



**PLANNING DEPARTMENT**

2705 East Second Street • The Dalles, OR 97058  
p: [541] 506-2560 • f: [541] 506-2561

## NOTICE OF DECISION

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**FILE #:** 921-24-000029-PLNG

**DECISION DATE:** June 6, 2024

**APPEAL DEADLINE:** June 21, 2024

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**REQUEST:** Expedited Scenic Area Review to construct the following: 94 Square Foot (SF) overall, 6'L x 15'W x 17'H Deck Addition and a sliding door for the primary dwelling that will access the proposed deck addition.

**DECISION:** Approved, with **conditions**

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**APPLICANT:** Sierra A and I Construction, P.O. Box 238, The Dalles, OR 97058

**OWNER:** Ronald R. Walters, 2710 SE Merritt Drive, Battleground, WA 98604

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**PROPERTY INFORMATION:**

**Location:** The subject property is located within the Chenoweth Neighborhood on the north side of Murray Drive West, approximately 175 feet northwest of the Lockwood Street West and Murray Drive West intersection, approximately 141 feet northeast of the Murray Drive West and Oak Street West intersection, and approximately one mile northwest of the City of The Dalles, more specifically described as:

<u>Map/Tax Lot</u>	<u>Acct. #</u>	<u>Acres</u>
2N 13E 30 AC 1500	2270	0.20

**Zoning:** "R-R" Rural Residential Zone (GMA & SMA)

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**Attachments:**

**Staff Reviewer:** Daniel Dougherty, Senior Planner

- A. **Conditions of Approval**
- B. **Time Limits & Appeal Information**
- C. **Maps**
- D. **Staff Report**
- E. **Outdoor Lighting Standards**
- F. **Public Comment(s)**

**After recording, please return original to:  
Wasco County Planning Department**

# ATTACHMENT A – CONDITIONS OF APPROVAL

Pursuant to Wasco County National Scenic Area Land Use Development Ordinance, Chapter 2 – Development Approval Procedures, Section 2.120.A., Notice of a Decision by the Director, the following shall be recorded as conditions of approval and binding upon the owners, developers or assigns. Prior to issuance of zoning approval on a building permit application, items under A. shall be met.

After the expiration of the 15-day appeal period and prior to any development and issuance of zoning approval on a building permit application, the permit holder(s) shall comply with the following conditions:

## Conditions of Approval

### Recordation of Notice of Decision and Attachment A Conditions

This Notice of Decision and Attachment A Conditions shall be recorded in the County deeds and records to ensure notice of the conditions to successors in interest. (The applicant/owner is responsible for recording this Notice of Decision and Attachment A Conditions with the Wasco County Clerk. The Wasco County Planning Department will not grant Building Codes authorization until the decision is recorded with the Wasco County Clerk).

### Cultural Resources

1. If cultural resources are discovered during development of any new structure or building, all construction shall cease within 100' of the discovered cultural resource. The cultural resource(s) shall remain as found and further disturbance is prohibited. The owners shall notify the Wasco County Planning Department and Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or associated with Native Americans, the owners shall also notify the Confederated Tribes of Warm Springs, Confederated Tribes of Umatilla, Nez Perce, and Yakama Indian Nation within 24 hours of discovery.
2. If human remains are discovered, all work on the parcel shall cease and the owners shall immediately notify the Wasco County Sheriff's Office, the Wasco County Planning Department, the Gorge Commission, and the four Indian tribal governments.

### Colors/Materials

1. The deck addition shall be constructed of wood and have an exterior color of dark brown or a color matching that of the existing dwelling.

### Fire Safety Standards

1. Improvements and requirements listed in Chapter 11 of the Wasco County NSA-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 921-22-000116-PLNG and 921-24-000029-PLNG.

## ATTACHMENT A – CONDITIONS OF APPROVAL

2. The applicant or future owner(s) shall provide and maintain a 50 foot fire fuel break, as possible considering property size, in accordance with the *Chapter 11 – Fire Safety Standards, Defensible Space* criteria.
3. The proposed addition shall meet the criteria outlined in *Chapter 11 – Fire Safety Standards, Construction Standards for Dwellings and Structures*, and the final structural designs shall meet all applicable building code standards.
4. The existing driveway shall be maintained per design standards outlined in *Chapter 11 – Fire Safety Standards, Access Standards – Providing Safe Access to and Escape From Your Home (2-3” of ¾ minus over 6-8” of pitrun base rock or be capable of supporting 75,000 lbs. Gross Vehicle Weight)*.

### Miscellaneous Conditions

1. Wasco County GIS contains a registered address for the subject lot; however, if applicable, the applicant shall apply to the Wasco County Planning Department for a registered address in accordance with the Wasco County Uniform Addressing Ordinance.
2. Outdoor lighting shall be directed downward, sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and the Columbia River as well as preventing the lighting from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting. Shielding and hooding materials shall be composed of nonreflective opaque materials. There shall be no visual pollution due to the siting or brilliance, nor shall it constitute a hazard for traffic.
3. Ground disturbance shall be minimized to the greatest extent possible. All ground disturbance resulting from development shall be revegetated no later than the next planting season (Oct-April) with native species. The property owners and their successors in interest shall be responsible for survival of planted vegetation and the replacement of such vegetation that does not survive.
4. The permit holder shall ensure that all relevant federal, state, and local permits are acquired prior to construction.

SIGNED THIS 6<sup>th</sup> day of June, 2024, at The Dalles, Oregon.

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Daniel Dougherty, Senior Planner  
Wasco County Planning

## ATTACHMENT B – TIME LIMITS AND APPEAL INFORMATION

**NOTE: Any new land uses or structural development such as residences; garages, workshops or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review.**

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

No development shall occur until the appeal period has expired, and conditions of approval are adhered to. Per Section 2.240 of the National Scenic Area Land Use and Development Ordinance, this approval shall expire: (1) When construction has not commenced within two years of the date the land use approval was granted, or, or (2) When the structure has not been completed within two years of the date of commencement of construction. The expiration date for the validity of a land use approval is from the date of the expiration of the appeal period and not the date the decision was issued.

### **PLEASE NOTE:**

No guarantee of extension or subsequent approval either expressed or implied can be made by the Wasco County Planning Department. Please take care in implementing your proposal in a timely manner.

### **APPEAL PROCESS:**

The decision date for this land use review is **Thursday, June 6, 2024**. The decision of the Director shall be final unless an appeal from an aggrieved party is received by the Director within fifteen (15) days of the mailing date of this decision, **Friday, June 21, 2024, at 4:00 p.m.**, or unless the Planning Commission or Board of County Commissioners on its own motion orders review within fifteen (15) days of the date of decision. A complete record of the matter is available for review upon request during regular business hours or copies can be ordered at a reasonable price at the Wasco County Planning Department. Notice of Appeal forms may also be obtained at the Wasco County Planning Department. **The filing fee for an appeal is \$250.00. Fees are refunded if appellant prevails.**

### **FINDINGS OF FACT:**

Findings of Fact approving this request may be reviewed at the Wasco County Planning Department, 2705 East Second Street, The Dalles, Oregon, 97058, or are available for purchase at the cost of \$0.25 per page. These documents are also available online at:

[https://www.co.wasco.or.us/departments/planning/active\\_landuse\\_applications.php](https://www.co.wasco.or.us/departments/planning/active_landuse_applications.php).

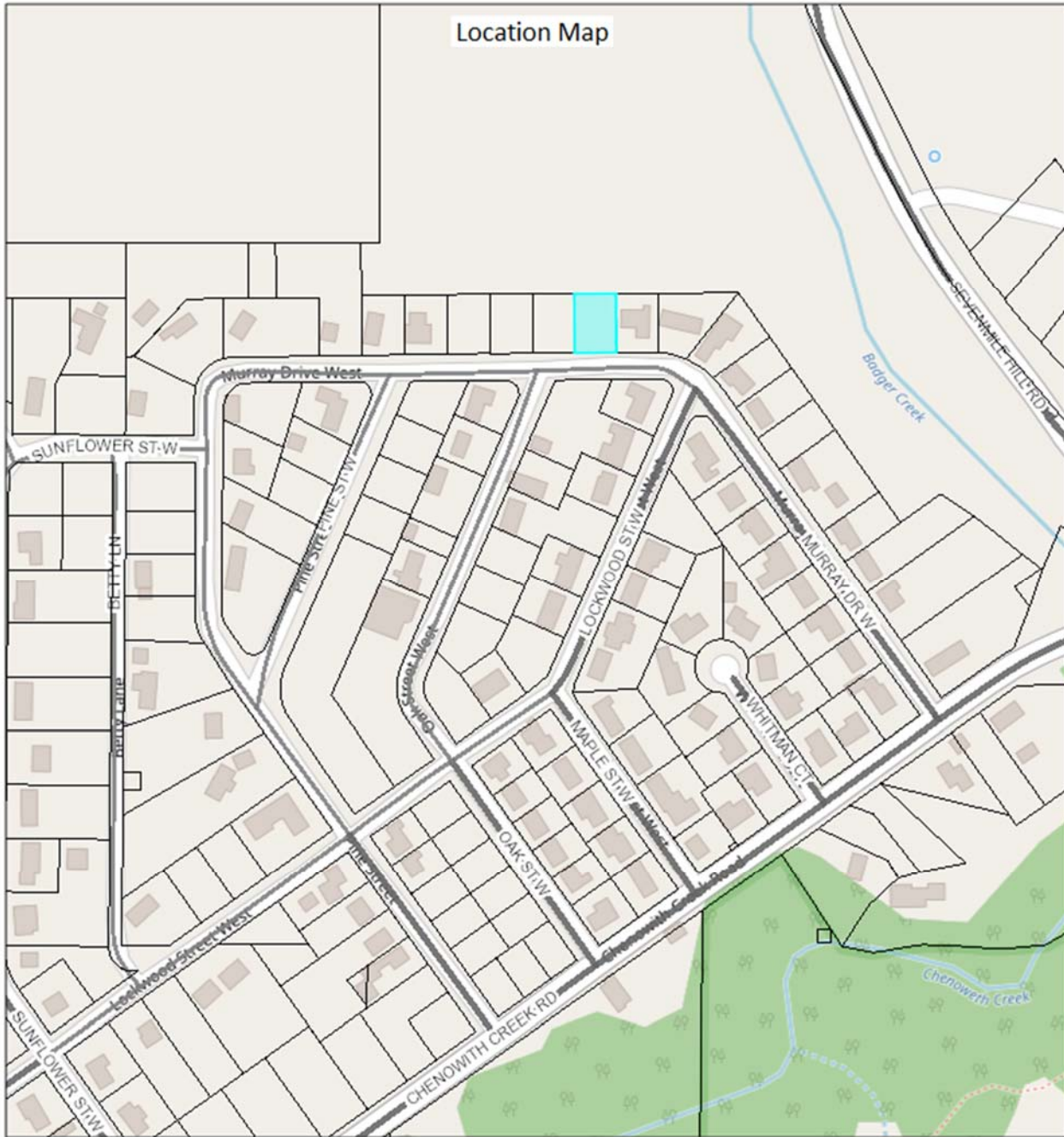
Click on Active Applications. The table is sorted alphabetically by the name of the applicant. The information will be available until the end of the appeal period.

# ATTACHMENT C – MAPS

Applicant: Sierra A and I Construction

Owner: Ronald Waters

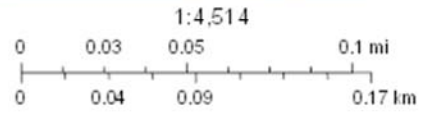
Subject Parcel: 2N 13E 30 AC 1500



9/1/2022, 7:22:55 AM

### Legend

-  Subject Taxlot
-  Taxlots



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# ATTACHMENT C – MAPS

Applicant/Owner: Kevin Pratt  
 Subject Parcel: 2N 13E 30 AC 2300

UPDATED 25 APR 2024: ADDED DIMENSIONS ON SITE MAP

