PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
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Pioneering pathways to prosperity.

April 26, 2018

PUBLIC NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that an Administrative Decision will be made by the Wasco County Planning Director pertaining to the following request. You are entitled to comment for or against the proposal. Comments must address review criteria and may be submitted to the Wasco County Planning Department, 2705 East Second Street, The Dalles, OR 97058.

COMMENTS DUE: Friday, May 11, 2018 by 4:00 p.m.

FILE NUMBER: 921-PLASAR-18-01-0001

REQUEST: Scenic Area Review to construct a 91'9"L x 52'8"W x 25'T single family dwelling (2,848 SF), 24'L x 24'W x 14'6"T detached garage, driveway extension, rockery walls, and install a septic system.

APPLICANT: Brett Holverstott

PROPERTY OWNERS: Julie Zirkle & Mark Jackson

LOCATION: The subject parcel is located north of Granite Drive approximately 0.3 mile north of Huskey Road, directly south of the City of Mosier, Oregon's Urban Growth Boundary; more specifically described as:

Map/Tax Lot	Acct. #	Acres
2N 11E 11 100	316, 17656	15.69

ZONING: A-2 (80), Small Scale Agriculture in the General Management Area of the Columbia River Gorge National Scenic Area

REVIEW AUTHORITY: Section 2.050(A) of the Wasco County National Scenic Area Land Use and Development Ordinance (NSA LUDO).

AVAILABLE INFORMATION: More information regarding this application is available on the Wasco County Planning Department website at **http://co.wasco.or.us/planning/actions.html.** The table is sorted alphabetically by the name of the application. The information will be available until the end of the appeal period.

Copies of all review criteria and evidence relied upon by the applicant are available for free review or may be purchased at $0.25 per page at the Wasco County Planning Department.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: Oregon Revised Statutes, Chapter 215, requires that if you receive this notice, it must promptly be forwarded to the purchaser.

COMMENTS:

1. ***Written comments are due by 4:00 pm on Friday, May 11, 2018.***
2. This form is for your convenience if you wish to comment. Comments may also be submitted via email to **rileym@co.wasco.or.us**. If you wish to comment, please provide sufficient detail to allow the Director to respond to the issue(s).
3. Comments received are a matter of public record and are made available to the applicant. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue.

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Date: _____ Name: _____

Address: _____

DECISION PROCESS:

1. An application is received and reviewed for completeness.
2. When deemed complete, the Public Notice of Administrative Action is mailed to affected public agencies, interested parties, and property owners within 200 or 500 feet of the subject property. Timely comments are weighed against the NSA LUDO criteria in a staff report.
3. A decision is reached by the Director based on findings in the staff report.
4. Parties of Record (affected agencies, property owners within 200 or 500 feet of the subject parcel, plus those other parties who comment) will receive a Notice of Decision.
5. Aggrieved parties may appeal a decision of the Director within 15 days of the decision date.

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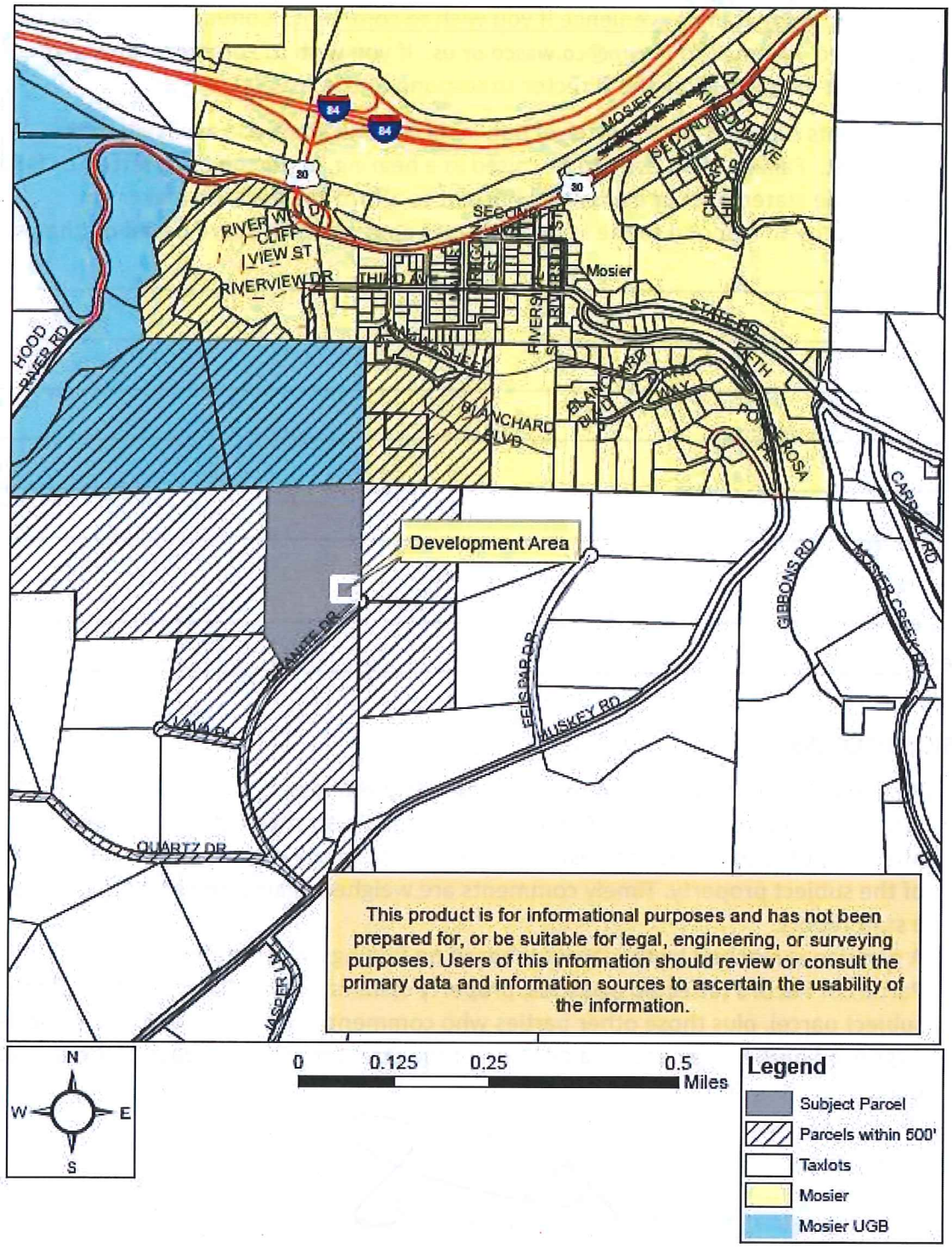
Riley Marcus, Associate Planner

MAPS



Development Area
Mosier
RIVERVIEW DR
CLIFF
VIEW ST
THIRD AVE
HOOD RIVER RD
BLANCHARD BLVD
STATE RD
GIBBONS RD
MOSIER CREEK RD
HUSKEY RD
QUARTZ DR
This product is for informational purposes and has not been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
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0.125
0.25
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Miles
Legend
Subject Parcel
Parcels within 500'
Taxlots
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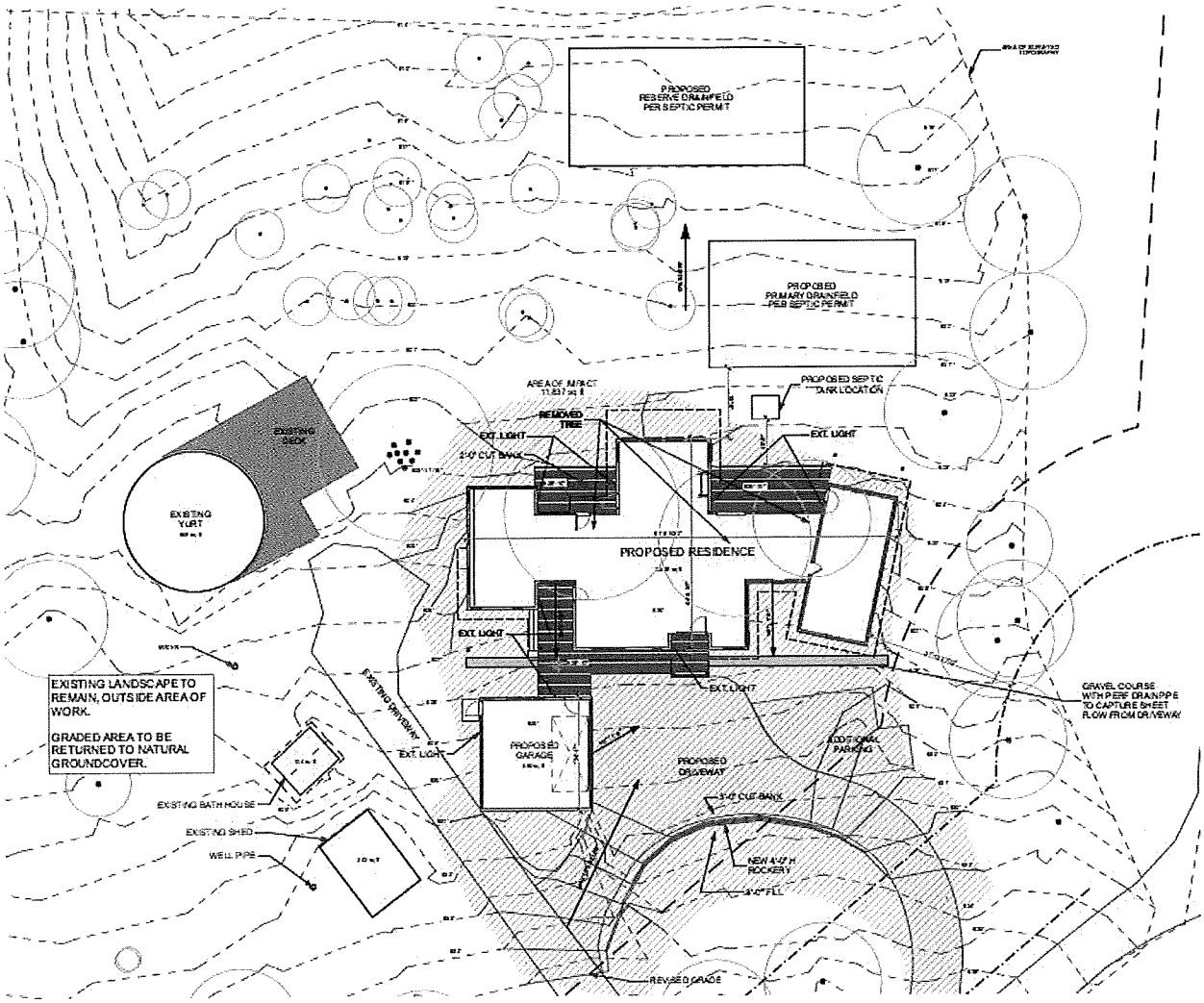
MAPS


PROPOSED RESERVE DRAINFIELD PER SEPTIC PERMIT
PROPOSED PRIMARY DRAINFIELD PER SEPTIC PERMIT
PROPOSED SEPTIC TANK LOCATION
AREA OF IMPACT
REMOVED TREE
EXT. LIGHT
2'-0" CUT BANK
EXISTING DECK
EXISTING YURT
PROPOSED RESIDENCE
EXISTING LANDSCAPE TO REMAIN, OUTSIDE AREA OF WORK.
GRADED AREA TO BE RETURNED TO NATURAL GROUNDCOVER.
EXISTING DRIVEWAY
PROPOSED GARAGE
PROPOSED DRIVEWAY
ADDITIONAL PARKING
GRAVEL COURSE WITH PERF DRAINPIPE TO CAPTURE SHEET FLOW FROM DRIVEWAY
EXISTING BATH HOUSE
EXISTING SHED
WELL PIPE
NEW 4'-0" H ROCKERY
3'-0" FILL
REVISED GRADE