



PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561 • www.co.wasco.or.us

Pioneering pathways to prosperity.

FILE NUMBER: 921-19-000152-PLNG

FEE: \$640

LAND USE APPLICATION COVERPAGE

Date Received: 9/17/19 Planner Initials: BB Date Complete: Planner Initials:

APPLICANT INFORMATION

Name: Timothy Schechtel
Address: 3511 Sandlin Rd
City/State/Zip: The Dalles OR
Phone: 541-806-6722
Email: tim.schechte@gmail.com

OWNER INFORMATION

Name: Timothy Schechtel
Address: Same
City/State/Zip: Same
Phone:
Email:

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
2N 12E 10 200	1025	2.16	(GMA) A-2(20)

Property address (or location): 6805 Hwy 30 W The Dalles
Zoning Designation: Small Ag Environmental Protection District:
Proposed Use: Residential Permitted Subject to Section:
Water source: Rowena Dell Water Assn Sewage disposal method: septic
Are there wetlands/waterways on your property? NO YES (description) Rowena Dell Creek
Name of road providing access: Hwy 30
Current use of property: Residential Use of surrounding properties: Residential
Do you own neighboring property? NO YES (description)

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.):

Proposed change to approved plan - Provide roof cover only to previously uncovered deck. 15' W x 12'D X 11.6'H
 Additional description/maps/pictures attached

LEGAL PARCEL STATUS

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: 67-1609 Date Filed: Oct 27, 1967

Current Deed #: 2010-2929 Date Filed: Aug 16 2010

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES

Applicant(s): Timothy J. Schacht Date: 9/17/19

Property Owner(s): Timothy J. Schacht Date: 9/17/19

Date: _____
Date: _____

PLEASE NOTE: Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify 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.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):
 - _____
 - _____

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST ALSO INCLUDE:

- Scenic Area Application/Expedited Review
- Color and Material Samples
- Landscaping Plan
- Grading Plan
- Other applicable information/application(s):
 - _____
 - _____

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel
Deed/Land Use Action: _____

NO YES

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____

NO YES

Subject to previous conditions? _____

NO YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

- EPD # _____
- EPD # _____
- EPD # _____
- EPD # _____

Water Resources

Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? NO YES

Describe (include setback distances): _____

- Fish bearing Non fish bearing Seasonal Creek
- Irrigation ditch Wetland Pond/Lake Not identified

(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)

Access:

County or ODOT approach permit on file? NO YES, # _____

Address:

Address exists and has been verified to be correct?
Address needs to be assigned after approval?

NO YES
 NO YES

Fire District: _____

Fees (List Review Type and Cost): _____

Wasco County Planning Department

"Service, Sustainability & Solutions"

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

FILE NUMBER: 921-19-000152-PLNG

NATIONAL SCENIC AREA APPLICATION – EXPEDITED

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary. Permitted uses and expedited review process are described in Wasco County National Scenic Area LUDO Section 3.110.

	LENGTH	WIDTH	HEIGHT	SQUARE FEET (SF)	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)
EXISTING Development					
Dwelling				2769 ^{0'}	
Garage	24	24	12'	576 ^{0'}	
Other (shed, road etc...)	20	10	12	200 ^{0'}	
PROPOSED Improvements					
Additions (less than 200 SF on buildings at least 500 SF)	15'	12'	11.6	188'	
Main/Body					No Walls - open structure
Trim					- Black metal -
Roof(Fire Resistant)					- Composite Charcoal
Doors					None
Windows (frame, sill & sash)					None
Window Reflectivity Specs					NA
Accessory Structure (60-200 SF)					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Decks					
Fences and/or Gates					
Demolition of Structures					

ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration. Please consult Building in the Scenic Area - Scenic Resources Implementation Handbook for additional guidance regarding the siting and design of your proposed development.

KEY VIEWING AREAS

Check which Key Viewing Areas (KVAs) 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)

VISUAL SUBORDINANCE / NOT VISUALLY EVIDENT

- Structures within 0.5 miles of a KVA and topographically visible from the KVA, shall be sited, screened, and/or designed to achieve the applicable scenic standard. Please explain how the proposed development achieves visual subordination (or is not visually evident) from KVAs by utilizing existing topography, existing vegetation and/or design (attach additional pages if necessary):

View from KVA screened by large # of existing trees -
Proposed structure will add additional screening and
subordination to landscape.

NATURAL BUFFERS

Proposed development meets one of the following:

- Is at least 1,000 feet from sensitive plants or sensitive wildlife areas (excluding aquatic species, deer winter range, turkey habitat);
- Does not disturb the ground or is inside road, utility, or railroad rights-of-way (or other previously disturbed areas);
- If within 1,000 feet of sensitive wildlife areas, an appropriate federal or state agency determines development will not compromise the integrity of the wildlife area during sensitive times of the year; OR
- If within 1,000 feet of sensitive plants, the Oregon Natural Heritage Program (or other expert hired by Applicant) determines the development would be at least 200 feet from the sensitive plants.

APPLICATION REQUIREMENTS

In addition to the items listed on the Land Use Application and Site Plan forms, the following information must be included with all applications for development in the National Scenic Area.

MATERIAL SAMPLES

All samples of exterior colors and materials have been included with the application.

- If **visible from Key Viewing Areas**: Dark earth-tone colors found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective (non-metal with low-reflectivity glass); OR
- If **not visible from Key Viewing Areas**: Earth-tone colors found at the specific site.

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

COMPLETENESS

I have read and understand the following:

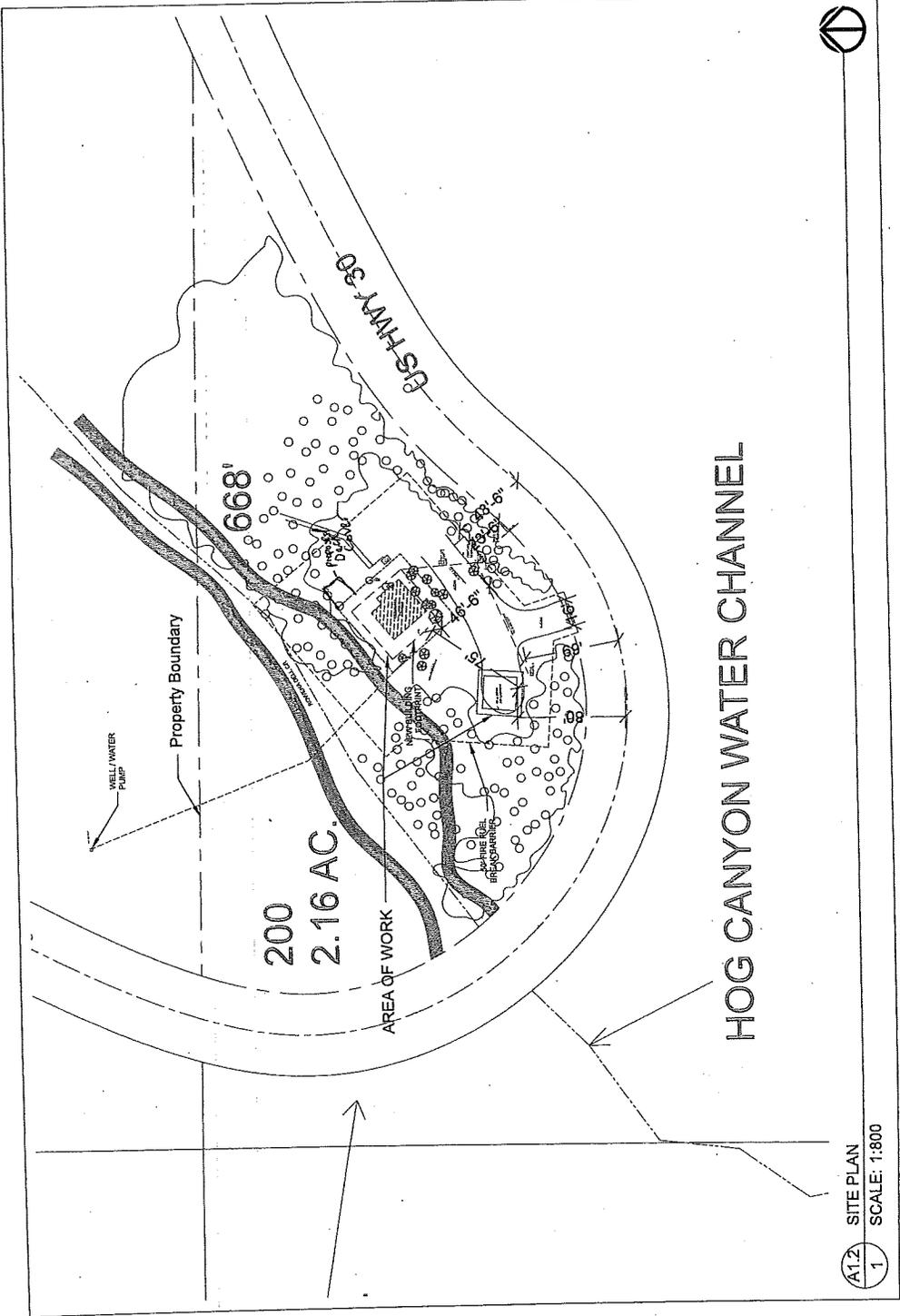
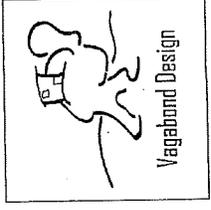
If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not 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.

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 Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), 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.

Designer:
Vagabond Design
Tom Edickson
Vagabond_Arch_Design@gmail.com
(503) 675-5712

Client:
Tim Schreichtel
tim.schreichtel@gmail.com
(541) 808-5722

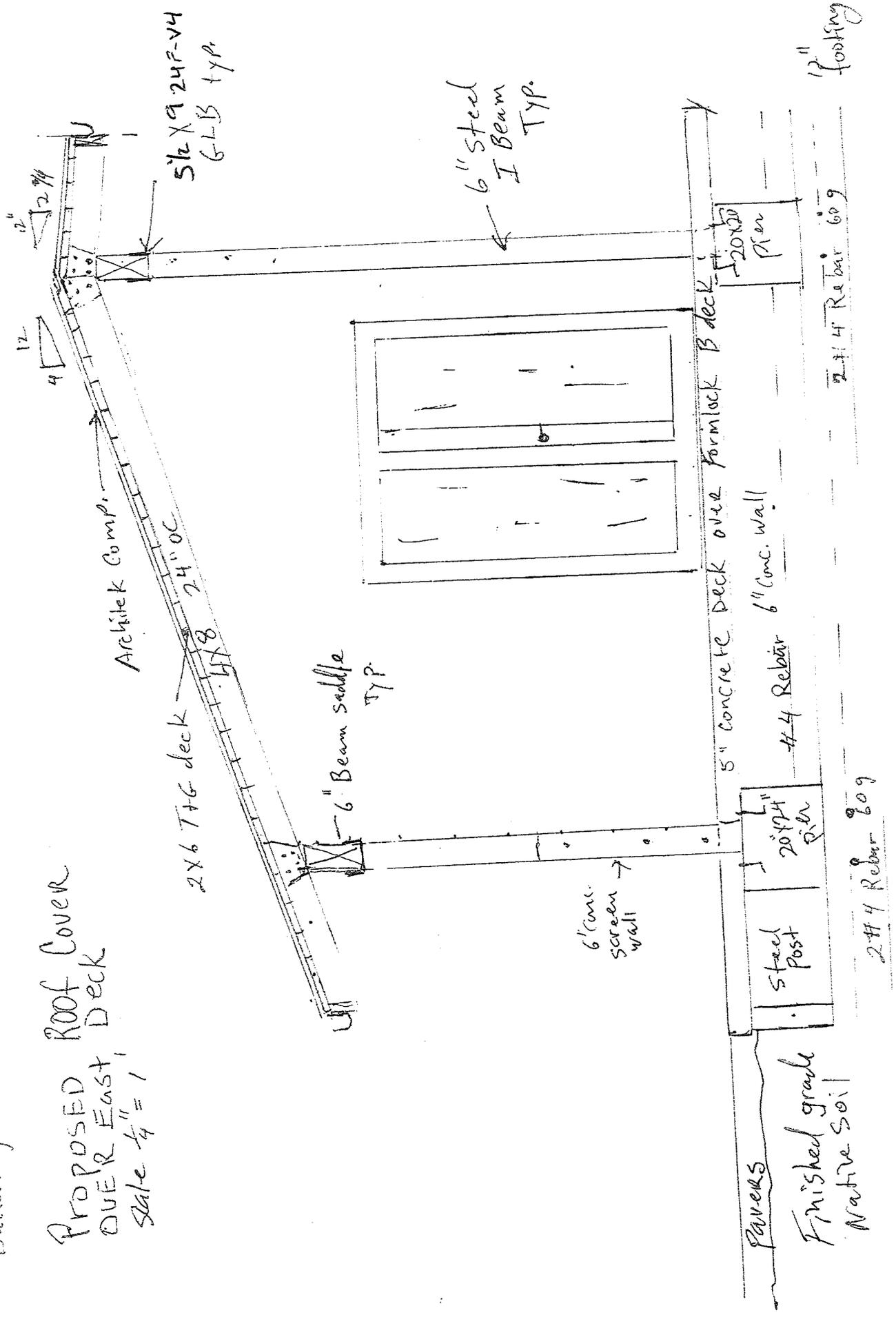
REVISIONS:

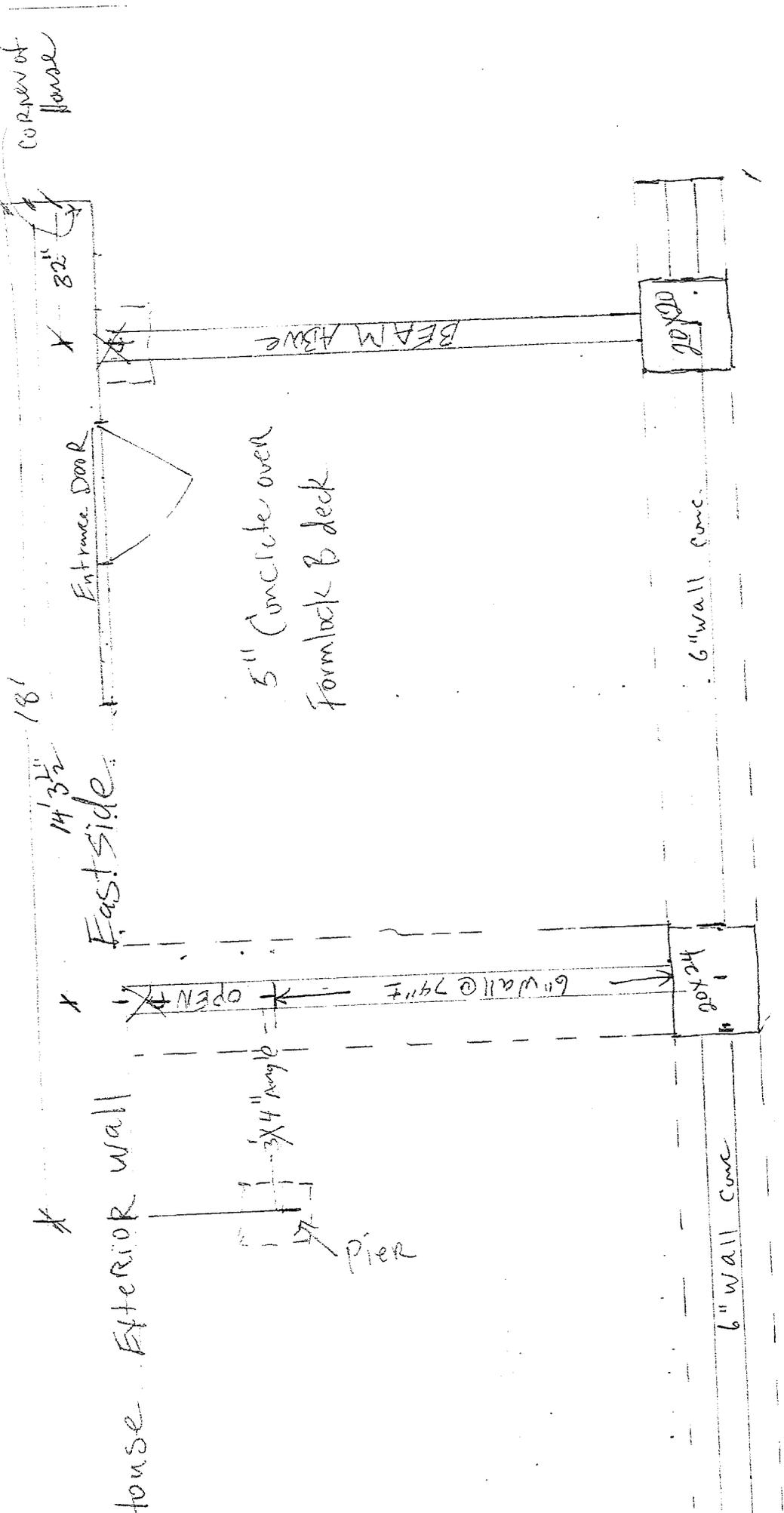


A1.2 SITE PLAN
1
SCALE: 1:800

Tim Schechtel 9/16/19
 6805 Hwy 30 W
 The Dalles OR 97058
 Building Permit # 565-15-1040 STR

**PROPOSED ROOF COVER
 OVER EAST DECK**
 Scale $\frac{1}{4}'' = 1'$





PROPOSED Deck Cover scale 1/4" = 1'
 foundation Plan 9/16/19
 6805 Hwy 30 The Dalles OR 97058



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**FIRE SAFETY STANDARDS
SELF CERTIFICATION FORM**

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: 92-19-000152-PLNG

PROJECT DESCRIPTION: Add Roof Cover over uncovered deck on Active project approved as uncovered

APPLICANT INFORMATION	OWNER INFORMATION
Name: <u>Timothy Schockel</u>	Name: <u>same</u>
Address: <u>3511 Sandlin Rd</u>	Address: _____
City/State/Zip: <u>The Dalles OR 97058</u>	City/State/Zip: _____
Phone: <u>541-806-6722</u>	Phone: _____
Email: <u>tim.schockel@gmail.com</u>	Email: _____

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
<u>2N 12E 10 200</u>	<u>1025</u>	<u>2.16</u>	<u>(GMA) A-2(20)</u>

Property address (or location): 6805 Hwy 30 The Dalles OR

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 Steel + concrete Decks only

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" 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 Steel + concrete Decks only

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 ¼" 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 _____

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

Yes – Comment _____

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 _____

OR..... The following improvements to public and private roads have been determined to be necessary:

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes – Comment _____ No, See Attached Fire Safety Plan

ON-SITE WATER 10.150/11.150 – *On site water requirements will be met in the following way:*

NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.

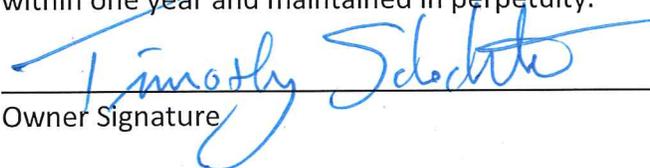
A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

Yes – Comment _____ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

Yes – Comment _____ No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full **WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards** text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

 _____
Owner Signature 9/17/19
Date

Owner Signature Date



Daniel Dougherty <danield@co.wasco.or.us>

National Scenic Area Land Use Application [File No. 921-19-000152-PLNG]

2 messages

Daniel Dougherty <danield@co.wasco.or.us>
To: tim.schechtel@gmail.com

Thu, Oct 3, 2019 at 9:10 AM

Mr. Schechtel,

My name is Daniel Dougherty, and I am the Associate Planner assigned to review your Columbia River Gorge National Scenic Area land use application. I will be conducting a completeness review in the next day or so to ensure we have the required information needed to complete the staff report and notice of decision. Once the application is deemed complete we will send out a Notice of Administrative Action (Pre-Notice) for a 15 day comment period, and then issue the notice of decision with attached staff report. Expedited reviews do not undergo the same heightened level of review and scrutiny as a full review, so if we have our information in order, I do not anticipate a long process.

From first glance everything looks to be in order. One quick question, the application states that the trim of the open structure (I am guessing the I-Beams) will be black in color "Black Metal" (likely how they come from the manufacturer) or will you be re-painting the beams the same color as garage and shed/studio (Garden Gate SW 6167) or is the paint a flat (non-reflective) black? Although black can be considered a dark earth-tone color, when painted on a metal surface the color can contain reflective qualities.

If you have any questions or concerns please contact me. My direct line is 2568.

Respectfully,

Daniel Dougherty

--

**Daniel Dougherty** | Associate Planner
PLANNING DEPARTMENTdanield@co.wasco.or.us | <http://www.co.wasco.or.usdepartments/planning/index.php>541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

Tim Schechtel <tim.schechtel@gmail.com>
To: Daniel Dougherty <danield@co.wasco.or.us>

Thu, Oct 3, 2019 at 9:03 PM

Thank you for the update.

If we paint them black it will be a flat finish, no gloss.

We were also considering a deep copper red. We submitted a sample of that yesterday as a color we want to use under the overhang's. We are willing to adjust the colors to be compliant in any matter.

I also have a photograph supporting the statement about reducing the stature of the building by placing the cover over the deck. If you're interested I can send that photo as well.

Thanks for your attention in this matter.

Tim Schechtel

[Quoted text hidden]

--

Tim Schechtel

tim.schechtel@gmail.com

541-806-6722

*"Youth and elder meet where the pressure of the future
meets the presence of the past."*

- Michael Meade -