



PLANNING DEPARTMENT

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

Pioneering pathways to prosperity.

May 30, 2024

Notice of National Scenic Area Application

Notice is hereby given that an Application for a Recreation Vehicle and Tent Camping facility within the National Scenic Area has been submitted to the Wasco County Planning Department. A decision will be made by the Wasco County Planning Commission at a hearing tentatively scheduled for October 1st from 3pm-5pm. Official Notice of the Public Hearing will be provided within 20-days of the hearing date as required under Chapter 2 of the National Scenic Area Land Use and Development Ordinance (NSA LUDO).

COMMENTS: Comments may be submitted prior to the scheduled hearing or can be made during the hearing. Comments submitted before the hearing must be in writing and address review criteria. Comments can be submitted to the Wasco County Planning Department, 2705 East Second Street, The Dalles, OR 97058, or via email to kellyg@co.wasco.or.us.

FILE NUMBER: 921-23-000143-PLNG

REQUEST: Scenic Area Review and Conditional Use Permit for a campground, which includes 48 Recreational Vehicle sites and 30 Tent Camping sites. Toilets at the ratio of one toilet for men and women each for every ten (10) vehicle sites (5 men & 5 women restrooms). One centralized large solid waste collection site used to collect and transport solid waste off-site. Please see online application for additional details:
https://www.co.wasco.or.us/departments/planning/active_landuse_applications.php.

APPLICANT: Wasco County, 511 Washington Street, Suite 10, The Dalles Oregon 97058

PROPERTY OWNERS: Wasco County, 511 Washington Street, Suite 10, The Dalles Oregon 97058

LOCATION: The subject property is located on the immediate west side of Highway 30, 750 feet north of Irvine Street West, northeast of Chenoweth Creek Road, approximately 750 feet north of the City of The Dalles; more specifically described as:

<u>Map/Tax Lot</u>	<u>Acct. #</u>	<u>Acres</u>
2N 13E 29 100	1914	154.73

ZONING: "A-1" Large Scale Agriculture Zone (GMA & SMA), (GMA) A-1(160)

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

REVIEW CRITERIA: National Scenic Area Land Use & Development Ordinance (NSA LUDO) Chapter 3 – Basic Provisions, Section 3.120 "A-1" Large Scale Agriculture Zone (GMA & SMA); Chapter 5 – Conditional Use Review; Chapter 11 – Fire Safety Standards; Chapter 14 – Scenic Area Review; Chapter 17 – Recreational Vehicle Parks; of the NSA LUDO

AVAILABLE INFORMATION: More information regarding this application is available on the Wasco County Planning Department website:
https://www.co.wasco.or.us/departments/planning/active_landuse_applications.php. The table is sorted alphabetically by the name of the application. The information will be available until the end of the appeal period.

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

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

COMMENTS:

1. Comments may be submitted *prior to the scheduled hearing* or can be made *during the hearing*. Comments *submitted before the hearing must be in writing* and address review criteria. Comments can be submitted to the **Wasco County Planning Department**, 2705 East Second Street, The Dalles, OR 97058, or via email to **kellyg@co.wasco.or.us**.
2. This form is for your convenience if you wish to comment. If you wish to comment, please provide sufficient detail to allow the Director to respond to the issue(s).
3. Comments received are a matter of public record and are made available to the applicant. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue.

Date: _____ Name: _____

Address: _____

REVIEW & DECISION PROCESS:

1. An application is received and reviewed for completeness.
2. When deemed complete, a public hearing date is secured and a Notice of Application is mailed to affected public agencies, interested parties, and property owners within 500 feet of the subject property. Comments are weighed against the NSA LUDO criteria in a staff report.
3. A recommendation is reached by the Director supported by findings in the staff report.
4. A Notice of Quasi-Judicial Public Hearing is mailed at least 20-days prior to the date of public hearing. Notice is also given by publication in the official newspaper of Wasco County at least fifteen 15-days prior to the public hearing.
5. A Quasi-Judicial Public Hearing is held and the Planning Commission will make a decision.
6. Parties of Record (affected agencies, property owners within 500 feet of the subject parcel, plus those other parties who comment) will receive a Notice of Decision.
7. Aggrieved parties may appeal a decision of the Planning Commission within 15 days of the decision date.

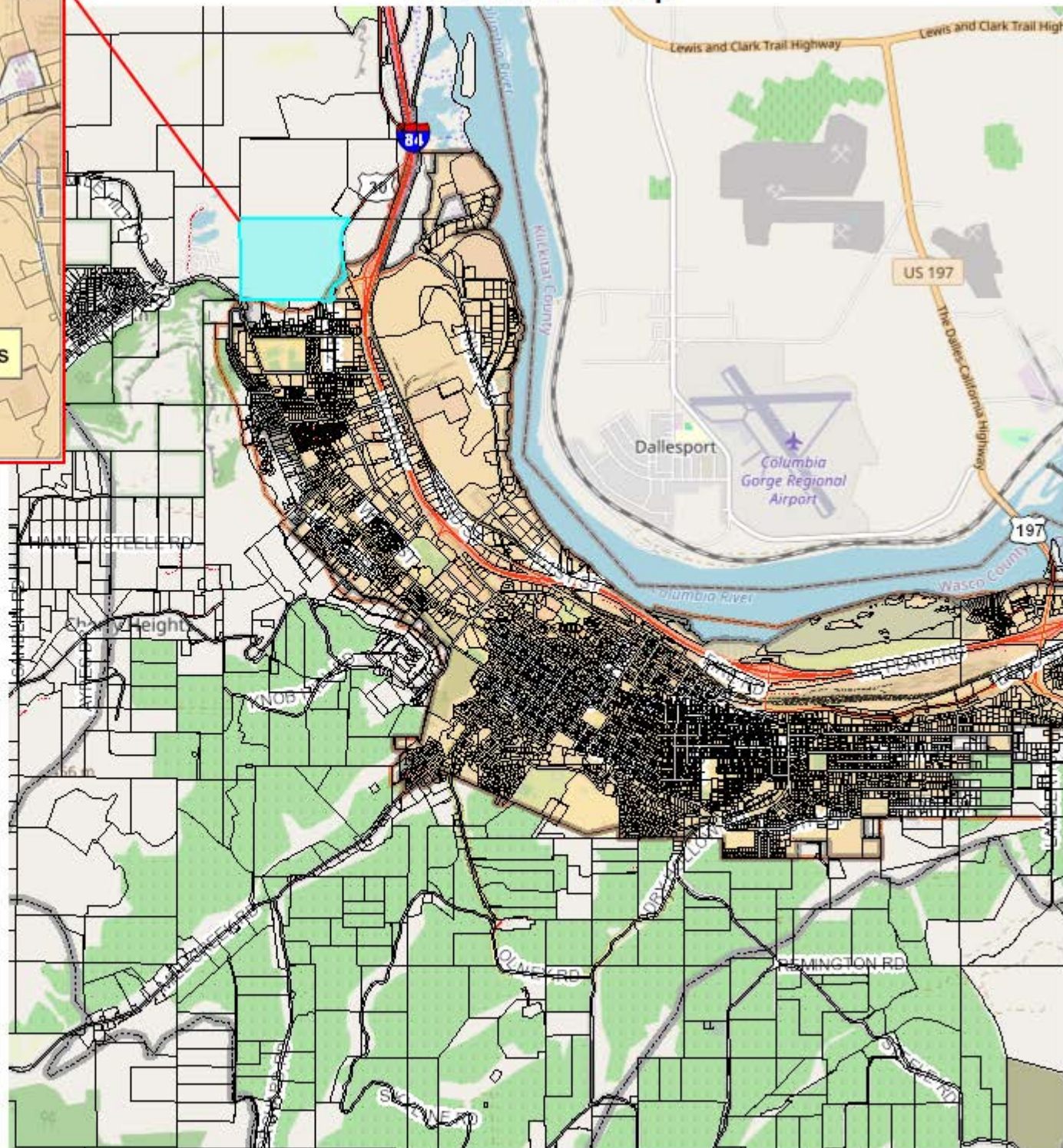
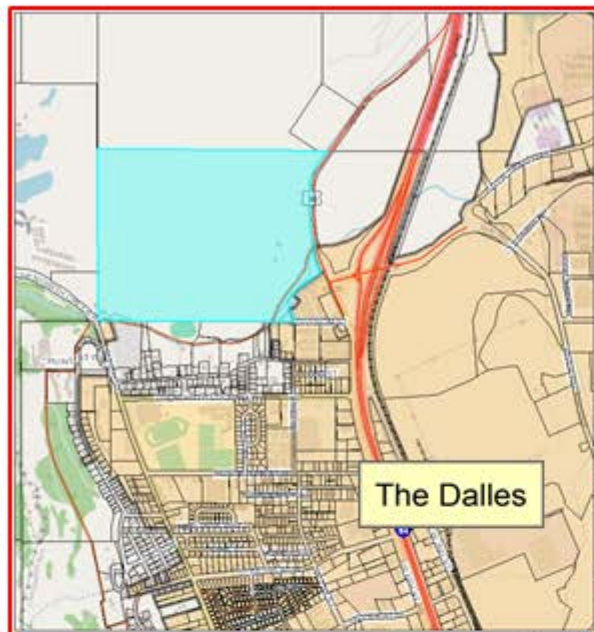


Kelly Howsley-Glover, Director

MAPS

See below for Location Map and Preliminary Recreational Vehicle Park Site Map.

Location Map

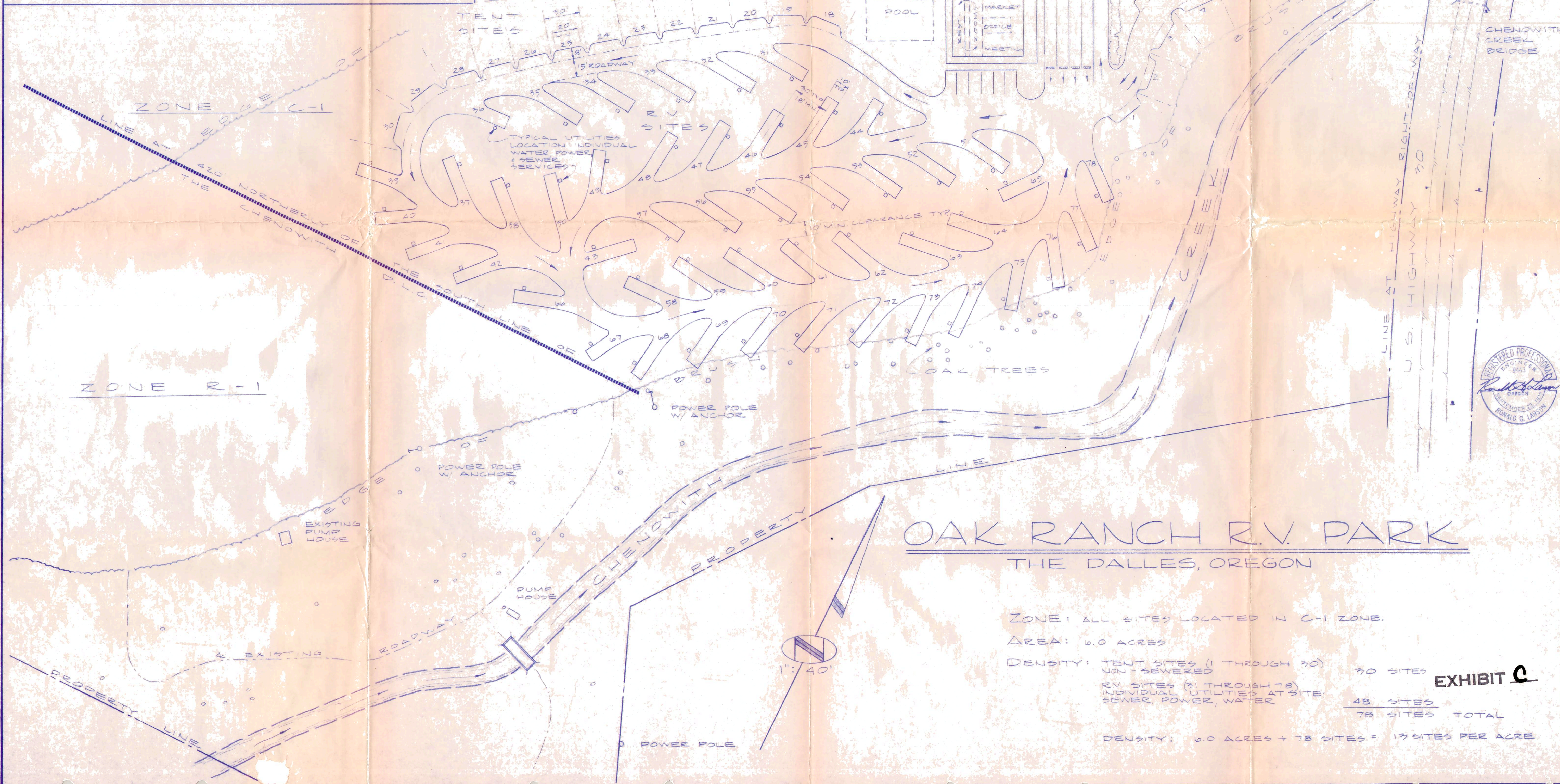
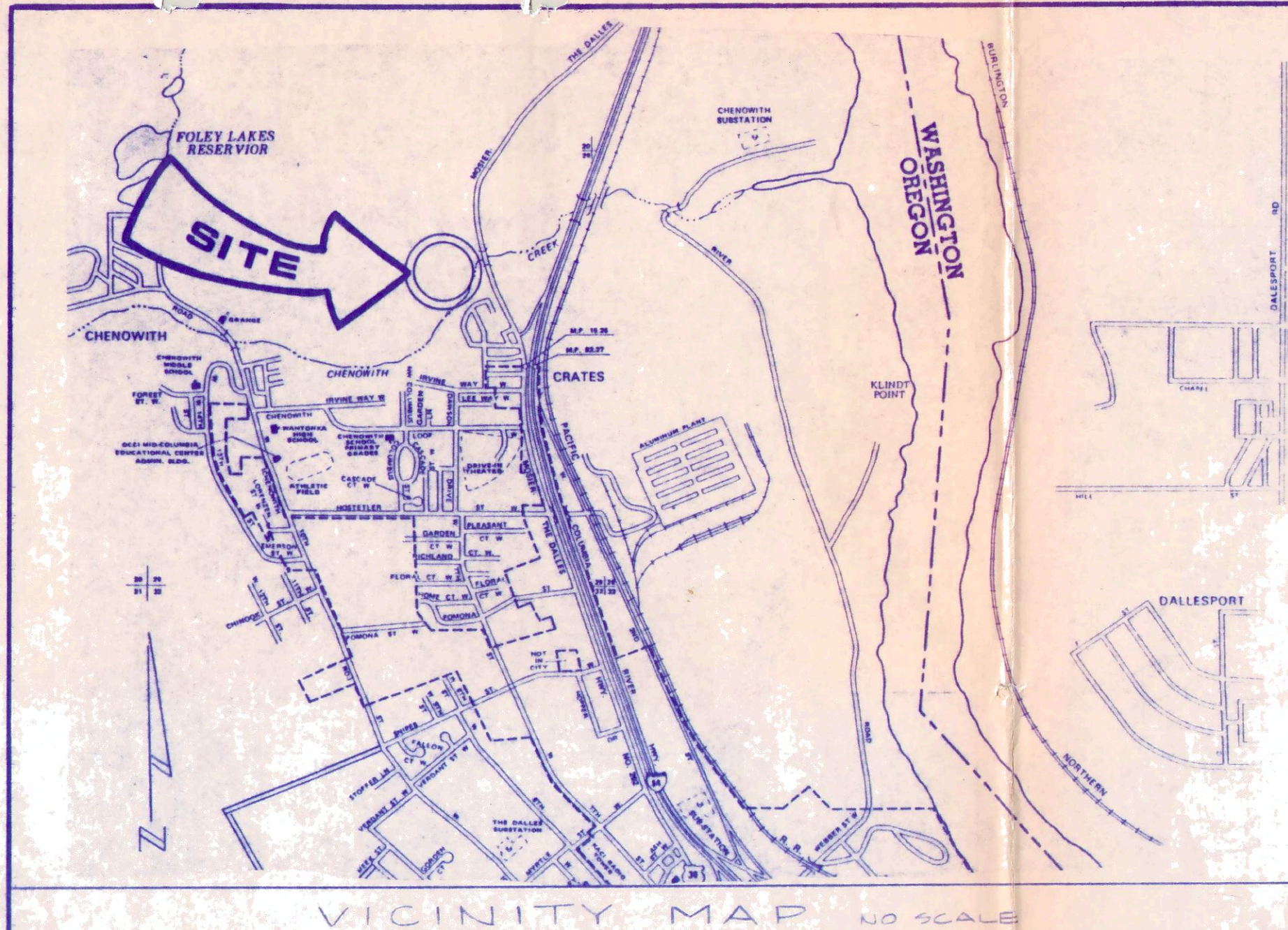


Legend

- Subject Taxlot
- Taxlots
- Urban Growth Boundaries
- Municipalities
- NSA Boundary



This product is for informational purposes and has not been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

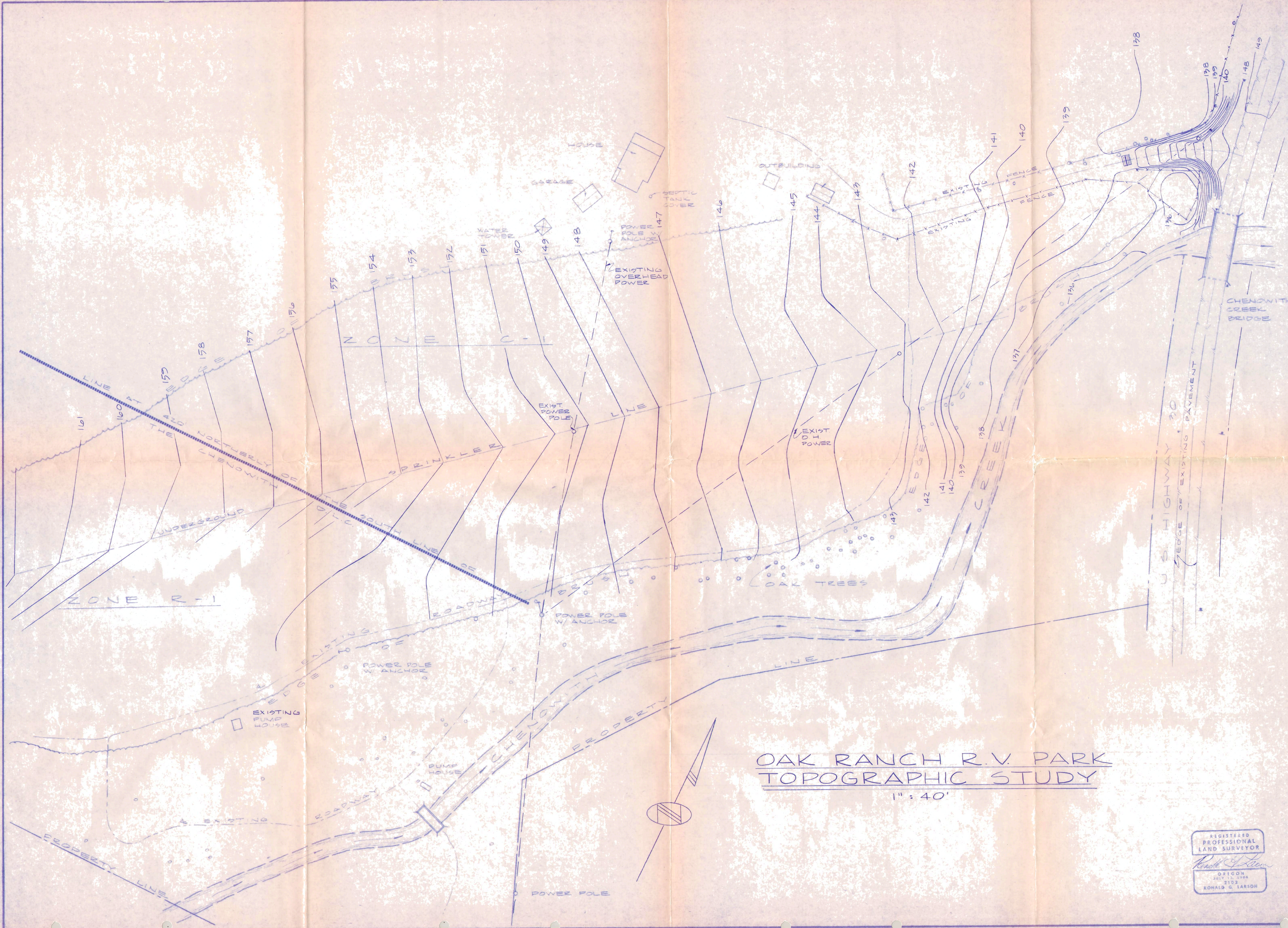


HANDFORTH & LARSON, INC.
P.O. BOX 219
MANZANITA, OR. 97130
(503) 368-5394

OAK RANCH R.V. PARK
THE DALLES, OR.

VICINITY MAP
ZONE: DENSITY DATA
SITE PLAN

JOB NO. 189
DATE MAR., 1983
DESIGNED RGL
DRAWN LUM
CHECKED RGL
SHEET 1
OF TWO



OAK RANCH R.V. PARK
TOPOGRAPHIC STUDY

1" = 40'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ronald G. Larson
OREGON
JULY 12, 1984
2103
RONALD G. LARSON

HANDFORTH & LARSON, INC.
P.O. BOX 219
MANZANITA, OR. 97130
(503) 368-5394

OAK RANCH R.V. PARK
THE DALLES, OR.

TOPOGRAPHIC STUDY MAP

JOB NO. 189
DATE MAR 1989
DESIGNED
DRAWN LM
CHECKED RGL
SHEET 2
OF TWO