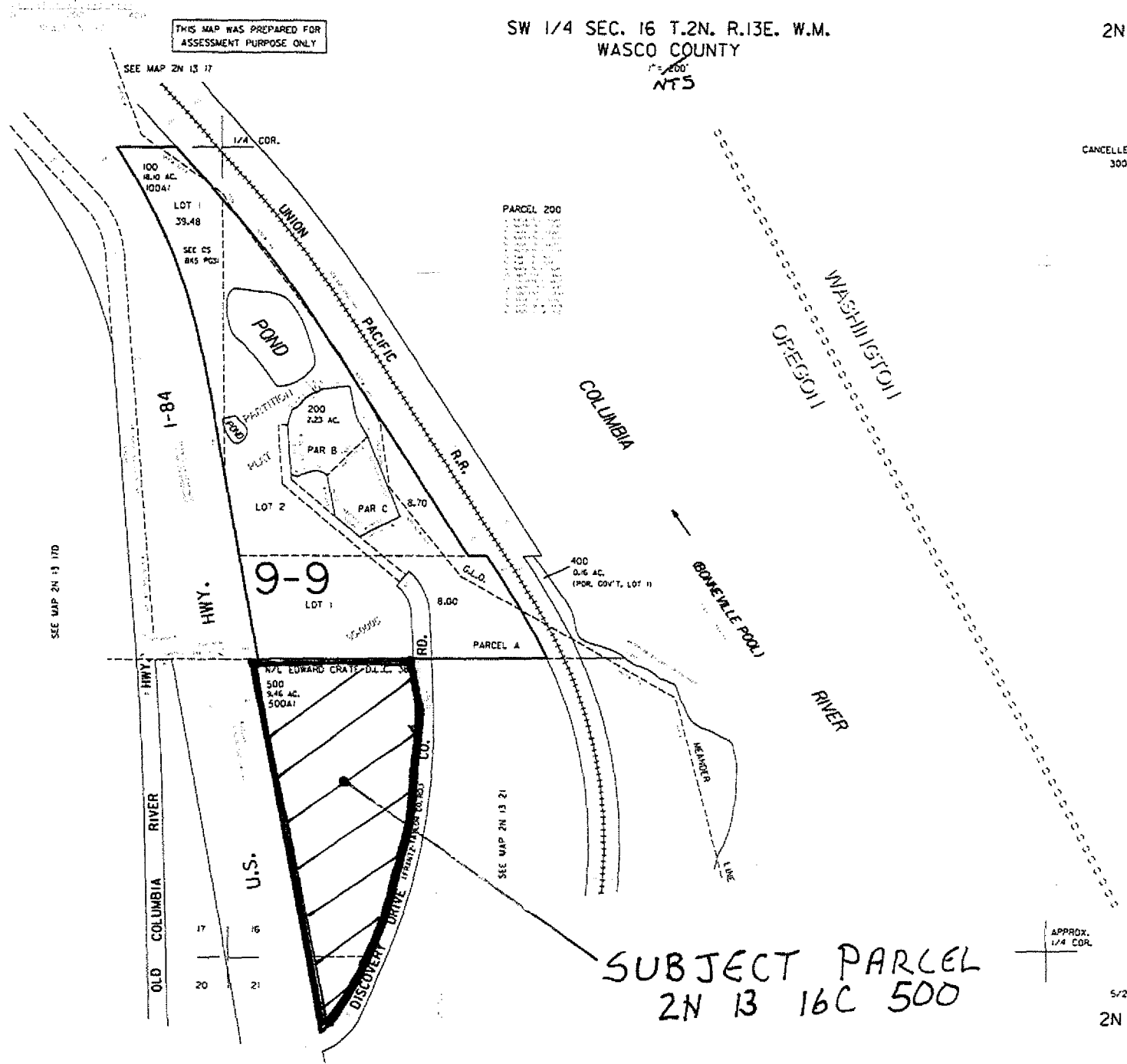
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SW 1/4 SEC. 16 T.2N. R.13E. W.M.  
WASCO COUNTY

2N 13 16C

NTS

CANCELLED NO.5  
300



SUBJECT PARCEL  
2N 13 16C 500

Revised  
5/25/2004, 08J  
2N 13 16C

# Wasco County Online Tax Lot Map

Zoom In Zoom Out Pan Zoom to County Basemap

Search By..

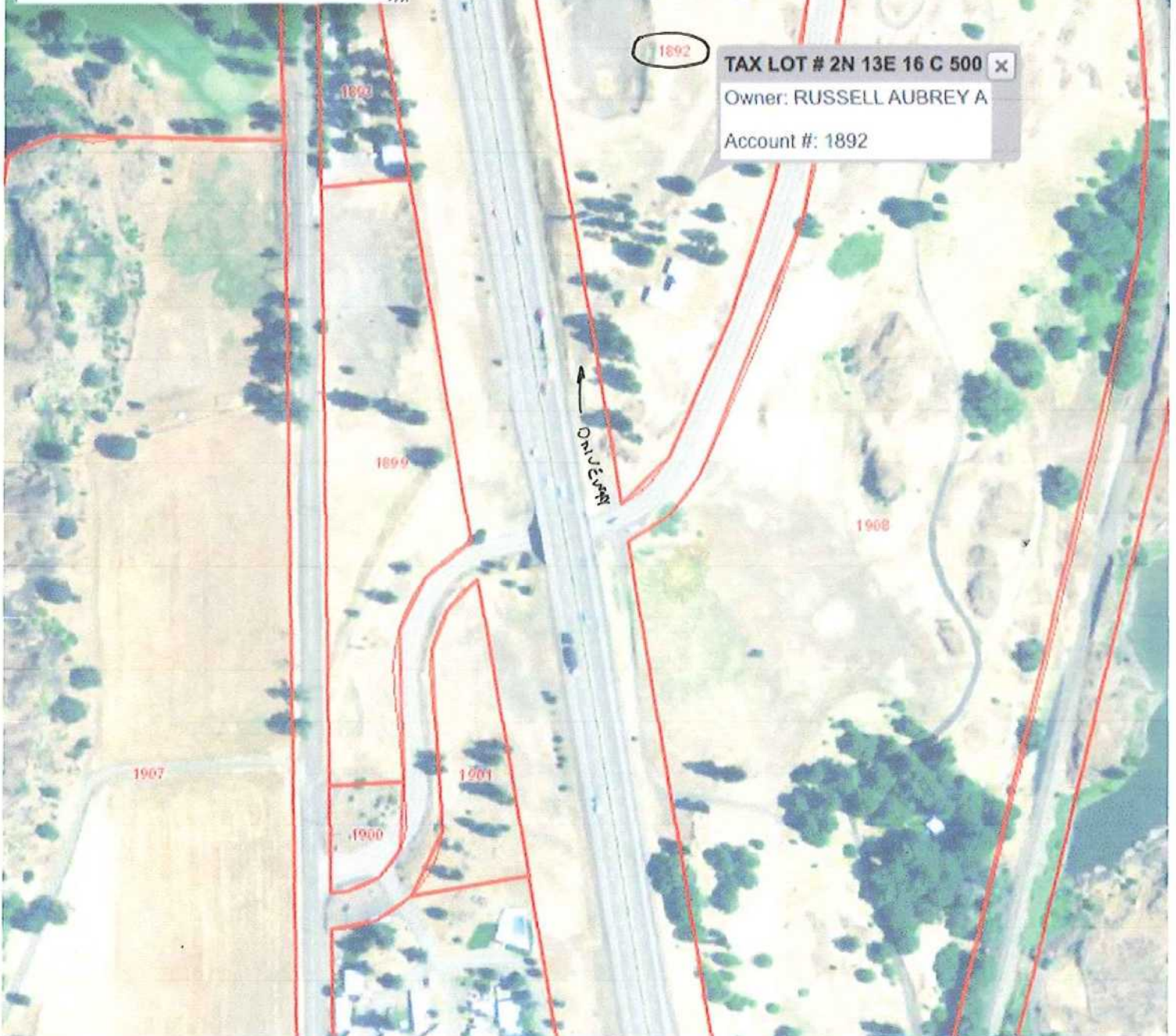
Address Parcel # Town

Street 4510 Discovery Drive

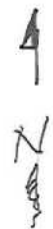
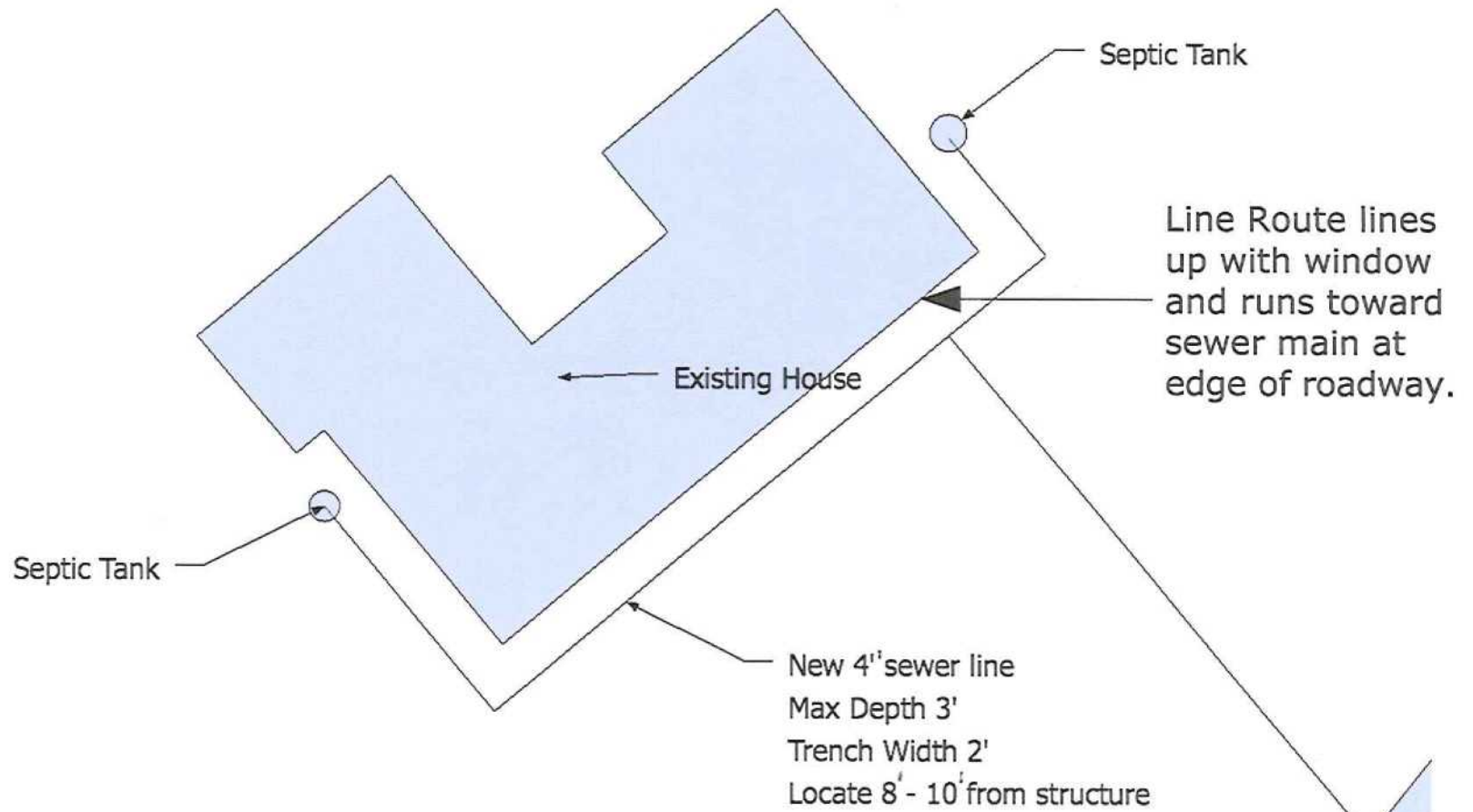
City The Dalles

Zip Code 97058

Find Address



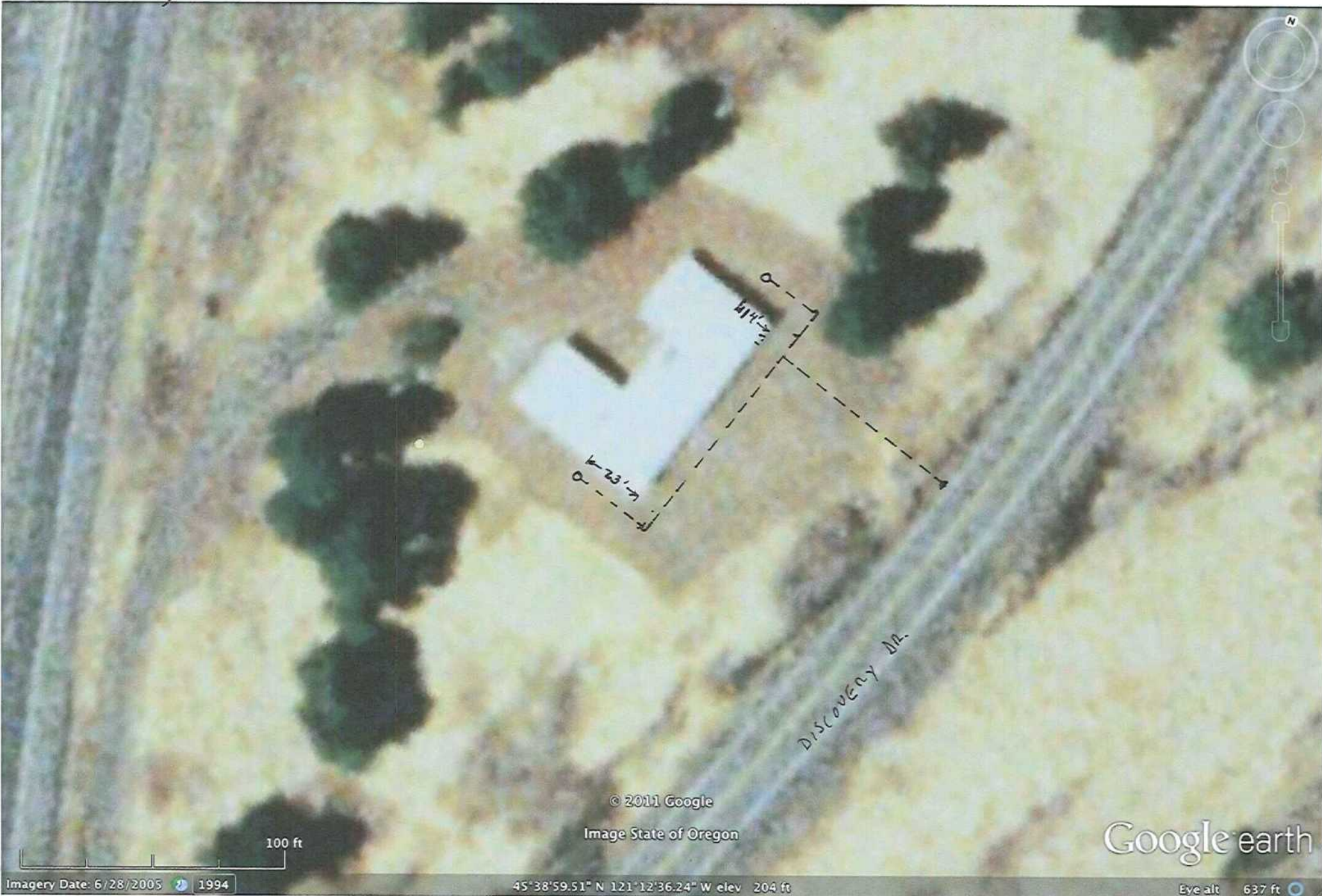
GRAVEL DRIVEWAY APPROX. 16' WIDE



N.T.S.

DISCOVERY DRIVE

4  
11  
6



© 2011 Google

Image State of Oregon

Google earth

Imagery Date: 6/28/2005 1994

45°38'59.51" N 121°12'36.24" W elev 204 ft

Eye alt 637 ft

EXISTING TREES ARE A MIX OF OAK (PINE AVE. 20' HEIGHT  
GRASS SURROUNDS HOUSE ~50'

Authority to Act as Agent

Date: 12.9.11

Wasco County Public Works Building  
2705 East 2nd Street  
The Dalles OR 97058  
[wcpplanning@co.wasco.or.us](mailto:wcpplanning@co.wasco.or.us)  
Phone: 541-506-2560  
Fax: 541-506-2561

To Whom It May Concern:

DeVaney Consulting, Inc., has been asked to seek permits for a sewer connection for an existing dwelling located at 4510 Discovery Drive, The Dalles in the National Scenic Area. DeVaney Consulting, Inc. is authorized to act on my behalf in matters related to this permit, until or unless otherwise notified.

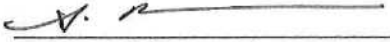
Actions of DeVaney Consulting are accepted as actions considered beneficial to this permit effort. These actions may be taken, on my behalf, by signature of Dotty DeVaney or Tom Ascher.

Thank you,

Agency Agreement Expiration Date: 12.1.2012  
~~(suggest 12-18 months)~~

By:  AUBREY RUSSELL  
(Signature) (Print name)

Title: HOMEOWNER, 4510 DISCOVERY DRIVE

By:  AUBREY RUSSELL  
(Signature) (Print name)

Title: REGISTERED AGENT

On behalf of: ~~BAR~~ GORGE LLC  
(Company/Org/Entity Name)

Telephone: 503.295.1893

PLEASE CONTACT TOM ASCHER REGARDING THIS APPLICATION  
@ 541-380-0331 OR TRASCHER@GMAIL.COM