PLANNING DEPARTMENT

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

August 16, 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: August 31, 2018

FILE NUMBER: 921-18-000128-PLNG

REQUEST: Scenic Area Review to replace an existing 65'L x 13.5'W x 12'H (882 SF) manufactured home with a new 56'L x 27'W x 14'H (1,512 SF) Manufactured home. The existing manufactured home will be removed from the property. Existing utilities will be extended to the new homesite located approximately 125' north of the existing home.

APPLICANT: Megan Reed

OWNER: T.M. Osborn

LOCATION: The subject parcel is located south of Chenowith Creek Road, approximately 0.2 mile west of its intersection with McDonald Way, approximately 1.1 mile east of the City of The Dalles, Oregon, more specifically described as:

Map/Tax Lot	Acct. #	Acres
2N 13E 30C 600	1376	4.86

ZONING: R-R (5), Rural Residential in the General Management Area of the Columbia River Gorge National Scenic Area. The southwest corner of the property is zoned A-1 (160), Exclusive Farm Use and R-R (5), Rural Residential in Wasco County. All development will occur within the National Scenic Area.

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

REVIEW CRITERIA: Chapter 3 – Basic Provisions, Section 3.160, R-R, Rural Residential Zone, subsections D.1, Uses Permitted Subject to Review – Single family dwelling, and G. Property Development Standards; Chapter 11 – Fire Safety Standards; and Chapter 14 – Scenic Area Review of the NSA LUDO.

AVAILABLE INFORMATION: More information regarding this application is available on the Wasco County Planning Department website at **http://www.co.wasco.or.us/departments/planning/active_landuse_applications.php.** The table is sorted alphabetically by the name of the applicant. 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.

COMMENTS:

1. ***Written comments are due by 4:00 pm on August 31, 2018.***
2. This form is for your convenience if you wish to comment. Comments may also be submitted via email to **dawnb@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:

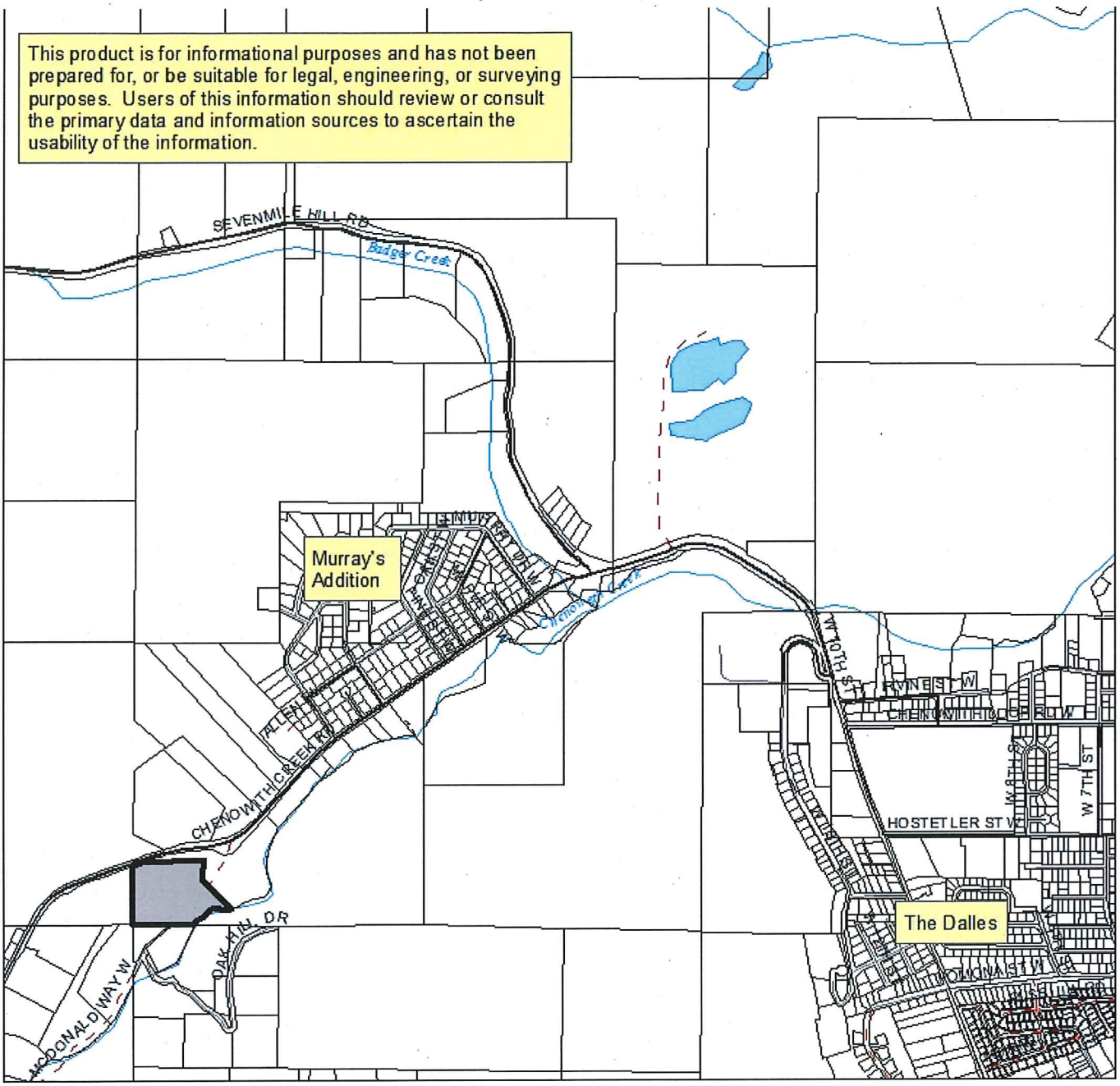
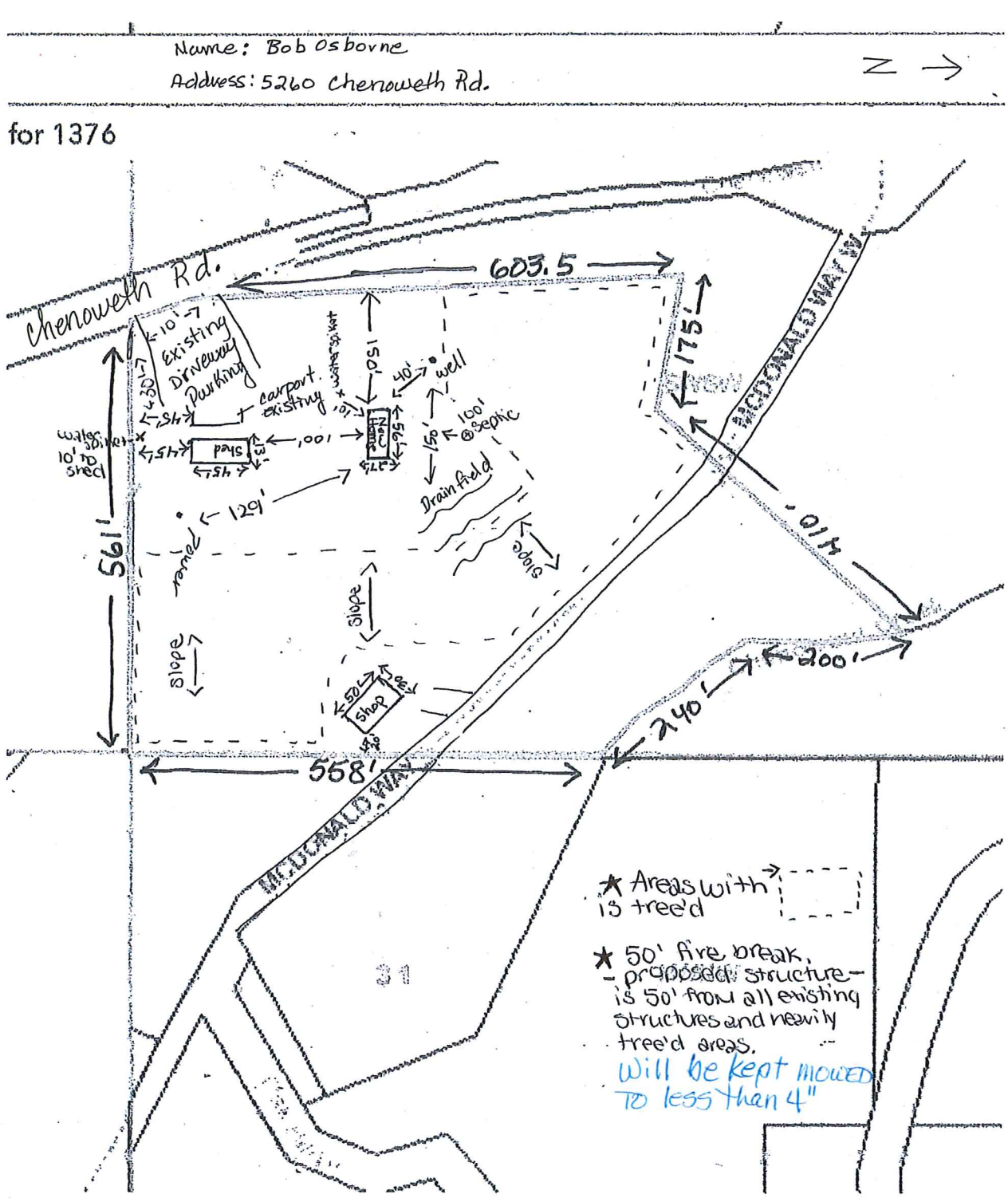
1. An application is received and reviewed for completeness.
2. When deemed complete, the Public Notice of Administrative Action is mailed to affected public agencies, interested parties, and property owners within 200 or 500 feet of the subject property. Timely comments are weighed against the NSA LUDO 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.

Dawn Baird

Dawn Baird, Associate Planner

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.

LOCATION MAP
2N 13E 30C, Tax Lot 600; Account 1376



SITE PLAN
2N 13E 30C, Tax Lot 600; Account 1376