

WASCO COUNTY PLANNING AND DEVELOPMENT
John Roberts, Director
2705 East Second Street
The Dalles, Oregon 97058



Phone: (541) 506-2560
Fax: (541) 506-2561
www.co.wasco.or.us

File Number(s): PLASAR-11-10-0014 Fee: _____ Receipt # _____

Associated M37 File # _____

Date Submitted: 10/19/11 Planner Initials: jr Date complete: _____ Planners Initials: _____

Applicant/Owner Information:
Applicant(s) Mark VanderZanden Property Owner(s) Karen Easton and David Kuehn

Mailing Address 150 SW Harrison Suite 100 Portland, OR 97201 Mailing Address 902 Woodward St Sunnyside, WA98944

Phone (H) _____ (W) 503-224-6484 Phone (H) 509 4399548 (W) _____

Email mark@surroundinc.com Email [Karen.Easton@sunnysidehospital.org]

Requested Structure(s)/Use(s): _____

NSA application 2400 sq ft. single family dwelling, and 576 sq. ft. garage

Property Information

Map # 2N12E3C Tax Lot# 2800 Acct # 821 Acreage .79 acre Zoning RR SMA (5)

Property location: 1200 feet northeast of highway 30

Property Address: 1080 Canyon Way West. The Dalles, OR Tax Status: _____

Water Source: none

Sewage: septic none

Power: none

Contiguous Ownership: none

Legal Access: yes Canyon Way West

Current Use of Property: Residential Use of Adjacent Properties: RR Residential

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

Date Filed

Current Deed No.

Date Filed

Lot 8 Rowena Delc
74-2070

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

9/14/11

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 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.

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NSA application _____

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Water Source: _____

Sewage: septic

Power: _____

Contiguous Ownership: _____

Legal Access: yes

Current Use of Property: _____ Use of Adjacent Properties: RR

Legal Parcel Status:

1st pre-Sept. 4, 1974 Deed No.,
Partition, or Subdivision

Rowena Dell lot 8

Date Filed

1974

Current Deed No.

2001-3278

Date Filed

8/22/01

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

5-15-2011

Date

Property Owner(s)

Date

Date

Date

Date

Date

Date

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**WASCO COUNTY
NATIONAL SCENIC AREA REVIEW APPLICATION**

DETAILED REQUEST

	LENGTH	WIDTH	HEIGHT		COLOR NAME & VENDOR - MATERIALS USED (Samples must be submitted)
EXISTING IMPROVEMENTS					
Dwelling	50'	24'	28'	2400	
Garage	24	24	20'	576	
Other (shed, road etc...)					
PROPOSED IMPROVEMENTS					
Dwelling					
Main					stained cedar
Trim					stained cedar
Roof(Fire Resistant)					Asphalt Comp.
Doors					PTD Alum. clad
Windows (frame sill & sash)					PTD Alum clad
Garage					
Roof (Fire Resistant)					Asphalt Comp.
Exterior					stained cedar
Trim					stained cedar
Doors					PTD Alum. clad
Windows (frame, sill, & sash)					PTD. Alum clad.
Other Building(s)					
Roof(Fire Resistant)					
Exterior					
Trim					
Doors					
Windows (frame, sill, & sash)					
Decks					Unit Parvus.
Fences/Gate					N/A
Driveway					Asphalt
Exterior Lighting with Hooding					Beaa.
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.

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) NO YES
If yes, indicate setbacks to the paved edge of the Scenic Travel Corridors _____

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 31st 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

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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.

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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:

2N

12E

3C

2800

Township

Range

Section

Tax Lot No.

.8

SMA RESIDENTIAL

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 BUILDING SITE IS ROUGHLY 6% SLOPE. MAY
 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 N/A
 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 N/A
 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 SITE PLAN ILLUSTRATES 50' FIRE FUEL BREAK
 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 N/A
- 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 Asphalt Comp. Class A roofing

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 1/4" 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 _____

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 1/4" 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 Utilities will be underground.

Have a single point of access to the building if service is not provided underground.

Yes – Comment utilities will be underground.

- 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 not required.

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 N/A

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 ~~small~~ small culvert at drive will meet requirement.

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 N/A

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.

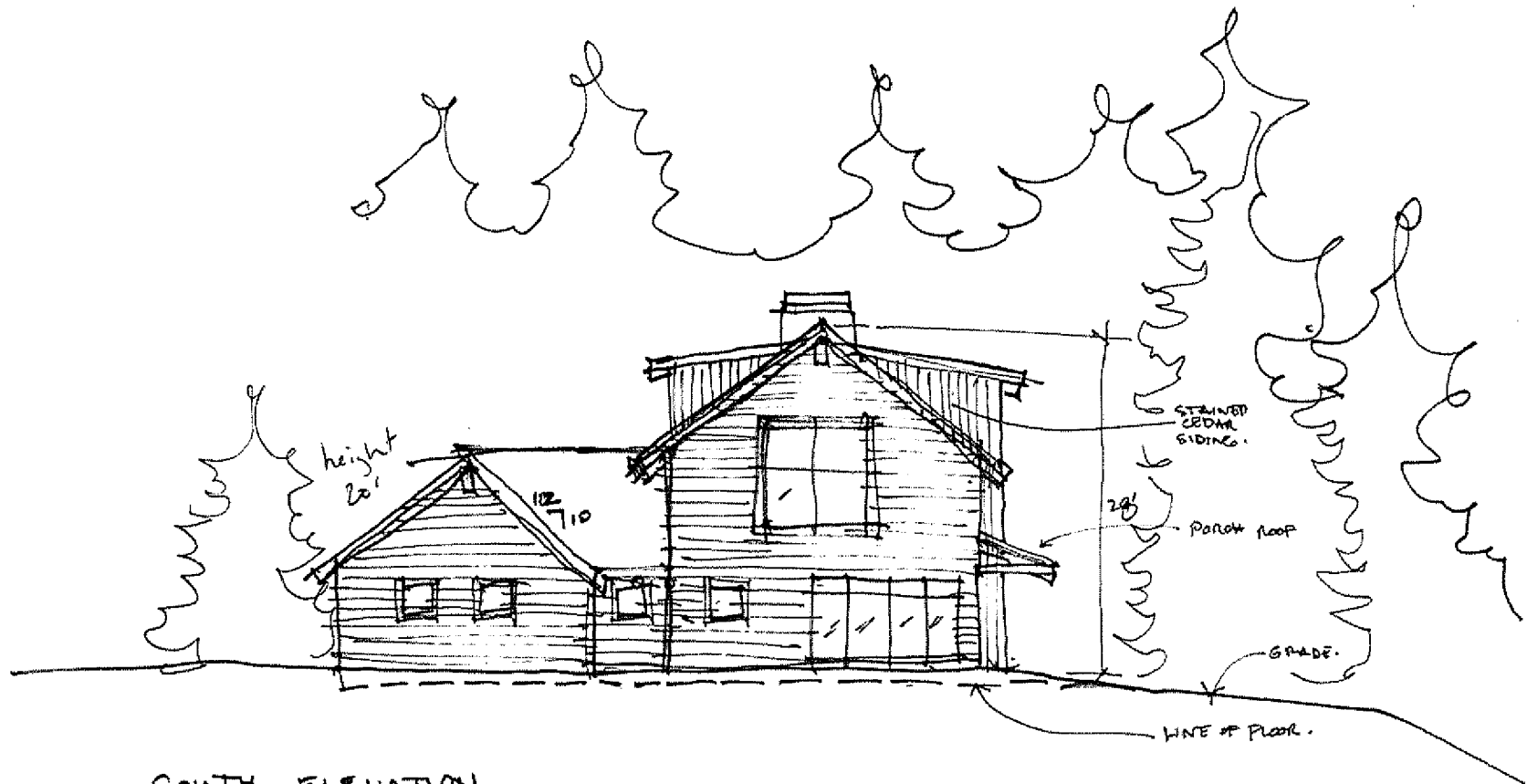
- Yes – Comment Dwelling will be 2,600 sq ft. max + 400 sq ft. garage.
 No – Initials _____ (See Attached Description of Onsite water requirements)

-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-



SOUTH ELEVATION

1/8" = 1'-0"

Project	Easton Residence
Date	5-13-2011
Task	NSA Review
Prepared by	NSA
Checked by	NSA

SURROUND

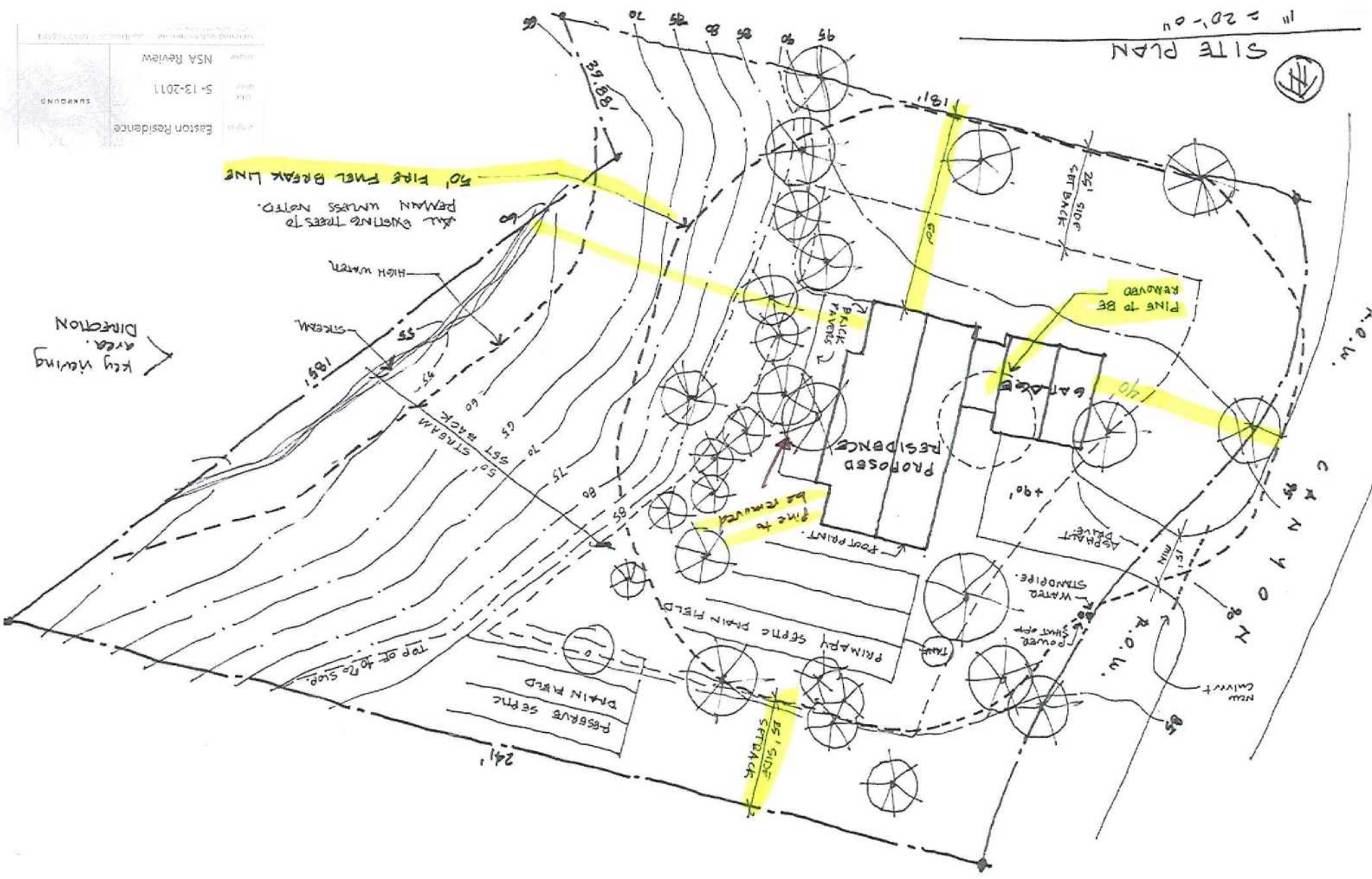
Applicant: Maintain Natural Landscaping
 Proposed to

1" = 20'-0"

SITE PLAN



Project	Easton Residence
Date	5-13-2011
Review	NSA Review
Subject	Site Plan



Key Neaving Area
 Direction

ALL EXISTING TREES TO REMAIN UNLESS NOTED.

50' FIRE FUEL BREAK LINE

PINE TO BE REMOVED

PINE TO BE REMOVED

25' SIDE SETBACK

ASPHALT DRIVE

WATER STAMPING

POWER SWITCH

TANK

FOUR POINT

PRIMARY SEPTIC DRAIN FIELD

PRESERVE SEPTIC DRAIN FIELD

24'

TOP OF TO 20' SLOPE

STREAM

HIGH WATER

R.O.W.

R.O.W.

NEW CURVE

R.O.W.

CANNYON

15'

85'

+90'

140'

GARAGE

PROPOSED RESIDENCE

BRICK PATIO

25' SIDE SETBACK

50' SIDE SETBACK

181'

60'

70'

85'

95'

105'

115'

125'

135'

145'

155'

165'

175'

185'

195'

205'

215'

225'

235'

245'

255'

265'

275'

285'

295'



NORTH ELEVATION

1/8" = 1'-0"

PROJECT	Easton Residence	SURROUND
DATE	5-13-2011	
REVISION	NSA Review	

Easton Parcel at Rowena Dell

Findings in favor of allowed residential use:

1. Previous findings from 2000 LUD decision allowed the use, as conditioned.
2. Findings of section 8 offer prove the parcel was offered to the forest service per section 8(0). The forest service confirmed the offer, and deemed the parcel a low priority and did not pursue a purchase. The time limit expired. Parcel should be GMA.
3. Gorge Commission rules allowed and allows residential use at Rowena Dell.
4. Otherwise if not allowed by 1-3, it would be a takings as no economic use would be allowed on the parcel.