



PLANNING DEPARTMENT

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

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WASCO COUNTY PLANNING **COMMISSION AGENDA PACKET**

FOR

Hearing Date: December 3, 2019
Hearing Time: 3:00 pm
Hearing Location: Wasco County Public Works
Conference Room
2705 E. 2nd Street
The Dalles, Oregon 97058

File #921-19-000128-PLNG: Subject to Standards request to replace an existing mobile home with a new 48'L x 27'W x 11.5'H (1,296 SF) manufactured home; Planning Commission Variance to the front yard (south) and side yard (east) setback requirements.



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Date: November 20, 2019
To: Wasco County Planning Commission
From: Wasco County Planning Office
Subject: Submittal for Meeting dated December 3, 2019
Re: **#921-19-000128-PLNG – Application for a variance to set backs; Replacement manufactured home**

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SUMMARY OF INFORMATION
Prepared for Planning Commission Hearing

Hearing Date: December 3, 2019

File Number: 921-19-000128-PLNG

Newspaper Publish Date: November 13, 2019

Request: Subject to Standards Review to replace an existing single wide with a new 1,1296 Square Foot (SF), 48'L x 27'W x 11.5'H manufactured home, including a Planning Commission Variance to the front yard (south) and side yard (west) setback requirements.

Applicant/

Owner: Rocky & Denise Racanelli, 120 Lake Way, Tygh Valley, OR 97058

Property Information:

Location: The subject parcel is located on the north side of Lake Way, approximately 400 feet east of its intersection with Timber Lane, within the Sportsman's Park community, which is approximately 14 miles west of the City of Maupin, OR, more specifically described as:

<u>Existing Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
4S 11E 14 CD 200	10847	0.25

Zoning: Agricultural-Recreational (A-R) Zone

Environmental Protection

Districts: Reservoir Overlay Zone (EPD-6)
Sensitive Wildlife Habitat Overlay (EPD-8)

Attachments:

- A. Summary of Information & Conditions
- B. Planning Commission Options & Staff Recommendation
- C. Maps
- D. Staff Report
- E. Lighting Standards

ATTACHMENT A – SUMMARY OF INFORMATION AND CONDITIONS

The full staff recommendation with all proposed findings of fact is enclosed as **Attachment D** and was available at the Wasco County Planning Department for review one week prior to the December 3, 2019, hearing. The full staff recommendation is made a part of the record. This summary does not supersede or alter any of the findings or conclusions in the staff report, but summarizes the results of Staff's review and recommendation.

An application was made by Rocky & Denise Racanelli, in coordination with Tenneson Engineering Corporation for a Variance to the property line setback requirements in the Agricultural-Recreational (A-R) Zone. Setback requirements are 25' from the front property line, and 7' from the side property lines. The applicant has proposed 0' from the southern front property line, and 3' for the western side property line. The requested variances, as discussed in the staff report, are greater than a 50% deviation from the required setbacks therefore the Planning Commission must act on this request.

PROPOSED CONDITIONS OF APPROVAL:

A. Prior to issuance of zoning approval on a building permit application but after expiration of the 12-day appeal period, the owner shall comply with the following conditions of approval:

1. Obtain an Approach Road Permit from the Wasco County Public Works Department
2. The owner shall submit a copy of an approved Oregon Department of Forestry "Permit to Operate Power Driven Machinery", to the Wasco County Planning Department prior to issuance of zoning approval on a building permit application.

B. Miscellaneous Conditions:

1. Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. Shielding and hooding materials shall be composed of nonreflective, opaque materials.
2. No new footings shall be installed to support the new deck. If any new footings are proposed, the applicant shall coordinate with the North Central Public Health Department to ensure the drain field will not be impacted.
3. Improvements and requirements listed in Chapter 10 of the Wasco County LUDO and the signed and completed Fire Safety Standard Self-Certification shall be achieved within one year of the date of approval and maintained through the life of the development. This certification commits all future property owners to the same requirements. A copy of this self-certification form is available for inspection at the Wasco County Planning Department under File #: 921-19-000128-PLNG.
4. Any trees overhanging the new development shall be limbed up eight feet above the development, and trimmed back at least 10 feet from any chimney or stove pipe.
5. The existing address shall be posted on both sides of a permanent post or mailbox within 30' of the driveway providing access to the dwelling. The address numbers shall be legible, reflective, and at least 2 ½ inches high.

ATTACHMENT B - PLANNING COMMISSION OPTIONS & STAFF RECOMMENDATION

PLANNING COMMISSION OPTIONS

- A. Approve the request as submitted by the applicant, with the new dwelling located 0 feet from the front yard (south) property line and 3 feet from the side yard (west) property line, with the proposed conditions and findings as described in the Staff Report ; or
- B. Approve the request, with amended Conditions and Findings; or
- C. Deny the request with amended Conditions and Findings; or
- D. If additional information is needed, continue the hearing to a date and time certain to allow the submittal of additional information.

STAFF RECOMMENDATION

With conditions, staff recommends Option A: Approve the request with the proposed Conditions and Findings described in the Staff Report.

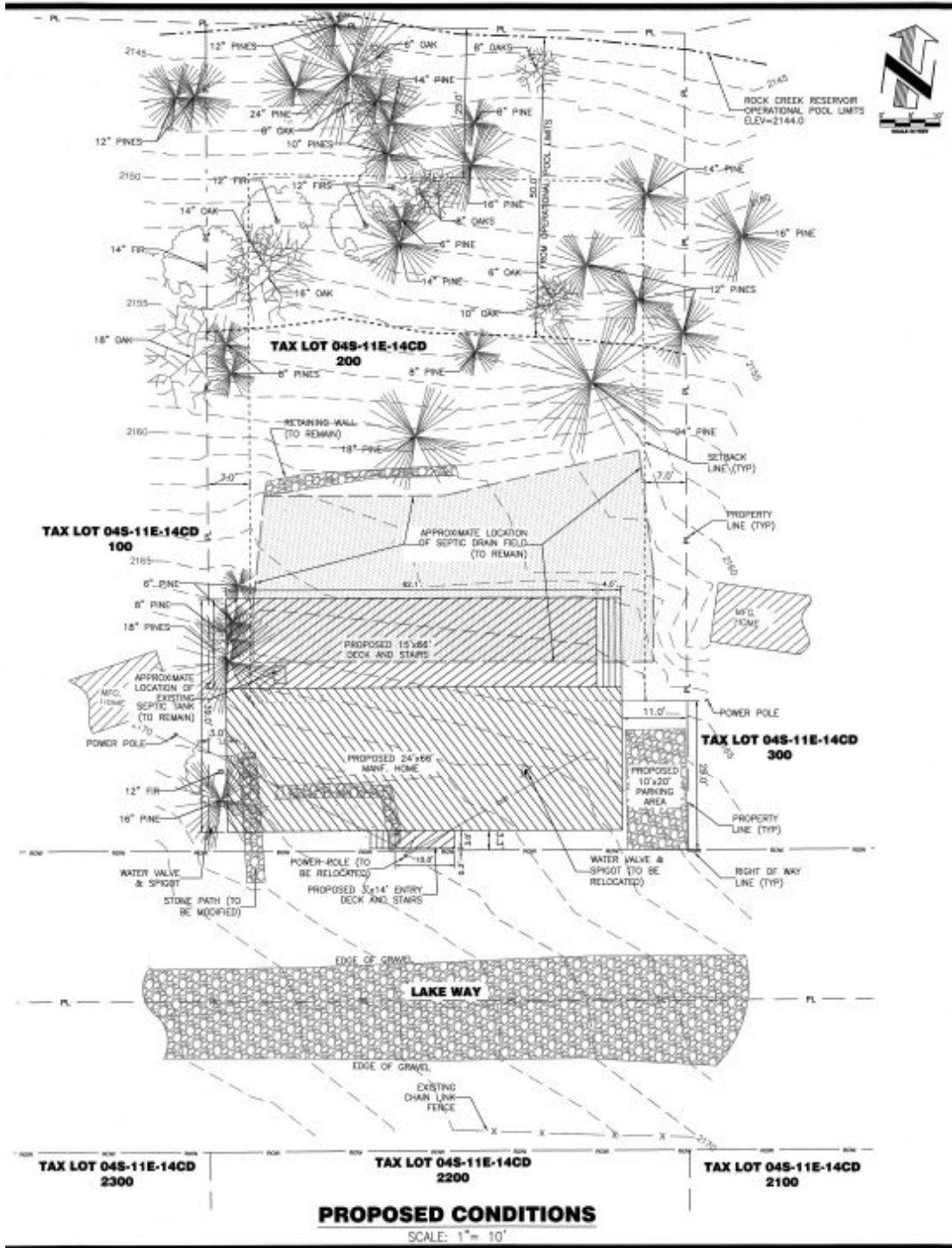
ATTACHMENT C – MAPS

Applicant/Owner: Rocky & Denise Racanelli

Map: 4S 11E 14 CD, Tax Lot: 200

Account #: 10847

Site Plan



ATTACHMENT D – STAFF REPORT

File Number: 921-19-000128-PLNG

Applicant/Owner: Rocky & Denise Racanelli

Request: Subject to Standards Review to replace an existing single wide with a new 1,1296 Square Foot (SF), 48'L x 27'W x 11.5'H manufactured home, including a Planning Commission Variance to the front yard (south) and side yard (west) setback requirements.

Procedure Type: Quasi-Judicial Hearing

Prepared For: Wasco County Planning Commission

Prepared By: Brent Bybee, Associate Planner

Hearing Date: December 3, 2019

Staff Recommendation: **Approval**, with conditions

Location: The subject parcel is located on the north side of Lake Way, approximately 400 feet east of its intersection with Timber Lane, within the Sportsman's Park community, which is approximately 14 miles west of the City of Maupin, OR, more specifically described as:

<u>Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
4S 11E 14 CD 200	10847	0.25

Zoning: A-R, Agricultural Recreational

Environmental Protection Districts: Reservoir Overlay Zone (EPD-6)
Sensitive Wildlife Habitat Overlay (EPD-8)

Past Actions: N/A

I. APPLICABLE STANDARDS

WASCO COUNTY LAND USE & DEVELOPMENT ORDINANCE (LUDO)

A. Chapter 3 – BASIC PROVISIONS

Section 3.230 – Agricultural – Recreational (A-R) Zone

Section 3.233.D (Uses Permitted Subject to Type I Review- Replacement Dwelling)

Section 3.236 (Property Development Standards)

Section 3.900 – Reservoir Overlay Zone (EPD-6)

Section 3.902 (Application of Provisions)

Section 3.920 – Sensitive Wildlife Habitat Overlay (EPD-8)

Section 3.923 (Exempt Areas)

Section 3.924 (Permitted Uses)

Section 3.925 (Conditional Uses)

Section 3.926 (Siting Standards)

Section 3.927 (Fencing Standards)

B. Chapter 6 – VARIANCES

Section 6.020 (Criteria for Decision)

C. Chapter 10 – FIRE SAFETY STANDARDS

Section 10.110 (Siting Standards – Locating Structures for Good Defensibility)

Section 10.120 (Defensible Space – Clearing and Maintaining a Fire Fuel Break)

Section 10.130 (Construction Standards for Dwellings and Structures – Decreasing the Ignition Risks by Planning for a more Fire-Safe Structure)

Section 10.140 (Access Standards – Providing Safe Access to and Escape From Your Home)

Section 10.150 (Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response)

II. BACKGROUND:

A. Legal Parcel: The subject lot was created as Lot 20 of the Sportsmans Park Subdivision, which was recorded with the County Clerk on June 10, 1970. This is consistent with the definition of Legal Parcel in LUDO Section 1.090 – Definitions, which defines a Legal Parcel, in part, as: *“A unit of land created as follows: a. A lot in an existing, duly recorded subdivision....”* because the subject property was created through a subdivision and was duly recorded.

B. Site Description: The subject property is within the Sportsmans Park Subdivision, and is rectangular in shape with the development area sited in the southern portion of the property along Lake Way Road. Rock Creek Reservoir borders the subject property along the northern property line. There is an existing dwelling that was placed on the property in 1966. This dwelling also has an existing septic system with drain field that is located directly

to the north of the structure. The property generally contains 1-5% slopes in the southern portion of the property, which drop off to 10-25% slopes as you get further downhill towards the reservoir to the north. There is little to no ground vegetation on the property, but a large number of young and mature pine and fir trees are present.

- C. **Surrounding Land Use:** Surrounding properties are zoned A-R, with similar slopes and vegetation. The community of Sportsmans Park borders Rock Creek Reservoir, and contains mostly single family dwellings. Land use is primarily recreational in nature, with single family dwellings and accessory structures along the lake and throughout the park.

III. FINDINGS:

A. CHAPTER 3 - BASIC PROVISIONS

Section 3.230 – Agricultural-Recreational (A-R) Zone

(***)

Section 3.233 - Uses Permitted Subject to Type I Review:

The following uses are permitted on a legal parcel on lands designated Agricultural-Recreational (A-R) Zone subject to Section 3.236 - Property Development Standards, Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards.

This review involves an evaluation by planning department staff but only requires formal zoning approval if the use is required to be reviewed by Building Codes. If the use does not require formal zoning approval but is requested by the applicant for future documentation, the applicant will be charged the appropriate Type I review fee. (Added 4/12)

(***)

- D. *Additions to, and replacement of, a lawfully established building or structure.*

FINDING: The applicant submitted an application requesting the replacement of an existing mobile home with a manufactured home. Typically the proposed use is allowed through a Type I Review. However, because the subject property is located within the high elevation section of Environmental Protection District (EPD) 8, the Sensitive Wildlife Habitat Overlay, the request needs to be evaluated through a Subject to Standards Review. Section 3.236 - Property Development Standards, Section 3.920 - Sensitive Wildlife Habitat Overlay, and Chapter 10 are addressed further on in this report. Additionally the request involves a Variance to the setback requirements that need to be reviewed by the Planning Commission, per Chapter 6 below.

Section 3.236 - Property Development Standards

- A. *Property Size - Minimum parcel size for residential lots in the AR zone inside an unincorporated community boundary is 2 acres with a minimum lot width of 150 feet. Other uses shall be located on parcels determined to be sufficient to support the proposed use based on the amount of area required for proper sanitation, off-street parking, maintenance of setbacks and compatibility with adjacent uses.*

- B. *Structure Size - A size limitation is applicable to all small scale low impact commercial uses. The total cumulative floor area of a commercial structure or structures, built to accommodate or support any of the commercial uses listed in the AR zone, shall not exceed 3,500 square feet in an exception area zoned AR*

FINDING: The above criterion is in relation to property size if properties are divided, and size limitations for small scale low impact commercial uses. The subject property is not being divided further, and no small scale low impact commercial uses are proposed. Staff finds criteria A & B are not applicable to the request.

C. *Setbacks*

1. *Front Yard - No structure other than a fence or retaining wall less than forty-eight (48) inches, or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such depth shall establish the front yard depth of the entire frontage.*
2. *Side Yard - No structure other than a fence or retaining wall less than forty-eight (48) inches shall be located closer than seven (7) feet from side property lines for interior lots and ten (10) feet from exterior side property lines for corner building sites.*
3. *Rear Yard*
 - a. *For properties not located along the reservoir edge at Pine Hollow or Rock Creek reservoirs - No structure other than a fence or retaining wall less than forty-eight (48) inches shall be located closer than seven (7) feet from the rear property line.*
 - b. *For properties located along the reservoir edge at Pine Hollow or Rock Creek reservoirs - No structure other than a retaining wall less than forty-eight (48) inches shall be located closer than twenty (25) feet from the rear yard property line.*

FINDING: The applicants submitted an application requesting a manufactured home to replace the existing mobile home on the property. The above criterion requires no structure to be within 25' of the front yard, 7' of the side yard, and 25' from the edge of Rock Creek Reservoir. Through the application process, it was realized that the owner would need to apply for a variance to the front yard setback, and the west side yard setback.

The table below shows the proposed setbacks and whether they meet the criterion

Required Setback	Proposed setback	Consistent?
Side - west 7'	3'	No
Side - east, 7'	11'	Yes
Front - south, 25'	0'	No
Rear - north, 25'	110'+/-	Yes

Since the proposed setbacks do not meet the minimum, a variance was applied for to the front and side yard (west), property lines. Staff finds that the request does not comply with Criterion C, however, Chapter 6 – Variances of this report addresses the criteria for variances from Property Development Standards, where it was found to meet those requirements and can be approved.

D. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

FINDING: The subject property is not a corner lot, so criterion D does not apply to the request.

E. Height - Maximum height for all structures shall be thirty-five (35) feet. Height is measured from average grade.

FINDING: The above criterion requires that all structures be less than 35 feet in height. The proposed height of the replacement dwelling is 11.5 feet. Since this is below the allowed 35 foot maximum, staff finds the request complies with Criterion E

F. Stream or Lake Setbacks

- 1. Pine Hollow and Rock Creek Reservoirs are both subject to Section 3.900 - Reservoir Overlay Zone (EPD-6).*
- 2. All structures, or similar permanent fixtures (except hydroelectric facilities and docks), proposed in areas not mapped in the EPD-6, shall be set back from the high water line or mark along any streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.*

FINDING: The above criterion relates to the Reservoir Overlay Zone (EPD-6), and the 50 foot required setback from the high water line of the Reservoir. Although the subject property contains the overlay (discussed further below in Section 3.900), no development is proposed within the reservoir overlay, and the replacement dwelling will be located approximately 110' from the high water line of the reservoir. Staff finds the request complies with Criterion F.

G. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 – Flood Hazard Overlay (EPD 1).

FINDING: The above criterion is in relation to the FEMA designated flood zones in the county. No flood zones are located on the subject property. Criterion G is not applicable to the request.

H. Signs - Signs shall not extend over a public right-of-way or project beyond the property line.

- 1. Signs shall not be illuminated or capable of movement.*
- 2. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.*

3. *Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from the right-of-way of public road.*

FINDING: The request is for a replacement dwelling. No signs were included as part of this request. Staff finds that Section H does not apply.

- I. *Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.*

FINDING: Chapter 20, Section 20.050, Off-Street Parking, requires one parking space per dwelling unit. The site plan submitted illustrates a 20'L x 10'W parking space along the eastern side of the dwelling. Staff finds that the request complies with Criterion I.

- J. *Lighting: Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. Shielding and hooding materials shall be composed of non-reflective, opaque materials.*

FINDING: The application did not include any lighting as a part of the application. However, a **condition** of approval has been included in the Notice of Decision requiring that any outdoor lighting be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. Shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition of approval, staff finds that the request complies with Criterion E.

- K. *New Driveways - All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.*

FINDING: The above criterion requires a Road Approach Permit from the Wasco County Public Works Department for all new driveways. To ensure compliance, a **condition** of approval is included in the Notice of Decision stating that prior to zoning approval, the owner shall receive a road approach permit through the Wasco County Public Works Department. With that condition, staff finds the request complies with Criterion K.

Section 3.900 – Reservoir Overlay Zone (EPD-6)

*(***)*

Section 3.902 - Application of Provisions

- A. *This overlay district shall be applied to all potential riparian areas identified in the Comprehensive Plan within the fifty (50) foot safe harbor riparian corridor. The fifty (50) foot safe harbor riparian corridor shall be measured perpendicular to the operational high pool elevation of each reservoir and from ordinary high water for other selected streams, ponds, or rivers.*

- B. *Those areas of the 50 foot safe harbor riparian corridor not identified as potential riparian areas on the riparian corridor map are not subject to sensitive area review.*
- C. *If an applicant can successfully demonstrate that the inventory map documenting the presence of the riparian area is shown to be in error and that the on-site conditions are determined by a qualified professional not to provide riparian values, the area demonstrated to provide no riparian values will not be subject to sensitive area review. ODFW will be consulted to determine the adequacy of information submitted by the applicant.*
- D. *The notification requirements are applied to all wetlands on the current version of the National Wetland Inventory as it may be modified by the State Wetland Inventory as adopted by reference and made part of the County's Comprehensive Plan.*

FINDING: The above Criterion is in relation to any development taking place within the fifty foot safe harbor riparian corridor. The subject property contains a portion of this corridor along its northern property line running from east to west and extending fifty feet south into the subject property. In site plan materials submitted by the applicant, the proposed dwelling will be approximately 110' from the northern property line, placing it 60 feet south of the reservoir buffer border. Staff finds the request is not subject to 3.900.

Section 3.920 – Sensitive Wildlife Habitat Overlay (EPD-8)

(*)**

Section 3.923 – Exempt Areas

The following areas are exempt from these provisions:

- A. *Rural Service Centers.*
- B. *Areas designated as Impacted Areas in the Transition Lands Study Area.*

FINDING: The subject property is not located in a Rural Service Center and is not located within an area designated as Impacted. The subject property is located within the High Elevation Overlay of EPD-8. The subject property is not located within an exempt area. Staff finds that the request is not exempt from these provisions.

Section 3.924 – Permitted Uses

All uses allowed in the overlay zone shall be those farm and forest uses permitted outright by the underlying zone.

FINDING: The request is for the replacement of an existing dwelling. This use is permitted with a Type I Review by the underlying zone. Staff finds that the request complies with Section 3.924.

Section 3.925 – Conditional Uses

The conditional uses permitted in the zones in which this overlay is applied, shall be those permitted conditionally by the underlying zone subject to the other applicable standards of this section.

FINDING: The request is for a replacement dwelling. A replacement dwelling in the A-R zone is normally allowed through a Type I review. However, because the proposed development will be taking place within the High Elevation Overlay of Environmental Protection District 8, the request must undergo a Subject to Standards review, which is not a Conditional Use Review. It also requires a Planning Commission variance, which is also not a Conditional Use. Staff finds that Section 3.925 does not apply to this request.

Section 3.926 – Siting Standards

(***)

B. In the area designated Big Game Winter Range the following siting standards shall be applied as a condition of approval for all new dwellings. In the area designated Area of Voluntary Siting Standards the following siting standards shall be by voluntary agreement of the applicant.

- 1. New dwellings shall be located within three hundred feet (300') of public roads or easement or private roads or easements existing as of October 22, 1997, unless it can be found that:
 - a. Habitat values (browse, forage, cover, access to water) are afforded equal or greater protection through a different development pattern; or,*
 - b. The siting within three hundred feet (300') of such roads or easements would force the dwelling to be located on irrigated land, in which case, the dwelling shall be located to provide the least impact on wildlife habitat possible considering browse, forage cover, access to water, and minimizing length of new access roads.**

FINDING: The owner has proposed a replacement dwelling for the subject property. The location of the new dwelling is proposed to be approximately 0' from Lake Way Road. For lands within this area, the siting standards state that dwellings shall be located within 300' of the road right of way. Staff contacted Jeremy Thompson, District Wildlife Biologist, of the Oregon Department of Fish & Wildlife (ODFW) for comment. Mr. Thompson replied by email on November 15, 2019, and stated, "No concerns from ODFW." Staff finds that the request complies with Section 3.926.

Section 3.927 - Fencing Standards

FINDING: No fences were proposed as part of this application. Staff finds that Section 3.927 is not applicable to this request.

B. Chapter 6 – Variances

(***)

Section 6.020 - Criteria for Decision

A variance to the requirements of this Ordinance may be granted with respect to lot dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and

*other dimensional requirements, except property size, only if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist:
(Revised 1-92)*

- A. *Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity which result from lot size or shape, topography, or other circumstances over which the property owner since the enactment of this Ordinance has had no control.*

FINDING: The above criterion requires that exceptional or extraordinary circumstances should apply to the property which do not apply generally to other properties in the same zone or vicinity which result from lot size or shape, topography, or other circumstances over which the property owner since the enactment of this Ordinance has had no control. The applicant stated within their proposed findings that:

“There are multiple exceptional or extraordinary circumstances which apply to the subject parcel that do not apply generally to other properties in the vicinity. These include:

1. Most properties are not located along Rock Creek Reservoir. Of the 280 lots (approximate) in the Rock Creek Subdivisions, only 25 are located along the reservoir boundary. Property located on the reservoir requires a 50’ minimum setback from the high water line while properties not located on the reservoir must only maintain a 7’ setback. This increased setback limits the location that development can occur.
2. The subject lot contains topographic challenges. It is only 0.25 acre and contains three separate levels. The highest level (south portion of lot) contains the existing residence and deck; the middle level contains the drain field; and the lowest level (north portion of lot) contains the replacement drain field area and the setback/buffer from the high water line of Rock Creek Reservoir. The only portion of the property that can be reasonably built upon is the southern portion of the property. This is an exceptional and extraordinary circumstance which does not generally apply to other properties in the vicinity.
3. Rock Creek Reservoir was originally platted and developed in the 1970s with single-wide mobile homes being used as vacation homes. During the years since it was developed, most single-wide mobile homes have been replaced with double-wide mobile homes, due to the 18’ minimum required in Section 3.233.A., of the ordinance. To back up this point, sixteen lots located east, south and west of the subject lot were identified. Of the sixteen lots, four are unimproved or contain only general purpose sheds or similar detached buildings. Of the remaining twelve lots, three (25%) contain a single-wide mobile home, and nine (75%) contain a double-wide mobile home.
4. Existing and proposed development is located close to the road right-of-way but the road surface is located over 15’ from the proposed development. It is unlikely the road will expand in the future because residents want to keep vehicles at a slow speed (speed limit is currently 10 mph). Expanding the road would increase the speed limit. In addition, Lake Way is a dead-end road with no need for expansion.”

The above criterion requires that exceptional or extraordinary circumstances shall apply to the property which does not apply generally to other properties in the same zone or vicinity. Generally can be defined as 50% or more. Since approximately 26 of the 87 properties in the Sportsman's Park Subdivisions are affected by the Reservoir Buffer Overlay, we can determine that roughly 30% of the properties face similar issues with septic and home placement. Since 30% is less than 50%, staff can conclude that this is an exceptional or extraordinary circumstance.

Staff concurs with the Applicant's proposed finding. When the subdivision lots within Sportsman's Park were created in 1970, the average lot size was 0.25 acres. Of the 87 subdivision lots within that area, the Reservoir Overlay Zone (EPD-6), affects approximately 26 lots along the waterfront of Rock Creek Reservoir. The required 50' buffer from the high water line of the lake significantly reduces the amount of buildable land available for all of these parcels.

Although portions of Sportsmans Park are served by a community sewer system with drain fields, the portion of the subdivision that the subject property is located within is downhill from these systems, and landowners are required to provide their own septic systems in that area.

On November 13, 2019, staff spoke with Nicole Bailey, Environmental Health Specialist with the North Central Public Health District. Staff confirmed with Nicole that the existing septic system is in good standing, and that it could be used towards the new dwelling. She stated that an alternative system would work for the property if they wanted to replace it. Through conversation by phone on November 13, 2019, the applicant stated that the septic system has been inspected, and that it was confirmed to be in good condition. He also stated that he has no intention to replace the system at this time. Although the replacement and use of an alternative system may allow enough room for the development to be placed on the subject property within the required setbacks, the Wasco County Land Use and Development Ordinance does not provide a mechanism to require the replacement of the septic system in a different location to allow development on the property.

In the site plan submitted by the applicant an expanded deck was proposed over the drain field. Staff spoke with Nicole Bailey, and she requested that if the deck is expanded, no new footings should be installed to ensure the drain field is not damaged. Speaking with the applicant, he stated that he would not be installing any new footings for the new deck, and would be utilizing what was already in the ground. To ensure the proposed deck does not damage the existing drain field, a **condition** of approval is included stating that no new footings shall be installed to support the new deck. If any new footings are proposed, the applicant shall coordinate with the North Central Public Health Department to ensure the drain field will not be impacted.

As illustrated in the site plan submitted by the applicant, there is a small stretch of land between the location of the drain field and the reservoir buffer. However this stretch of land is too small to fit the proposed development, and is composed of 20% slopes that would require a large amount of fill to place the development there.

The existing septic system was permitted on the subject property through Permit # 33-016 on file with the North Central Public Health Department on March 21, 1975. Additionally, the existing dwelling on the subject property was placed in 1966, which was prior to land use law going into effect in Wasco County. Although the dwelling was not required to meet setbacks in the 60's, when the septic system was permitted in 1975, it was required to be at least 100' from the reservoir. Since the septic system

was required to be that far from the reservoir, the only location it could be placed on the property was just to the north of the existing dwelling.

Those extraordinary circumstances, compared generally to other properties in the area, show that the variance is necessary to allow the development.

Staff finds the request complies with Criterion A.

- B. The variance is necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zoning district in the area.*

FINDING: The above criterion requires that the variance be necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zoning district in the area. The zoning district that the subject property is located in is the Agricultural Recreational (A-R) Zone. Within Section 3.233 – Uses Permitted Subject to Type I Review, a single family dwelling is permitted as a ministerial use. This is a property right that is enjoyed by neighboring property owners, so long as the development meets the property development standards of the zone, and the Chapter 10 Fire Safety Standards. Through an analysis of the surrounding properties in the area, approximately 75% of them contain single family dwellings. Currently the provisions within the A-R zone do not allow dwellings under 18’ in width. If the existing dwelling were replaced with the same size dwelling, it currently would not be allowed due to its size. A reduction to the setback requirements would preserve that property right. With those findings, staff finds the request complies with Criterion B.

- C. The variance would conform with the purposes of this Ordinance and would not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan.*

FINDING: The variance is required to conform with the purposes of this Ordinance and shall not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan. Section 3.231 of the ordinance which addresses the purpose of the A-R Zone states, “*the purpose of the Agricultural-Recreational (A-R) Zone is to provide areas for outdoor recreation and to allow controlled growth to continue in existing rural communities and rural exception areas*”. The comprehensive plan addresses Sportsmans Park, and recognizes it as a committed subdivision. Subdivisions are typically created to support higher density residential development. Since the replacement dwelling will be taking place in a zone that allows residential development ministerially, and within an established and committed subdivision as identified in the comprehensive plan, this shows that the variance will conform with the ordinance and will not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan. Staff finds the request complies with Criterion C

- D. The variance requested is the minimum variance which would alleviate the difficulty.*

FINDING: The criterion requires that the variance requested shall be the minimum to alleviate the difficulty. As stated by the applicant in their application materials,

“Two variances are proposed: a variance to the western side yard property line, and a variance to the front yard property line.

- Western side yard setback: The applicant proposes to place a 24’W x 66’L manufactured home. Topography on the property consists of a flat area on the southern portion of the lot where the single-wide mobile home is located. Slopes immediately north of the existing mobile home are 15-20%, while closer to the reservoir they are 20-25%. Without extensive cut and fill, the new double-wide mobile home must be placed with the length running east-west across the property. A 3’ setback on the western side of the lot would accommodate the length of the double-wide mobile home and the driveway on the east side of the lot. This variance is the minimum variance that would alleviate the difficulty regarding the western side yard setback.
- Front yard setback: Double-wide mobile homes range in widths from 20-28’. The applicant proposes to place a 24’W x 66’L manufactured home. Topography on the property consists of a flat area on the southern portion of the lot where the single-wide mobile home is located. Slopes immediately north of the existing mobile home are 15-20%, while closer to the reservoir they are 20-25%. Without approval of a variance, placement of a double-wide mobile home would be moved farther to the north, requiring great quantities of fill dirt to be placed, changing the topography of the lot. The existing septic system is located immediately north of the existing house and the new home has been sited to the south of the septic system components to preserve the designated reserve drain field area that abuts the reservoir. The requested variance is the minimum variance that would alleviate the difficulty regarding the front yard setback.”

Staff concurs with the applicant’s proposed findings. The slopes of the property run downhill from south to north towards the reservoir at a rate of 20-25%, with the flattest part of the property being in the southern portion near the road. Placing the home in a different configuration would compromise the stability of the hillside with additional fill material, and would cause the dwelling to come into conflict with the existing septic system on the property. Since the applicant is not proposing a new septic system, and staff does not have a mechanism within the ordinance to require replacing the septic system, the proposed development will need to work around it to ensure there is no damage caused. Locating the proposed dwelling on the north side of the drain field would not only locate the dwelling on a slope, but also cause it to come into conflict with the 50’ Reservoir Overlay Zone (EPD-6).

Additionally, Section 3.233.A., in the underlying zone requires that dwellings be at least eighteen feet wide. The applicant has proposed a manufactured home that is 24 feet wide, six feet wider than the required minimum. The applicant has attempted to locate a manufactured dwelling that is over 18’ wide and also smaller than 24’, but has been unable to locate one. Since the owner is utilizing the smallest manufactured dwelling possible to fit on the property, while still staying over the required 18’ minimum width, the variance requested is the minimum to alleviate the difficulty.

The required setback in the underlying zone for the west side property line is 7 feet. The applicant has proposed three feet, which is a reduction of four feet from the required minimum. Through review, staff identified that parking would need to be provided for the residential development in accordance with Chapter 20 – Site Plan Review. Residential development requires that at least one parking space be provided per single family dwelling. The only location the applicant could place the parking space was on either the east or west side of the proposed dwelling along the property line. With the average parking

space width being 10 feet, this would cause the proposed dwelling to encroach into the side yard setback. With the average car width being six feet, a ten foot wide parking space would allow two feet on either side of the car to open the doors safely without disturbing the neighbor, or hitting the dwelling. With the total approximate width of the lot being 80 feet, the dwelling being 66 feet, the parking space 10', and one foot between the parking space and the dwelling, that only leaves 3' of space for a setback.

Staff finds the request complies with Criterion D.

E. The variance is not the result of a self-created hardship.

FINDING: The above criterion requires that the hardship not be self-created. The difficulty lies in the smaller size of the property, the 50 foot reservoir buffer limiting even further the amount of buildable land, and the placement of the existing septic system in line with the regulations required by the North Central Public Health Department. Since the dwelling was placed in 1966, the ordinance has also been updated to only allow dwellings at least 18' wide, which reduces the amount of available lot area for a larger dwelling. Since all of those factors are out of control of the applicant, staff finds the request complies with Criterion E.

C. Chapter 10 – Fire Safety Standards

FINDING: The Fire Safety Standards, adopted by Wasco County Court and effective February 5, 2007, require property owners to be made aware of potential fire risks in areas outside of urban areas of Wasco County, and requires compliance with siting standards, fuel break requirements, construction standards, access standards, and on-site water storage requirements.

As part of a complete application, the property owner completed a Fire Safety Standard Self-Certification Form. By signing the self-certification form, the owners have acknowledged that they understand these standards and commit to achieving compliance with them within one year of the date of approval and maintain them through the life of the development. This certification further commits all future property owners to this same requirement. A copy of this self-certification form is available for inspection at the Wasco County Planning Department under Files 921-19-000128-PLNG.

Section 10.110 – Siting Standards – Locating Structures for Good Defensibility

FINDING: The proposed agricultural structure is to be built on a mostly level surface in the top of the property along the southern border, with surrounding slopes of approximately 0-25%. Fire Safety Standards begin requiring setbacks at 30%. This location's slope is considered acceptable for defensibility. Staff finds the request complies with Section 10.110.

Section 10.120 – Defensible Space – Clearing and Maintaining a Fire Fuel Break

FINDING: The criterion requires a 50 foot defensible space buffer surrounding all development. It also allows this buffer to be reduced to 30 feet if the subject property is in an exception area, or smaller lot residential zone. Since the subject lot is within an exception area, the buffer is reduced to 30'. On September 11, 2019, staff visited the subject property and noted that all vegetation, with the exception of trees, had been removed from the understory and was maintained on the subject property and the neighboring properties in accordance with the defensible space standards within 30 feet of the existing

and proposed development site. The condition within the construction standards below related to tree maintenance will ensure this standard is met. The proposed 30 foot buffer ends up extending onto the neighbor's property to the east and west. Although the requirement is 30 feet, the subject property owner cannot force their neighbors to maintain their land within that buffer. Fortunately, the neighbors do maintain this area since it falls within their own dwellings defensible space buffers. So long as the subject property is maintained, and the trees are maintained in accordance with the condition below, the defensible space criterion can be met. Notice of the Planning Commission Hearing will be sent to the Wamic Rural Fire Protection District, and any comments received by that agency with regard to the application will be included

Section 10.130 – Construction Standards for Dwellings and Structures – Decreasing the Ignition Risks by Planning for a More Fire-Safe Structure

FINDING: The proposed development must be constructed of materials that make the structure more fire resistant. As proposed, the roof will be composed of composition shingles, and the chimney will be capped with a spark arrestor meeting the NFPA standards. The deck is also proposed to be composed of fire resistant materials. The electrical and water lines to the property are currently and are proposed to be kept clear along their routes with a single point of access. A stand pipe is also within 50 feet of the development. On a site visit conducted on September 11, 2019, staff noted a number of trees overhanging the existing dwelling. To ensure the new development meets the construction standards, a **condition** of approval is included in the Notice of Decision stating that any trees overhanging the new development shall be limbed up eight feet above the development, and trimmed back at least 10 feet from any chimney or stove pipe.

Section 10.140 – Access Standards – Providing Safe Access to and Escape From Your Home

FINDING: The proposed replacement dwelling will be accessed from Lake Way Road. The proposed 10'W x 20'L parking space will be located directly off of Lake Way. Since this public street provides adequate turnarounds and turnouts along the street, is at least 12 feet wide, and has at least 14' of vertical clearance, it meets the access standards.

Section 10.150 – Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response

FINDING: The subject property is located within the boundaries of the Wamic Rural Fire Protection District (structural), and the Oregon Department of Forestry (wildfire). The owner can rely upon the Wamic Rural Fire Protection District to respond to and defend the proposed development to the best of their ability.

The Oregon Department of Forestry (ODF) should be informed of dates when heavy equipment is being used on the property so they can be aware of the potential increase in fire danger. To ensure ODF is aware of construction dates, a **condition** of approval is included in the Notice of Decision stating that the owner shall submit a copy of an approved Oregon Department of Forestry "Permit to Operate Power Driven Machinery", to the Wasco County Planning Department prior to issuance of zoning approval on a building permit application.

Though not specifically addressed in Chapter 10, it is essential that each new structure in Wasco County have a valid address so that emergency responders can quickly find the property. In accordance with

the Wasco County Uniform Addressing Ordinance adopted on June 9, 1982, the property owner shall post the address numbers as near to the main entrance of each building as is practical, on both sides of a post which cannot be easily removed or destroyed, and within 30 feet of the driveway. If the post contains a mailbox, the numbers may be placed on both sides of the mailbox. If driveway access is off of an easement or private unnamed road, numbers must be placed at BOTH the entrance to the road, as well as the individual driveway. The numbers shall be clearly legible, reflective to facilitate identification at night, and at least 2 1/2 inches in height. A **condition** of approval is included in the Notice of Decision requiring that the owner meets these addressing requirements.

With the proposed **conditions** of approval, staff finds that the request complies with Chapter 10 – Fire Safety Standards.

ATTACHMENT E - LIGHTING STANDARDS

Good Neighbor OUTDOOR LIGHTING

PRESENTED BY THE NEW ENGLAND LIGHT POLLUTION ADVISORY GROUP (NELPAG) AND SKY & TELESCOPE.

What is good lighting?

Good outdoor lights improve visibility, safety, and a sense of security, while minimizing energy use, operating costs, and ugly, dazzling glare.

Why should we be concerned?

Many outdoor lights are poorly designed or improperly aimed. Such lights are costly, wasteful, and distractingly glary. They harm the nighttime environment and neighbors' property values. Light directed uselessly above the horizon creates murky skyglow — the "light pollution" that washes out our view of the stars.

Glare Here's the basic rule of thumb: If you can see the bright bulb from a distance, it's a bad light. With a good light, you see lit ground instead of the dazzling bulb. "Glare" is light that beams directly from a bulb into your eye. It hampers the vision of pedestrians, cyclists, and drivers.

Light Trespass Poor outdoor lighting shines onto neighbors' properties and into bedroom windows, reducing privacy, hindering sleep, and giving the area an unattractive, trashy look.

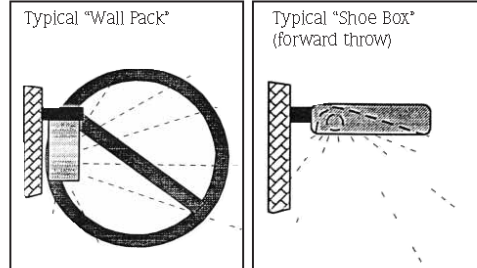
Energy Waste Many outdoor lights waste energy by spilling much of their light where it is not needed, such as up into the sky. This waste results in high operating costs. Each year we waste more than a billion dollars in the United States needlessly lighting the night sky.

Excess Lighting Some homes and businesses are flooded with much stronger light than is necessary for safety or security.

How do I switch to good lighting?

- 1 Provide only enough light for the task at hand; don't over-light, and don't spill light off your property. Specifying enough light for a job is sometimes hard to do on paper. Remember that a full Moon can make an area quite bright. Some lighting systems illuminate

Some Good and Bad Light Fixtures

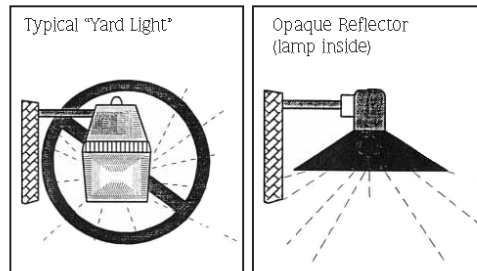


BAD

Waste light goes up and sideways

GOOD

Directs all light down

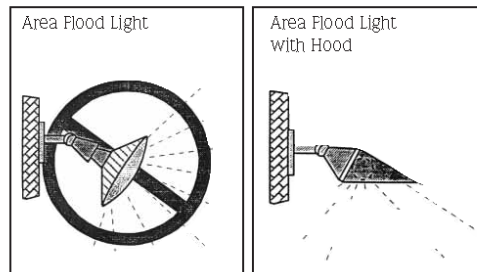


BAD

Waste light goes up and sideways

GOOD

Directs all light down



BAD

Waste light goes up and sideways

GOOD

Directs all light down

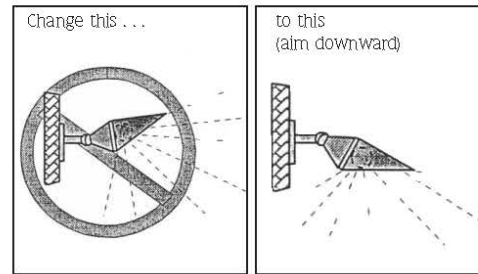
areas 100 times more brightly than the full Moon! More importantly, by choosing properly shielded lights, you can meet your needs without bothering neighbors or polluting the sky.

- 2** Aim lights down. Choose “full-cutoff shielded” fixtures that keep light from going uselessly up or sideways. Full-cutoff fixtures produce minimum glare. They create a pleasant-looking environment. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs.
- 3** Install fixtures carefully to maximize their effectiveness on the targeted area and minimize their impact elsewhere. Proper aiming of fixtures is crucial. Most are aimed too high. Try to install them at night, when you can see where all the rays actually go. Properly aimed and shielded lights may cost more initially, but they save you far more in the long run. They can illuminate your target with a low-wattage bulb just as well as a wasteful light does with a high-wattage bulb.
- 4** If color discrimination is not important, choose energy-efficient fixtures utilizing yellowish high-pressure sodium (HPS) bulbs. If “white” light is needed, fixtures using compact fluorescent or metal-halide (MH) bulbs are more energy-efficient than those using incandescent, halogen, or mercury-vapor bulbs.
- 5** Where feasible, put lights on timers to turn them off each night after they are no longer needed. Put home security lights on a motion-detector switch, which turns them on only when someone enters the area; this provides a great deterrent effect!

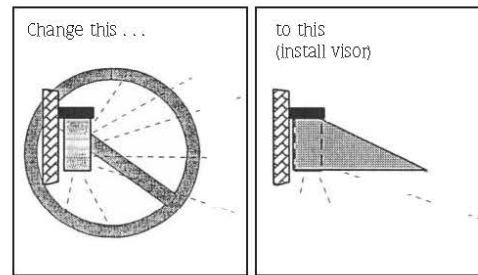
Replace bad lights with good lights.

You’ll save energy and money. You’ll be a good neighbor. And you’ll help preserve our view of the stars.

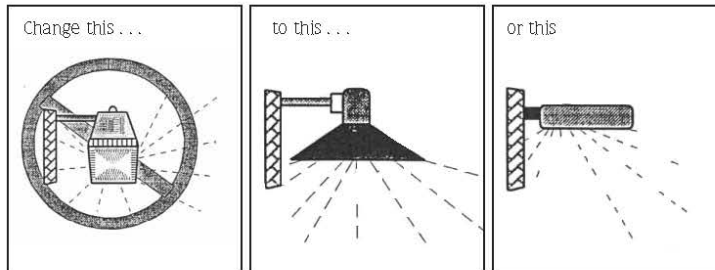
What You Can Do To Modify Existing Fixtures



FLOOD LIGHT



WALL PACK



YARD LIGHT

OPAQUE REFLECTOR

SHOE BOX

Presented by the **New England Light Pollution Advisory Group (NELPAG)** (<http://www.nelpag.org>)

and **Sky & Telescope** (<http://SkyandTelescope.com/>).

NELPAG and *Sky & Telescope* support the International Dark-Sky Association (IDA) (<http://www.darksky.org/>).

We urge all individuals and groups interested in the problems of light pollution and obtrusive lighting to support the IDA and subscribe to its newsletter. IDA membership costs \$30 per year; send your check to IDA, 3225 N. First Avenue, Tucson, AZ 85719, U.S.A.



Sky Publishing Corp.
49 Bay State Road
Cambridge, MA 02138
SkyandTelescope.com

GNF01



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FILE NUMBER: 921-19-000128-PLNG

FEE: \$1,027

LAND USE APPLICATION COVERPAGE

Date Received: 8/16/2019 **Planner Initials:** LJ **Date Complete:** _____ **Planner Initials:** _____

APPLICANT INFORMATION

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

OWNER INFORMATION

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning

Property address (or location): _____
Zoning Designation: _____ **Environmental Protection District:** _____
Proposed Use: _____ **Permitted Subject to Section:** _____
Water source: _____ **Sewage disposal method:** _____
Are there wetlands/waterways on your property? NO YES (description) _____
Name of road providing access: _____
Current use of property: _____ **Use of surrounding properties:** _____
Do you own neighboring property? NO YES (description) _____

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

Additional description/maps/pictures attached

LEGAL PARCEL STATUS

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: Sportsmans Park Lot #20 ← Date Filed: _____

Current Deed #: 2012-1367 Date Filed: 4/20/2012

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

SIGNATURES

Applicant(s): [Signature] Date: 6-26-18

[Signature] Date: 6.27.18

Property Owner(s): [Signature] Date: 6-26-18

[Signature] Date: 6.27.18

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 NO YES

Deed/Land Use Action: _____

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? NO YES

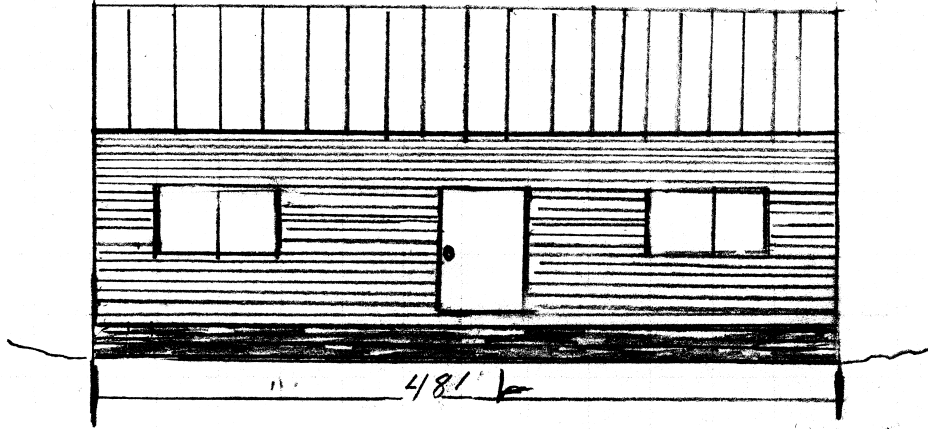
Address needs to be assigned after approval? NO YES

Fire District: _____

Fees (List Review Type and Cost): _____

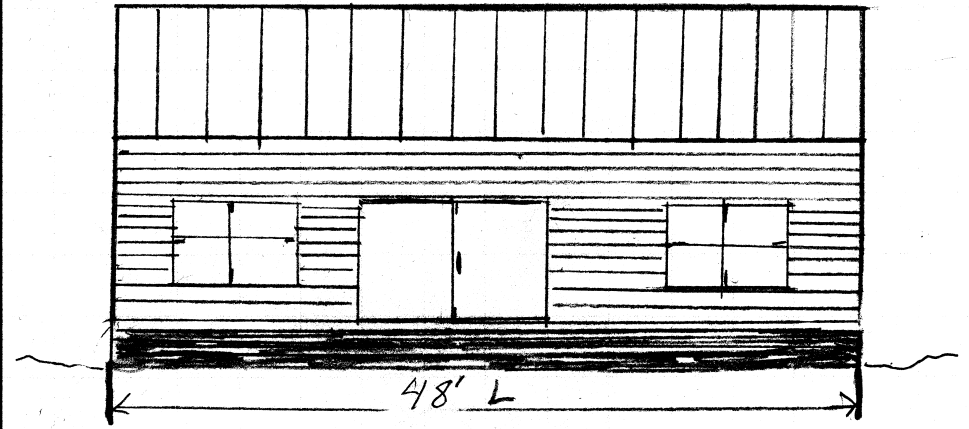
Front View

South Elevation



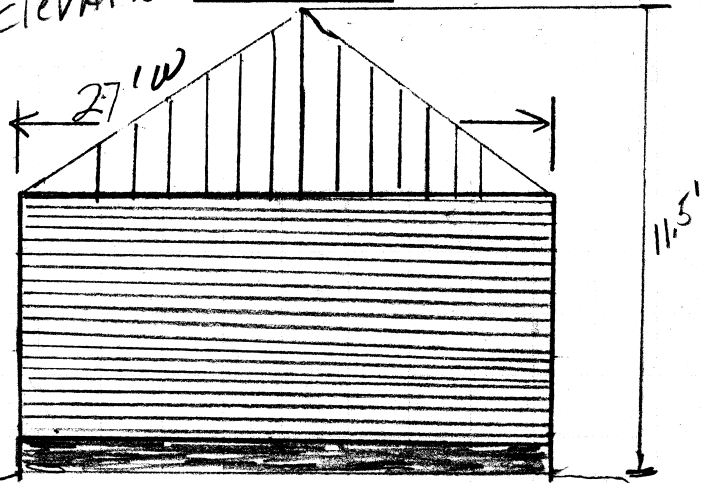
Rear View

North Elevation



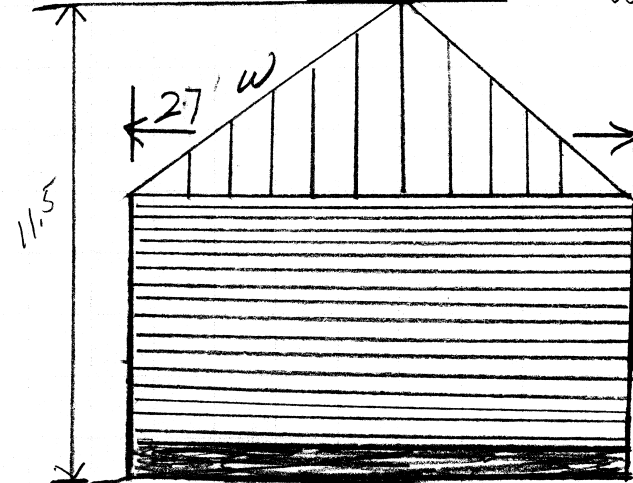
Side View 1

East Elevation



Side View 2

West Elevation



ELEVATION DRAWING

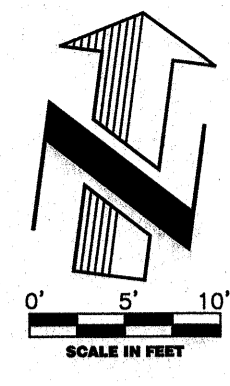
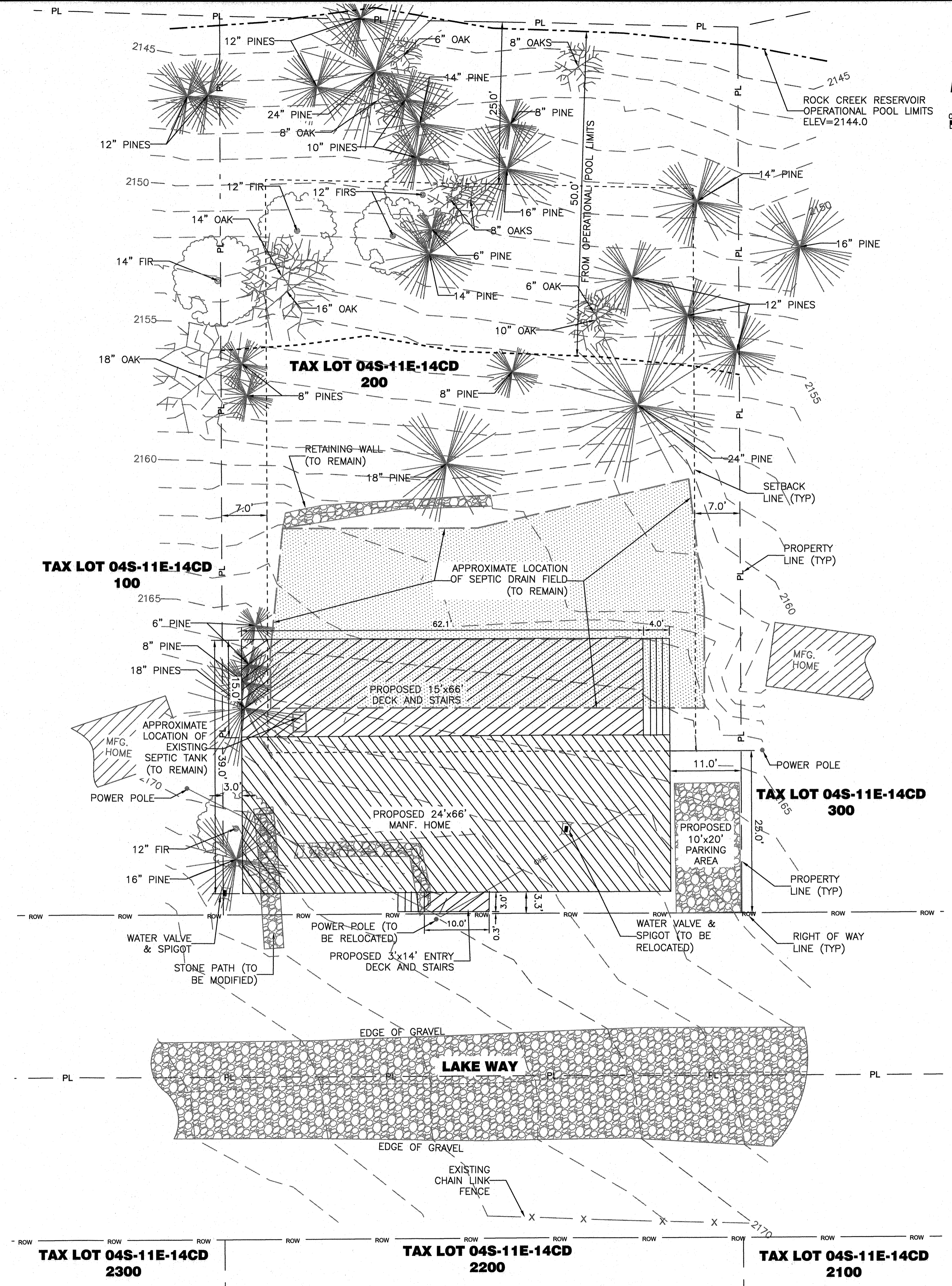
- Natural Grade
- Finished Grade
- Dimensions (L x W x H)

Elevation drawings must be drawn to scale. Use additional pages if necessary. See back for more information.

- Each grid equals 5' x 5' at a scale of 1"=10', or
- Each grid equals 2.5' x 2.5' at a scale of 1"=5'



ATTN Brent Bybee



- NOTES:**
1. REAR DECK ISOLATED PIER FOOTINGS MAY BE ADJUSTED TO AVOID THE EXISTING SEPTIC SYSTEM COMPONENTS.
 2. PHYSICALLY LOCATE EXISTING SEPTIC SYSTEM COMPONENTS AND ENSURE NEW HOME WILL NOT CONFLICT.

DESIGN: DESIGNER	SURVEY: T.E.C.
DWG. FILE: K:\WORK ORDERS\15400\15478\DRAWINGS\OSTE_15478.DWG	DATE: 9/24/2019
DRAWN: M.B.P.	WORK ORDER: WO #15478
SCALE: AS NOTED	

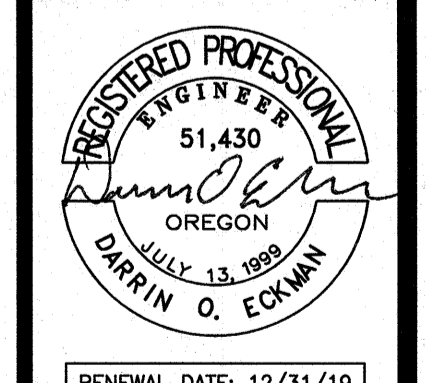
PROPOSED CONDITIONS

FOR
ROCKY RACANELLI
HOUSE REPLACEMENT
 120 LAKE WAY, TYGH VALLEY,
 WASCO COUNTY, OREGON
 PLOT DATE: 9/24/2019

TENNESON ENGINEERING Corp.
 CONSULTING ENGINEERS
 3775 CRATES WAY
 THE DALLES, OREGON 97058
 PH. 541-296-9177 FAX 541-296-6657

AGENCY REVIEW ONLY

IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY.



RENEWAL DATE: 12/31/19

PROPOSED

SHEET
2 2

Work Order No.
 WO #15478

PROPOSED CONDITIONS
 SCALE: 1" = 10'



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FILE NUMBER: **PLAVAR-**_____

FEE: _____

VARIANCE

Date Received: _____ Planner Initials: _____ Date Complete: _____ Planner Initials: _____

DETAILED SPECIFIC WRITTEN REQUEST

Standard/Criterion proposed to be varied: _____

Dimension or distance normally required: _____

Proposed dimension or distance: _____

A variance up to 50% of the requirement can be decided by Administrative Decision. A variance greater than 50% of the requirement or variance resulting in less than a 5 foot setback must be decided by the Planning Commission.

Administrative Variance

Planning Commission Variance

DETAILED STRUCTURAL INFORMATION

NATIONAL SCENIC AREA CRITERIA ONLY

General Management Area

1. A building height, setback or buffer specified in this Ordinance to protect one resource would cause the proposed use to fall within a setback or buffer specified in this ordinance to protect another resource.

Describe the resource that would be protected through the proposed variance:

2. Variation from the specified building height, setbacks or buffer would, on balance, best achieve the protection of the affected resources.

Describe how the variance would best achieve the protection of affected resources:

3. A building height, setback or buffer specified in the standards for protection of scenic, cultural, natural, recreational, agricultural, or forestry resources may be varied in the General Management Area in order to allow a residence to be built on a tract of land upon a demonstration that:
 - a. The land use designation otherwise authorizes a residence on the tract;
 - b. There is no site on the tract (all contiguous lots or parcels under the same ownership) on which a residence could be placed practicably in full compliance with the building height, setback or buffer; and
 - c. The variance from the specified building height, setback or buffer is the minimum necessary to allow the residence.

List any contiguous property that you own **(3.b)** and explain how the proposal is the minimum necessary to allow the development **(3.c)**. Reducing the size of the development, or altering its configuration must be discussed to justify the proposal.

Special Management Area Only

1. It has been shown that no practicable alternatives exist, as evidenced by completion of a practicable alternative test. A practicable alternatives test has been submitted? YES NO
2. The natural resources mitigation plan completed in accordance with Chapter 14 of this ordinance ensures that the development can be mitigated to ensure no adverse effects would result. A resource mitigation plan has been submitted? YES NO

WASCO COUNTY CRITERIA (OUTSIDE NATIONAL SCENIC AREA):

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, which result from lot size or shape, topography, or other circumstances over which the property owner since the enactment of this Ordinance has had no control:

Describe the circumstances and explain why they are exceptional or extraordinary:

- 2. The variance is necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zoning district in the area.

What property right is denied you by the applicable standards, which is also enjoyed by other property owners in the same zone and area?

- 3. The variance would conform with the purposes of this Ordinance and would not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan.

Describe how approval of the proposed variance would not impact adjacent surrounding properties:

- 4. The variance requested is the minimum variance which would alleviate the difficulty.

Reducing the size of the development, altering its configuration, or changing its location must be discussed to justify the proposal:

- 5. The variance is not the result of a self-created hardship.

Describe how the proposed variance is not the result self-created hardship such as locating the development too close to property lines or wanting something at a size or in a location that could be changed to meet the standards:

RACANELLI - SITE DEVELOPMENT ANALYSIS

ACCT #	MAP/TAX LOT	DEVELOPMENT	SWMH	DWMH	
10847	4S 11E 14CD 200	SWMH	X		SUBJECT LOT
10848	4S 11E 14CD 100	SWMH	X		
10849	4S 11E 14CD 2500	DWMH		X	
10846	4S 11E 14CD 300	SWMH	X		
10847	4S 11E 14CD 400	DWMH		X	
10844	4S 11E 14CD 500	None	N/A	N/A	
10843	4S 11E 14CD 600	None	N/A	N/A	
10842	4S 11E 14CD 700	DWMH		X	
10841	4S 11E 14CD 800	None	N/A	N/A	
10840	4S 11E 14CD 900	DWMH		X	
10839	4S 11E 14CD 1000	DWMH		X	
10831	4S 11E 14CD 1800	DWMH		X	
10830	4S 11E 14CD 1900	SWMH	X		
10829	4S 11E 14CD 2000	DWMH		X	
10828	4S 11E 14CD 2100	DWMH		X	
10827	4S 11E 14CD 2200	None	N/A	N/A	
10826	4S 11E 14CD 2300	DWMH		X	
			4	9	
		Total SWMH	25%	75%	Total DWMH
280 TOTAL LOTS					
25 FRONTAGE					
9%	BORDER RESERVOIR				



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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: _____

PROJECT DESCRIPTION: _____

APPLICANT INFORMATION

OWNER INFORMATION

Name: _____	Name: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning

Property address (or location): _____

SITING 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:

NOTE: Select either B(1) or B(2).

A. You have identified site(s) for your building(s) that are not steeper than 40%.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(1). If your property is located in a Resource (A-1, F-1 or F-2) 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 _____ No, See Attached Fire Safety Plan

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 _____ No, See Attached Fire Safety Plan

DEFENSIBLE SPACE 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:

NOTE: Select either A or B.

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 _____ No, See Attached Fire Safety Plan

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 _____ No, See Attached Fire Safety Plan

CONSTRUCTION STANDARDS 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 _____

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 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 _____

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 _____

ACCESS 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). New or improved driveways will be built and maintained to all weather design standards.

(2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

Yes – Comment _____ No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.

Yes – Comment _____ No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

Yes – Comment _____ No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.

Yes – Comment _____ No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

Yes – Comment _____ No, See Attached Fire Safety Plan

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.

Yes – Comment _____ No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.

Yes – Comment _____

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 will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

Yes – Comment _____ No, See Attached Fire Safety Plan

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.

[Signature] _____ 6-26-18
Owner Signature Date

Dennis Ravanelli _____ 6.27.18
Owner Signature Date

Chapter 3 – Basic Provisions

Section 3.230 - Agricultural-Recreational (A-R) Zone

Section 3.233 - Uses Permitted Subject to Type I Review: The following uses are permitted on a legal parcel on lands designated Agricultural-Recreational (A-R) Zone subject to Section 3.236 - Property Development Standards, Chapter 10 - Fire Safety Standards as well as any other listed, referenced or applicable standards.

This review involves an evaluation by planning department staff but only requires formal zoning approval if the use is required to be reviewed by Building Codes. If the use does not require formal zoning approval but is requested by the applicant for future documentation, the applicant will be charged the appropriate Type I review fee. (Added 4/12)

- A. One single-family dwelling- including mobile homes at least eighteen (18) feet wide, subject to Chapter 4 - Supplemental Provisions - Section 4.120.

FINDING: The request is to replace a 10'W x 52'L single-wide mobile home with a 7'W x 12'L tip-out with a 24'W x 66'L double-wide mobile home, with a 15'W x 66'L deck on the northern side of the home, and a 3'W x 14'L stairs/deck on the south side of the home. The A-R Zone was amended by Wasco County in the 1990s to only allow mobile homes at least 18'W. The replacement of the proposed mobile home will allow the single family dwelling to become consistent with the current standards of the A-R Zone. The request complies with Criterion A.

Section 3.236 - Property Development Standards

C. Setbacks

1. Front Yard - No structure other than a fence or retaining wall less than forty-eight (48) inches, or sign shall be located closer than twenty-five (25) feet from the right-of-way of a public road except where forty percent (40%) of the frontage is developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such depth shall establish the front yard depth of the entire frontage.

FINDING: The applicant is proposing a front yard setback of 0.3' (4") from the right-of-way of Lake Way. This is less than the required setback. The applicant has requested a Variance to this requirement. Chapter 6 – Variances is addressed later in these standards.

2. Side Yard - No structure other than a fence or retaining wall less than forty-eight (48) inches shall be located closer than seven (7) feet from side property lines for interior lots and ten (10) feet from exterior side property lines for corner building sites.

FINDING: Proposed side yard setbacks are 11' on the eastern side of the proposed double-wide mobile home and deck; and 3' from the western property line to the mobile home, 7' from the western property line to the northern deck. The eastern side yard setback will contain an 11'W x 28'L driveway to provide parking spaces. The east side yard setback exceeds the 7' requirement and complies with Criterion 2. The western side yard setback of 7' from the northern deck complies with the side yard setback requirement. The western side yard setback of 3' from the double-wide mobile home to the

property line does not meet the requirement therefore a variance to this setback is necessary. This variance request is addressed in Chapter 6 – Variances, below.

3. Rear Yard

- a. For properties not located along the reservoir edge at Pine Hollow or Rock Creek reservoirs - No structure other than a fence or retaining wall less than forty-eight (48) inches shall be located closer than seven (7) feet from the rear property line.

FINDING: The subject lot is located along the reservoir edge of Rock Creek Reservoir therefore Criterion a. is not applicable to this request.

- b. For properties located along the reservoir edge at Pine Hollow or Rock Creek reservoirs - No structure other than a retaining wall less than forty-eight (48) inches shall be located closer than twenty (25) feet from the rear yard property line.

FINDING: The closest point of the new development is the northern deck. This proposed deck will be 90+’ from the high water line of Rock Creek Reservoir. The request complies with Criterion b.

- D. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.

FINDING: The subject lot is not located on a corner lot. Criterion D. is not applicable to this request.

- E. Height - Maximum height for all structures shall be thirty-five (35) feet. Height is measured from average grade.

FINDING: The proposed double-wide mobile home will be 17’ in height from average grade, less than the 35’ limit in the A-R Zone. The request complies with Criterion E.

F. Stream or Lake Setbacks

1. Pine Hollow and Rock Creek Reservoirs are both subject to Section 3.900 - Reservoir Overlay Zone (EPD-6).

FINDING: The subject lot is located along Rock Creek Reservoir. Section 3.900 is addressed below.

2. All structures, or similar permanent fixtures (except hydroelectric facilities and docks), proposed in areas not mapped in the EPD-6, shall be set back from the high water line or mark along any streams or lakes a minimum distance of fifty (50) feet when measured horizontally at a right angle.

- I. Parking - Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review.

FINDING: The applicant has identified a driveway to provide parking along the east side of the proposed replacement dwelling. This driveway provides a minimum of one space, as required by Chapter 20.

- J. Lighting - Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways. The exterior of shielding and hooding materials shall be composed of non-reflective, opaque materials.

FINDING: With a condition of approval requiring outdoor lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways and waterways, the request complies with Criterion J.

- K. New Driveways - All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

FINDING: According to Arthur Smith, Wasco County Public Works Director, the County does not issue Road Approach Permits in Rock Creek. Criterion K. is not applicable to this request.

Section 3.900 – Reservoir Overlay Zone (EPD-6)

Land located in the Reservoir Overlay Zone (EPD-6), is subject to the requirements and standards of this Chapter in addition to those specified in the underlying zone. If a conflict in regulation or standards occurs, the provisions of this Section shall apply.

Section 3.902 - Application of Provisions

- A. This overlay district shall be applied to all potential riparian areas identified in the Comprehensive Plan within the fifty (50) foot safe harbor riparian corridor. The fifty (50) foot safe harbor riparian corridor shall be measured perpendicular to the operational high pool elevation of each reservoir and from ordinary high water for other selected streams, ponds, or rivers.

FINDING: The subject lot contains the EPD-6, Reservoir Overlay Zone. According to Wasco County maps, the subject lot does not contain a potential riparian area within the 50' safe harbor riparian corridor. The applicant is not proposing any development within the 50' riparian corridor. New development will be located more than 90' from the high water line of Rock Creek. The request complies with Criterion A.

- B. Those areas of the 50 foot safe harbor riparian corridor not identified as potential riparian areas on the riparian corridor map are not subject to sensitive area review.

FINDING: According to Wasco County maps, the subject lot does not contain a potential riparian area and is not subject to sensitive area review. The request complies with Criterion B.

Section 3.903 - Procedure for Applying the Overlay Zone

- A. Development or ground disturbance resulting in permanent alteration of the identified potential riparian areas shown on the safe harbor riparian corridor map is restricted. Only the following uses may be permitted provided the applicant is able to demonstrate, through the sensitive resource plan review process, that intrusion into the riparian area has been minimized and mitigated where deemed necessary.
- B. Streets, roads and paths,
- C. Drainage facilities, utilities, and irrigation pumps,
- D. Water-related and water dependent uses, and

- E. Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.
- F. Removal of vegetation only when it is either
 - 1. non-native vegetation removed for the purpose of replacing non-native with native vegetation, or
 - 2. vegetation that must be removed for the development, redevelopment, or maintenance of water related or water dependent uses
 - 3. vegetation that is removed to accommodate farm or forest practices permitted pursuant to statewide planning Goals 3 or 4 on land zoned for farm or forest use.

FINDING: No development is proposed within the 50' riparian corridor. The request complies with Section 3.903.

Section 3.904 - Sensitive Resource Plan and Plan Review Process

FINDING: The subject lot does not contain any potential riparian areas therefore Section 3.904 is not applicable to this request.

Section 3.920 - Sensitive Wildlife Habitat Overlay (EPD-8)

Section 3.924 - Permitted Uses

All uses allowed in the overlay zone shall be those farm and forest uses permitted outright by the underlying zone.

FINDING: The request is to replace a single-wide mobile home with a double-wide mobile home. One single family dwelling is allowed on any legal lot/parcel in the A-R, Agricultural-Recreational Zone therefore the request complies with Section 3.924.

Section 3.926 - Siting Standards

- B. In the area designated Big Game Winter Range the following siting standards shall be applied as a condition of approval for all new dwellings. In the area designated Area of Voluntary Siting Standards, the following siting standards shall be by voluntary agreement of the applicant.
 - 1. New dwellings shall be located within three hundred feet (300') of public roads or easement or private roads or easements existing as of October 22, 1997, unless it can be found that:
 - a. Habitat values (browse, forage, cover, access to water) are afforded equal or greater protection through a different development pattern; or,
 - b. The siting within three hundred feet (300') of such roads or easements would force the dwelling to be located on irrigated land, in which case, the dwelling shall be located to provide the least impact on wildlife habitat possible considering browse, forage cover, access to water, and minimizing length of new access roads.

FINDING: The entire replacement dwelling and attached decks will be located within 50' of the right-of-way of Lake Way therefore the request complies with Criterion B.

Section 3.927 - Fencing Standards

The following fencing standards could apply to new fences constructed as a part of development of a property in conjunction with conditional use permit. These standards shall be a voluntary agreement by the applicant.

New fences in the Big Game overlay zone are designed to permit wildlife passage. The following standards are guidelines approved by the County after consultation with the Oregon Department of Fish and Wildlife...

FINDING: No new fences are proposed therefore the request complies with Section 3.927.

Chapter 7 – Administrative Variances

Section 7.010 - Administrative Variance from Dimensional Standards, excluding Minimum Lot Size

- A. An administrative variance from regulations covering any building setback, building height, or building size requirement may be authorized pursuant to the Administrative Action process of Section 2.060(A) up to a maximum of fifty percent (50%) of the requirement, by the Director or designee upon findings that:
1. Approval of the variance will not negatively impact adjacent properties;
 2. The variance does not result in a setback of less than five (5) feet; and
 3. Complies with circumstances listed in Section 6.020.

FINDING: The applicant is requesting a variance of 98.8% from the front (southern) property line and a variance of 58% from the side (western) property line, therefore the request does not qualify for an Administrative Variance and must be heard by the Planning Commission under Chapter 6 - Variances. Chapter 6 is addressed below.

CHAPTER 6 - VARIANCES

Section 6.010 – Purpose

A variance may be granted whenever the strict application of a requirement of this ordinance would impose unusual practical difficulty on the applicant. Practical difficulty may result from the size, shape, or dimensions of a site or the location of existing structures thereon, geographic, topographic, or other physical conditions on the site or in the immediate vicinity, or from population density, street location, or traffic conditions in the immediate vicinity. The authority to grant variances does not extend to use regulations.

Section 6.020 - Criteria for Decision

A variance to the requirements of this Ordinance may be granted with respect to lot dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and other dimensional requirements, except property size, only if, on the basis of the application, investigation and evidence submitted, all of the following circumstances are found to exist: (Revised 1-92)

FINDING: The request is for: (1) A variance to the western side yard setback to reduce the required setback from 7' to 3'; and (2) A variance to the front yard setback to reduce the required setback from 25' from the road right-of-way to 0.3' (4") from the road right-of-way.

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity which result from lot size or shape, topography, or other circumstances over which the property owner since the enactment of this Ordinance has had no control.

FINDING: There are multiple exceptional or extraordinary circumstances which apply to the subject parcel that do not apply generally to other properties in the vicinity. These include:

1. Most properties are not located along Rock Creek Reservoir. Of the 280 lots (approximate) in the Rock Creek Subdivisions, only 25 are located along the reservoir boundary. Property located on the reservoir requires a 50' minimum setback from the high water line while properties not located on the reservoir must only maintain a 7' setback. This increased setback limits the location that development can occur.
2. The subject lot contains topographic challenges. It is only 0.25 acre and contains three separate levels. The highest level (south portion of lot) contains the existing residence and deck; the middle level contains the drainfield; and the lowest level (north portion of lot) contains the replacement drainfield area and the setback/buffer from the high water line of Rock Creek Reservoir. The only portion of the property that can be reasonably built upon is the southern portion of the property. This is an exceptional and extraordinary circumstance which does not generally apply to other properties in the vicinity.
3. Rock Creek Reservoir was originally platted and developed in the 1970s with single-wide mobile homes being used as vacation homes. During the years since it was developed, most single-wide mobile homes have been replaced with double-wide mobile homes. To back up this point, sixteen lots located east, south and west of the subject lot were identified. Of the sixteen lots, four are unimproved or contain only general purpose sheds or similar detached

buildings. Of the remaining twelve lots, three (25%) contain a single-wide mobile home, and nine (75%) contain a double-wide mobile home.

4. Existing and proposed development is located close to the road right-of-way but the road surface is located over 15' from the proposed development. It is unlikely the road will expand in the future because residents want to keep vehicles at a slow speed (speed limit is currently 10 mph). Expanding the road would increase the speed limit. In addition, Lake Way is a dead-end road with no need for expansion.

- B. The variance is necessary for the preservation of a property right of the applicant which is the same as that enjoyed by other property owners in the same zoning district in the area.

FINDING: As addressed in Finding A.3., three-quarters (75%) of the properties on surrounding lots contain a double-wide mobile home. If the applicants are not granted a variance to allow placement of a double-wide mobile home on the property, they will be denied the same right as the majority of property owners in the vicinity. The request complies with Criterion B.

- C. The variance would conform with the purposes of this Ordinance and would not be materially detrimental to property in the same zone or vicinity in which the property is located, or otherwise conflict or reasonably be expected to conflict with the Comprehensive Plan.

FINDING: The Agricultural-Recreational (A-R) Zone states that its purpose is to provide areas for outdoor recreation and to allow controlled growth to continue in existing rural communities and rural exception areas. The subject lot and the majority of lots in the Rock Creek area are developed for residential use. Its location in the Mt. Hood National Forest allows nearby recreational uses. Replacement of a single-wide mobile home with a double-wide mobile home would not affect surrounding residential uses or affect recreational uses enjoyed by surrounding property owners. The request complies with Criterion C.

- D. The variance requested is the minimum variance which would alleviate the difficulty.

FINDING: Two variances are proposed: a variance to the western side yard property line, and a variance to the front yard property line.

- **Western side yard setback:** The applicant proposes to place a 24'W x 66'L manufactured home. Topography on the property consists of a flat area on the southern portion of the lot where the single-wide mobile home is located. Slopes immediately north of the existing mobile home are 15-20%, while closer to the reservoir they are 20-25%. Without extensive cut and fill, the new double-wide mobile home must be placed with the length running east-west across the property. A 3' setback on the western side of the lot would accommodate the length of the double-wide mobile home and the driveway on the east side of the lot. This variance is the minimum variance that would alleviate the difficulty regarding the western side yard setback.
- **Front yard setback:** Double-wide mobile homes range in widths from 20-28'. The applicant proposes to place a 24'W x 66'L manufactured home. Topography on the property consists of a flat area on the southern portion of the lot where the single-wide mobile home is located. Slopes immediately north of the existing mobile home are 15-20%, while closer to the reservoir they are 20-25%. Without approval of a variance, placement of a double-wide mobile home would be moved farther to the north, requiring great quantities of fill dirt to be placed, changing the topography of the lot. The existing septic system is located immediately north of the

existing house and the new home has been sited to the south of the septic system components to preserve the designated reserve drain field area that abuts the reservoir. The requested variance is the minimum variance that would alleviate the difficulty regarding the front yard setback.

The request complies with Criterion D.

E. The variance is not the result of a self-created hardship.

FINDING: The variances are not the result of a self-created hardship but are the result of the lot's topography which limits the area that can be developed. The request complies with Criterion E.

Chapter 10 – Fire Safety Standards

Section 10.110 - Siting Standards - Locating Structures for Good Defensibility

A. Does your building avoid slopes steeper than 40% (more than 40-foot elevation gain over 100 feet horizontal distance)?

FINDING: The proposed double-wide mobile home will be placed in the same location as the existing single-wide mobile home. According to Tenneson Engineering Corporation, slopes on the property in the vicinity of the existing/proposed home are 15-20%, and slopes further north towards the reservoir are 20-25%. The request complies with Criterion A.

B. Setbacks

1. Is your building set back from the top of slopes greater than 30% by at least 50 feet? or-
2. Is your building set back from the top of slopes greater than 30% at least 30 feet? and-

No structures or other extensions closer than 30 feet from top of slope; Stone or Concrete patio rather than above ground decking; enclosed soffits

-OR-

Fire resistant or non-combustible exterior materials (siding, decking, roofing) Large timber or metal supports for decks or other extensions Decking area screened or enclosed.
Enclosed soffits

FINDING: Slopes on the property are a maximum of 25%. There are no slopes greater than 30% therefore the request complies with Criterion B.

Section 10.120 - Defensible Space – Clearing and Maintaining a Fire Fuel Break

A. Is your building surrounded by a 50-foot wide fire fuel break? This standard may be decreased to 30 feet in width for parcels inside an exception area or smaller lot residential zone. The decrease to a 30-foot fire fuel break may be allowed without a request for modification of fire standards upon a demonstration that the 50 foot fire fuel break cannot be met.

FINDING: The subject lot is located in an exception area and the standard for a fire fuel break can be reduced to 30'. The applicant currently does not meet the defensible space standard. The applicant will be unable to meet the fire fuel break standard on the east, south, and west sides of the proposed replacement dwelling therefore a request for a modification to this fire safety standard is made. Section 10.230 - Fire Safety Mitigation Plan is addressed below.

- B. Is dense unmanaged vegetation beyond 50 feet from the outer edges of your buildings, including any extensions such as decks or eaves, kept to a MINIMUM? If located on steeper ground, have you created and maintained some clearings beyond the 50 feet fire fuel break?

FINDING: Ground cover on the subject lot is green lawn and vegetation less than 4" in height. The ground north of the existing house and deck consists primarily of cleared areas with trees generously scattered downslope towards the reservoir.

Section 10.130 - Construction Standards For Dwellings And Structures – Decreasing The Ignition Risks By Planning For A More Fire-Safe Structure.

- A. Is your building designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?
1. Roof Materials: Do you or will you have fire resistant roofing installed to the manufacturers specification and rated by Underwriter's Laboratory as Class A, B, or its equivalent (includes but not limited to: slate, ceramic tile, composition shingles, and metal)? NOTE: To give your structure the best chance of surviving a wild fire, all structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the uniform building code.
 2. Spark Arrestors: Will all chimneys and stove pipes be capped with spark arresters meeting NFPA standards (e.g., constructed of 12 USA gauge wire mesh with half-inch openings)?

FINDING: The proposed double-wide mobile home will have a composition shingle roof. The applicant is aware that all balconies and decks must be built with fire resistant materials equivalent to those specified in the uniform building code. In addition, any chimney or stove pipe will be capped with spark arresters meeting NFPA standards. As proposed the request complies with Criterion A.

- B. Is your structure designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?
1. Decks: Will all decks be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals? Will decks less than three feet above ground also be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings? Will decks, as required in accordance with standard 10.110(B) above, be built of fire resistant material? Will all flammables be removed from the area immediately surrounding the structure to be stored 20 feet from the structure or enclosed in a separate structure during fire season?
 2. Openings: Will all openings into and under the exterior of the building including vents and louvers, be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings.

3. Trees: Will all trees overhanging the building be limbed up 8 feet in accordance with fire fuel break requirements in 10.120(A) above, kept trimmed back 10 feet from any chimney or stove pipe, and be maintained free of all dead material.
4. Utilities: If your private utility service lines are not underground will the utilities be: a. Kept clear along their route? b. Have a single point of access to the building? Do all new buildings and structures served by electricity include a clearly marked power disconnect switch at the pole or off-grid power source?
5. Stand Pipe: Will a stand pipe be provided 50 feet from the dwelling or any structure served by a plumbed water system?

FINDING: With conditions of approval requiring compliance with fire safety standards, the request complies with Criterion 2.

Section 10.140 - Access Standards - Providing safe access to and escape from your home.

- A. Does your residential driveway meet standards for improved, all weather driveway surface and minimum driveway widths?

FINDING: The proposed driveway will either be paved or graveled to the specifications required in Chapter 10. The request complies with Criterion A.

- B. Is your dwelling accessed by a driveway with curves and slopes that are passable by emergency equipment? And are turnouts provided as needed to allow vehicles to pass safely? Is the slope of your driveway gentle enough for equipment to get up and down safely? If your driveway is longer than 200', are turnouts provided along its length, turnouts are not necessary.

FINDING: The proposed driveway will be 28'L and straight with no curves or slopes. Due to its short length, no turnouts are required. The request complies with Criterion B.

- C. Does your residential driveway provide adequate clearance for emergency vehicles and is there sufficient clear area along the driveway to allow responders to maneuver safely around their vehicles?

FINDING: The proposed driveway will be 28' in length. Any emergency vehicle will be able to serve the lot from Lake Way and its right-of-way. The request complies with Criterion C.

- D. If your residential driveway is longer than 150 feet, does it end with a turnaround that is passable for emergency responders?

FINDING: The residential driveway is identified on the site plan as being 28' in length therefore no turnaround is required for emergency responders. The request complies with Criterion D.

- E. Can the bridges or culverts crossed to access your dwelling on your property accommodate emergency response vehicles?

FINDING: There are no bridges or culverts on the subject lot therefore the request complies with Criterion E.

F. Can emergency responders get through your gate?

FINDING: The subject lot does not contain any gates therefore the request complies with Criterion F.

G. Are the signs you've posted for emergency responders legible and in good repair?

FINDING: Criterion G. requires signs to be posted that: limit parking, mark fire lanes, direct responders to an on-site water source, identify electrical service shut-off at the power pole or off grid power source; and post weight limits on existing bridges or culverts. The only signs applicable to this request include the on-site water source and electrical service shut off at the power pole or off grid power source. A condition of approval requiring compliance with all fire safety standards will ensure compliance with Criterion G.

H. Are the roads to your residential property maintained in a condition that is passable for emergency vehicles?

FINDING: The subject lot is located on Lake Way. This road is paved and is maintained so that it is passable by emergency vehicles. The request complies with Criterion H.

Section 10.150 - Fire Protection or On-Site Water Required Ensuring dwellings have some fire protection available through manned or unmanned response.

A. Are you proposing to construct a dwelling inside a structural fire protection district?

B. Are you proposing to construct a dwelling outside a structural fire protection district?

FINDING: The request is to replace an existing single-wide mobile home with a double-wide mobile home. The subject lot is located within the boundaries of the Wamic Rural Fire Protection District therefore the request complies with Section 10.150.

Section 10.220 - Modification of Fire Safety Standards

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 LUDO Section 2.060(A)(6). 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.

FINDING: The applicant is unable to meet Criterion 10.120.A., which requires maintenance of a 30' wide fire break around all structures and is requesting approval of the Fire Safety Standards. Section 10.230, below, addresses the applicant's site specific fire safety mitigation plan.

Section 10.230 - Fire Safety Mitigation Plan

A fire safety mitigation plan is required when an applicant needs to request a modification to one or more fire safety standards listed on the self-certification check list. A fire safety mitigation plan is also required for any land division creating lots that can accommodate dwellings. A fire mitigation plan shall include the following:

A. One or more maps and accompanying narrative statement addressing the following:

1. Site description.

FINDING: The subject property is located north of Lake Way, a dead-end street. Topography on the property consists of a flat area on the southern portion of the lot where the single-wide mobile home is located. Slopes immediately north of the existing mobile home are 15-20%, while closer to the reservoir they are 20-25%. Existing development consists of a single-wide mobile home and a metal storage building on its north side. The storage building sits at the edge of the road right-of-way. Development is located on the extreme southern portion of the lot where slopes are nearly level. Areas located east, south and west of the buildings are planted in green grass, while land to the north contains short natural grasses. There are dozens of pine trees on the subject lot, mostly located within 50' of the high water line of Rock Creek Reservoir, with a few located west of the drainfield and one at the lot's southwest corner.

2. Documentation of fire protection service or proposed plan for on-site fire protection.

FINDING: The subject lot is located within the boundaries of Wamic Rural Fire Protection District, and wild fire protection is provided by the Oregon Department of Forestry.

3. Documentation of on-site water supply where required.

FINDING: Properties in the Rock Creek subdivision are served by a public water system. The site plan identifies the water meter and hook up on the southeastern portion of the lot.

4. Driveway construction plan including gate features, size and locations of bridges or culverts and proposed signage.

FINDING: The site plan identifies the location of the driveway on the southeast corner of the property. The driveway will be 11'W x 28'L and will either be paved or graveled. No gates, bridges, culverts or signage is proposed.

5. Documentation of fuel break areas if land on adjoining properties is relied on to meet fuel break requirements.

FINDING: The applicant requested approval of a modification to the fire fuel break area because it cannot be supplied on the subject lot. No fuel break areas are proposed on adjoining properties.

6. Public or private road plans for new roads to serve proposed land divisions (including location, size, and type of bridges and culverts).

FINDING: The request is for replacement of an existing single-wide mobile home with a double-wide mobile home. No land division is proposed. Criterion 6. is not applicable to this request.

B. Statement of need A clear statement of why the fire safety standards cannot feasibly be met.

FINDING: Merriam Webster dictionary defines feasible as:

- 1 : capable of being done or carried out a *feasible* plan
- 2 : capable of being used or dealt with successfully : SUITABLE
- 3 : REASONABLE, LIKELY gave an explanation that seemed *feasible* enough

Lots in Rock Creek are generally 80 feet wide. Due to the topography on the property described in A.1., the single family dwelling must be located on the southern one-quarter of the property. Due to the lot width (80'), it is impossible for the applicant to meet the 30' fuel fire break because the fire break would extend onto adjacent properties and the road right-of-way. Even if the mobile home was turned 90 degrees, a 30' fire break could not be provided. Turning the mobile home so the length runs north-south would not be reasonable because it would require extensive fill material to be brought in to level the center part of the lot. Though it is possible to add a large quantity of fill, it is not reasonable to do so, therefore it is not feasible. The request complies with Criterion B.

- C. Risk Assessment An assessment of increased risk of wildfire damage if standard is modified. Risk assessments shall consider the purpose of the standard that cannot be met, the specific proposal, and site conditions to determine what, if any, additional exposure to wild land fire risks could be created by approval of the modification to fire safety standards. The consideration shall include increased risk of the proposed structure becoming a source of ignition and risks to the proposed structure from a wild land fire ignited elsewhere and traveling through the site.

FINDING: Due to small lot sizes, few of the existing homes in Rock Creek comply with fire safety standards, specifically the fuel fire break of 30' around all buildings. The 30' fire break for each lot generally runs onto adjacent lots. Fire risk is not increased in this case because adjacent lot owners maintain green lawn around their homes. While these areas are not under the control of the applicant, they are maintained by adjacent property owners. This include the unimproved road right-of-way adjacent to existing homes on Lake Way. Replacement of a single-wide mobile home with a double-wide mobile home will not change or increase fire risk in the area. The request complies with Criterion C.

- D. Statement of Additional Action Proposed to Eliminate or Minimize Increased Risks A clear list of additional measures proposed by the applicant to address any increased risks identified in the risk assessment.

FINDING: As discussed in C., there is no increased fire risk resulting from replacement of the single-wide mobile home with the double-wide mobile home. The applicant must commit to complying with all fire safety standards. With a condition of approval requiring the applicant/owner to comply with all fire safety standards, the request complies with Criterion D.



Public Health
Prevent. Promote. Protect.

NORTH CENTRAL PUBLIC HEALTH DISTRICT
"Caring For Our Communities"
419 East Seventh Street, The Dalles, OR 97058
Phone: 541-506-2600 Fax: 541-506-2601
Website: www.ncphd.org

Receipt

Date: 8-16-19

Received From: Rocky Racanelli

For: Site Authorization

Amount Paid: 250.00

Payment Received in:

- Cash
- Check 9885
- Other _____

NB

Signed by

NORTH CENTRAL PUBLIC HEALTH DISTRICT

419 East Seventh Street
The Dalles, OR 97058
(541) 506-2600

AUTHORIZATION APPLICATION

Fee: 250.00
Date Paid: _____

Date: 8-16-19
RE: Twp. 4S Range 14 Section 11 Tax Lot 20

I have no information that the existing on-site sewage disposal system located on property referenced above has ever failed by discharging sewage onto the ground surface or into public waters, by clogging or backing up in household plumbing, or in any other manner.

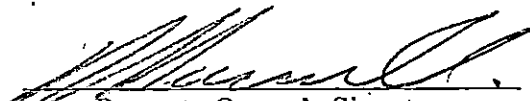
The existing system consists of 160 (linear feet of disposal field) and last served or now serves a dwelling having 2 bedrooms (include all rooms that could be used as bedrooms though actually used for other purposes, such as dens or sewing rooms) or business - (type of) consisting of - (number of employees or occupancy) on - (date).

To the best of my knowledge, the existing septic tank has a 750 gallon liquid capacity; determined by record (pumping record, permit, etc.).

The existing on-site system was installed on 3-21-75 (date).

I intend to connect a dwelling having 3 bedrooms (include all rooms that could be used as bedrooms even though they may actually be used for other purposes, such as dens, sewing rooms or business - (type of) consisting of - (number of employees or occupancy) on - (date).

Or: I intend to add to my existing structure (state all the rooms to be added) _____


Property Owner's Signature

COMPLETE THIS SIDE ONLY

NORTH CENTRAL PUBLIC HEALTH DISTRICT

419 East Seventh Street
The Dalles, OR 97058
(541) 506-2600

AUTHORIZATION NOTICE

OWNER: Rocky Bacanelli DATE: 8-16-19
PROPERTY ADDRESS: 120 Lake Way Tugh Valley
TYPE OF SEPTIC SYSTEM: Standard Serial
TWP. 4S RANGE 14 SEC. 11 TAX LOT 20

THIS AUTHORIZATION NOTICE ACKNOWLEDES THAT THE ON-SITE SEWAGE SYSTEM LOCATED ON THE PARCEL IDENTIFIED APPEARS ADEQUATE, ON THE BASIS OF A record review
(FIELD INSPECTION OR RECORD REVIEW)

TO SERVE A three bedroom WITH A
(NUMBER OF BEDROOMS AND TYPE OF STRUCTURE)
SEWAGE FLOW UP TO 325 GALLONS PER DAY.

SPECIAL CONDITIONS OF APPROVAL:

Low usage when incorporating the extra bedroom.

Micole Bailey
ENVIRONMENTAL HEALTH SPECIALIST

NOTE:

- 1. THIS AUTHORIZATION NOTICE DOES NOT GUARANTEE SATISFACTORY OR CONTINUOUS OPERATION OF THE ON-SITE SYSTEM IDENTIFIED.
- 2. A PERMIT AND INSPECTION OF THE BUILDING SEWER CONNECTION TO THE SEWAGE SYSTEM MAY BE REQUIRED BY THE DEPARTMENT OF COMMERCE OR ITS AUTHORIZED REPRESENTATIVE.

9/27/2018

**Department of Environmental Quality LAND USE
COMPATIBILITY STATEMENT (LUCS)
for Onsite Wastewater Treatment System Permits**



State of Oregon
Department of
Environmental
Quality

WHAT IS A LUCS? The Land Use Compatibility Statement is the process used by the DEQ to determine whether DEQ permits and other approvals affecting land use are consistent with local government comprehensive plans. The LUCS form is included in the onsite permit application approval packet.

WHY IS A LUCS REQUIRED? Oregon law requires state agency activities that impact land use be consistent with local comprehensive plans and land use regulations. Oregon Administrative Rules (OAR) Chapter 340, Division 18 identifies agency activities or programs that significantly affect land use and the process for ensuring consistency.

WHEN IS A LUCS REQUIRED? A LUCS is required for nearly all DEQ permits, registrations under general permits, and certain other approvals and certifications that affect land use. **This form only applies to onsite wastewater treatment system permits and activities.** *WPCF applicants must complete DEQ's General LUCS form.*

HOW TO COMPLETE A LUCS:

<u>Step</u>	<u>Who Does It</u>	<u>What Happens</u>
1	Applicant	Completes Section 1 of the LUCS and submits it to the appropriate city or county planning office.
2	City or County Planning Office	Completes Section 2 of the LUCS by determining if the activity or use meets all local planning requirements, and returns to the applicant the signed and dated LUCS form <u>with findings of fact for any local reviews or necessary planning approvals.</u>
3	Applicant	Includes the completed LUCS with <u>findings of fact</u> with the DEQ permit or approval submittal application to the DEQ.

A permit cannot be issued if the proposed facility does not comply with all applicable local land use requirements. The applicant is responsible for working with the local planning office to comply with land use requirements.

WHERE TO GET HELP: Questions about the LUCS process can be directed to the region staff responsible for processing the onsite permits. Headquarters and regional offices may also be reached using DEQ's toll-free telephone number 1-800-452-4011.

CULTURAL RESOURCES PROTECTION LAWS: Applicants involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction, or alteration of an archeological site or object, or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking, to take into account the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, extension 232.

SECTION 1 - TO BE COMPLETED BY APPLICANT (may be filled in electronically by tabbing to each field)

1. Applicant Name/Property Owner: Rocky + Denise Racanelli
Mailing Address: 7964 SW. Bond St.
City, State Zip Code: Tigard, OR. 97224
Telephone: 503-620-6541

2. Property Information:

County: Wasco Tax Lot No.: 20
Township: 45 Range: 11E Section: 1
Physical Address: 120 LAKEWAY
Block: _____ Lot: _____
Subdivision Name (if applicable): _____

3. This proposed facility is for:

An individual, single-family dwelling
 Describe the type of development, business, or facility and the provided services or products: _____

4. Permit or approval being requested:

Construction-Installation permit for: New Construction Repair Alteration
 Non-water-carried facility requests (for example, pit privy/vault toilet for campgrounds)
 Authorization Notice for: Replacement of dwelling Bedroom addition
 Other changes in land use involving potential sewage flow increases

[Print Form](#)

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

5. Property Zoning: _____ Zoning Minimum Parcel Size: _____

6. The facility is located: inside city limits inside UGB outside UGB

If inside UGB, the proposed facility is subject to:

City jurisdiction County jurisdiction Shared City/County jurisdiction

7. Does the proposed facility comply with all applicable local land use requirements: Yes No

If you answered "Yes" above, was this compliance based on:

Compliance with local comprehensive plans and land use requirements (provide a citation to the applicable provisions)
 Conditional approval (provide findings and citation or attach a copy of the applicable land use decision)
 Measure 49 waiver (provide Department of Land Conservation and Development approval number)

Either provide reasons for affirmative compliance decision or attach findings of fact: _____

8. Planning Official Signature: _____

Print Name: _____ Date: _____

Title: _____ Telephone: _____

Wasco-Sherman Public Health Department
400 East Fifth Street
The Dalles, Oregon 97058

Wasco County
Permit # 33-016
Date Issued: 3/21/75

Application for a Permit to Construct or Repair
a Subsurface Sewage Disposal System

Suitability Fee: \$25 ; Permit Fee: \$25

Lot 20
Sec 1

REFERENCE INFORMATION

EARL H. RIGGS
Name of Applicant
6347 N. Lombard
Mailing Address
Portland, Ore. 97203
City, State Zip

Section 14 T 45 R 11

Tax Lot or Account # 20

Property Address Sportsman's Park - Rock Creek
Wasco, Ore

George Unvers Owner
Installer's Name (Must be licensed by DEQ, if other than owner)

GENERAL DESCRIPTION

New Construction Repair _____

Installation will serve: House Mobile Home Mobile Home Park _____
Commercial Building _____ Other (Explain) _____

Water Supply: Public _____ Community (Private: Well _____ Spring _____)

DIRECTIONS TO PROPERTY (Please be specific)

To Rock Cr. Res. to Sportsman's Park Sec. 1 Lot 20

Property Zone A-3 Size of lot or parcel 80' x 131'
Test holes (X) have been prepared () will be prepared by _____

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Signature (Owner/ Installer) _____

Date _____

(For Suitability, complete this side only)

Name of Applicant Earl McRiggs

Mailing Address 6347 N. Lombard Portland Ore. 97203
Street or Route City State Zip

No. of Living Units 1 Bedrooms 3 Baths 2 Basement: Yes ? No

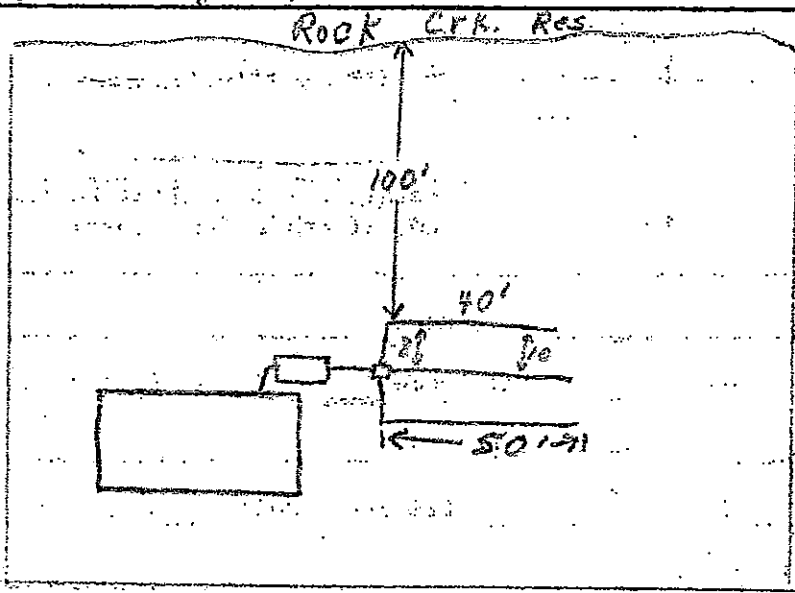
Septic Tank: Steel X Concrete Fiberglass No. Compartments Gal. Capacity

Feet From Well: Drainfield Septic Tank

CONSTRUCTION PERMITS ARE VALID FOR ONE (1) YEAR FROM DATE OF ISSUE

SYSTEM MUST BE INSPECTED BEFORE BACKFILLING

Plot Plan (Please use pencil)



Date 3-20-75

Earl McRiggs
(Applicant's Signature)

For Sanitarian's Use Only:

Site is: ✓ Suitable Not Suitable Date: 3/21/75 Remarks 150 sq. ft. before

Francis Callaghan
Sanitarian

Final Inspection Date 4/14/75 Remarks Satisfactory Completion notice mailed

Francis Callaghan

As Installed: Length of Lines 40-50' Trench Depth 28" Feet Between Lines 8-10' Drainfield to Property Line 20'

Date Paid: Suitability Fee 3/3/75 ; Permit Fee 3/3/75

March 17, 1975

Mr. Earl H. Riggs
6347 N. Lombard Street
Portland, Oregon 97203

Dear Mr. Riggs

Enclosed is a permit application form. Please fill out both sides to the plot plan - leave this blank.

As soon as we receive the application back from you, we will issue a permit. Your property at Sportsman Park is suitable for a subsurface sewage system, in the vicinity of the test holes.

Sincerely,

John M. Campbell, M.D.
Health Officer

By: Dennis C. Illingworth

Sanitarian

DCI/rn

PHONE 285-8800

COLUMBIA UPHOLSTERY CO.

G. Unress
will
call when
test holes are
ready 3/6

6347 NORTH LOMBARD STREET

PORTLAND, OREGON 97203

March 3, 1975

Wasco County Health Department
The Dalles, Oregon

Gentlemen:

I am enclosing a check for \$50.00. I would like to have a permit to put in a septic tank. The property is located at Sportsmans Park on Rock Creek Reservoir. It is Tax Lot #20. George Unress of Rock Creek Sportsmans Park is the installer.

Please send the permit to him.
Thank you.

Earl H. Riggs
Earl H. Riggs

3/17/75

Permit # _____

FIELD INSPECTION SHEET
Completed By Sanitarian

Location: Sect. 14 T. 45 R. 11 Tax Lot or Acct. No. T.L. #20

Sec. 1 - Sportsman's Park - Rock Creek - Ulanic

Are public sewers available or nearby? (Distance) N

Are there zoning or environmental considerations? N

Size of property: _____

Are other systems in area malfunctioning? N

Is there room for future expansion? Y

Surface feature considerations: (Explain)

Slope: 15% to the North (down)

Flood plain: N

Plants: N

Rocks: N

Low area: N

Drainage way: N

Streams: Lake 115' from test holes

Water supply and utilities:

Community water: Sportsman Park community water system

Private water: _____ Location: _____

Water lines: _____

Gas lines: _____

Wells on adjacent properties: _____

TEST HOLE RESULTS

#1 Test Hole		#2 Test Hole		#3 Test Hole	
0" - 48"	loam	0" - 48"	loam	0" -	
-		-		-	
-		-		-	
-		-		-	
-		-		-	
-		-		-	

Soil Classification (If Known): _____

Is curtain drain required? _____

REMARKS: 150 / sq ft. / bd rm.

← N

#20

Rock
Creek Pass

← steeper
slope

115'

road
boundary

test hole
#1

#22

← slope
15%

131'

80'

lake way Rd.

March 19, 1975

Mr. Earl H. Riggs
6347 N. Lombard
Portland, Oregon 97203

Dear Mr. Riggs:

Your application for permit to construct a subsurface sewage system has not been approved for failure to provide this department with required information.

Before this office can issue a permit, we need to know whether you plan to have a mobile home or a house and how many bedrooms would be in the living unit.

This information is needed to size the system properly. If three bedrooms are planned, a larger septic tank than you have now is required. More drainfield will be needed also.

If you have any questions, please contact this office.

Sincerely,

John M. Campbell, M.D.
Health Officer

By: Dennis C. Illingworth
Sanitarian

DCI/rn

WASCO-SHERMAN
PUBLIC HEALTH DEPARTMENT

TELEPHONE (503) 296-4636
400 EAST FIFTH STREET
COURT HOUSE ANNEX
THE DALLES, OREGON 97058

March 19, 1975

Mr. Earl H. Riggs
6347 N. Lombard
Portland, Oregon 97203

Dear Mr. Riggs:

Your application for permit to construct a subsurface sewage system has not been approved for failure to provide this department with required information.

Before this office can issue a permit, we need to know whether you plan to have a mobile home or a house and how many bedrooms would be in the living unit.

This information is needed to size the system properly. If three bedrooms are planned, a larger septic tank than you have now is required. More drainfield will be needed also.

If you have any questions, please contact this office.

Sincerely,

John M. Campbell, M.D.
Health Officer

Dennis Illingworth
By: Dennis C. Illingworth
Sanitarian

DCI/rn

*Plans are for not more than a
two bedroom house or a mobile
home not more than two bedrooms
Earl H. Riggs*



921-19-000128-PLNG_Racanelli EPD-8

2 messages

Brent Bybee <brentb@co.wasco.or.us>
To: Jeremy Thompson <Jeremy.l.thompson@state.or.us>

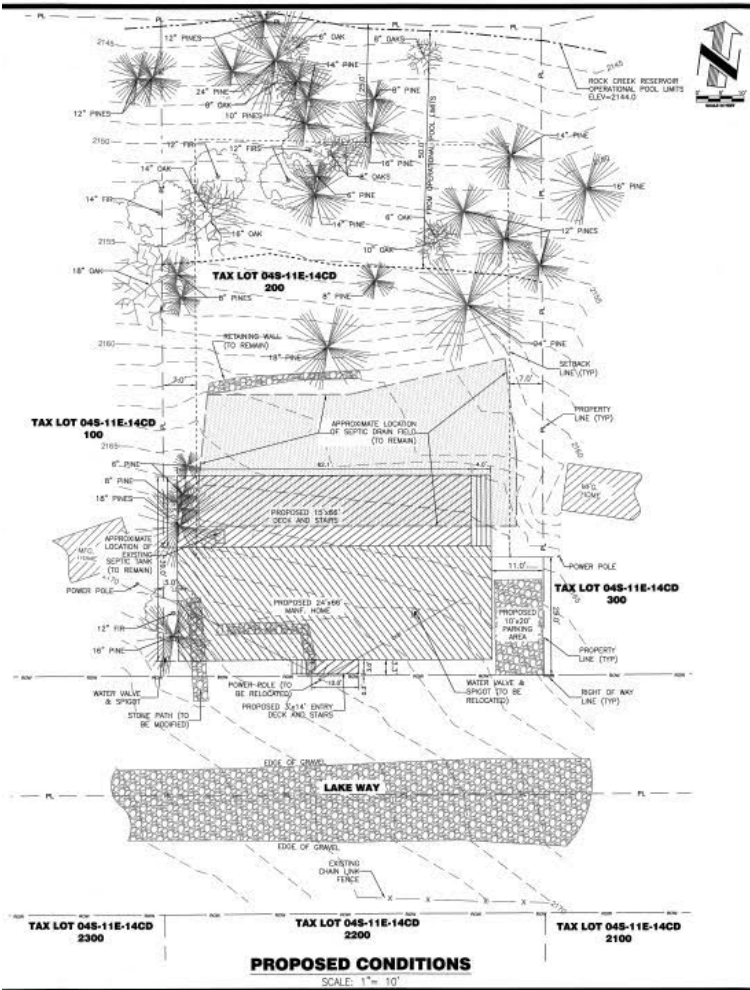
Thu, Nov 14, 2019 at 12:58 PM

Hey Jeremy,

I have a replacement dwelling proposed at Sportsmans Park. The address is 120 Lake Way, Map/Tax Lot: 4S 11E 14 CD 200. Do you have any concerns or comments towards the development? Site Plan is attached below.

Thank you,

Brent



Brent Bybee | Associate Planner
PLANNING DEPARTMENT

brentb@co.wasco.or.us | www.co.wasco.or.us
541-506-2544 | Fax 541-506-2561
2705 E 2nd St | The Dalles, OR 97058

Note: This correspondence does not constitute a Land Use Decision per ORS 197.015.

It is informational only and a matter of public record.

Planning for the Future. Wasco County 2040.

[Get involved](#)

[Take our new survey!](#)

Jeremy Thompson <Jeremy.L.Thompson@state.or.us>
To: Brent Bybee <brentb@co.wasco.or.us>

Fri, Nov 15, 2019 at 9:55 AM

No concerns from ODFW.

[Quoted text hidden]