

### **C. Chapter 5 – Conditional Use Review**

#### **Section 5.020, Authorization to Grant or Deny Conditional Uses, and Standards and Criteria Used**

*Conditional uses listed in this Ordinance shall be permitted, enlarged or otherwise altered or denied upon authorization by Administrative Action in accordance with the procedures set forth in Chapter 2 of this Ordinance. In judging whether or not a conditional use proposal shall be approved or denied, the Administrative Authority shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable.*

- A. The proposal is consistent with the goals and objectives of the Management Plan for the Columbia River Gorge National Scenic Area, and consistent with the provisions of the County's implementing ordinances.*

**RESPONSE:** The goals and objectives of the Management Plan for the Columbia River Gorge National Scenic Area (Management Plan) are implemented through the Wasco County National Scenic Area Land Use & Development Ordinance, which are addressed throughout this report. Recreational Resources are addressed in Chapter 4 Recreational Resources in the Management Plan. Specifically, within Chapter 4, four Recreation Intensity Classes, ranging from very-low-intensity to high-intensity, are applied within General Management Area lands. Recreational Intensity Class 4 (High Intensity) allows the following:

Campgrounds for 175 individual units or less, for tents and recreational vehicles, with a total density of no more than 10 units per acre (density to be measured based on total size of recreation facility and may include required buffer and setback areas). Class 4 campgrounds may also include up to three group campsite areas, in addition to allowed individual campsite units or parking area maximums.

See Management Plan, Page 140.

The requested R.V. Park is consistent with the goals and objectives of the Management Plan for the Columbia River Gorge National Scenic Area, and consistent with the provisions of the County's implementing ordinances.

- B. Taking into account location, size, design and operational characteristics of the proposed use, the proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses.*

**RESPONSE:** Analysis of the location, size, design, and operational characteristics of the proposed Recreational Vehicle Park, and its compatibility with outright permitted uses of surrounding and adjacent property is provided below.

**Location:** The subject parcel is located to the immediate west of the U.S. Highway 30 (Historic Columbia Highway) and to the immediate north of the City of The Dalles, between 100-400 feet outside of the Urban Growth Boundary. The subject parcel is near a heavily urbanized area to the east, where Highway 84, Interstate 84, and the Union Pacific Railroad line are located. The built environment dominates the south, east, and west landscapes. The north adjacent parcel is owned by Munsen Paving LLC, and is used as a rock quarry. Parcels located further north are within (GMA) A-1(160) and are used for

agriculture (annual or perennial crops). This proposed area was previously approved for a recreational vehicle park. There is no record that the applicant has found where public comment was in opposition to the previously approved R.V. Park because of the location.

Size and Design:

Request for a campground to include 48 Recreational Vehicle (R.V.) sites and 30 Tent Camping (T.C.) sites. (This number is flexible depending on waterway setbacks and other considerations as provided by the Wasco County Planning Department).

- a. Existing R.V. sites 66-78 (12 sites) may be too close to an existing wetland for use. These sites would be moved further to the north and west in order to meet existing wetland buffers.
- b. The affected 12 sites must be newly constructed and connected to existing infrastructure.

See preliminary site map and detailed request for explicit details.

Operational Characteristics: The proposed Recreational Vehicle Park will be a commercial activity providing accommodation for a maximum of 48 R.V. sites and 30 Tent Camping sites. The proposed R.V. Park will provide temporary type residential & recreational use. As provided within the application, much of the necessary infrastructure is preexisting or must be expanded to accommodate the R.V. Park plan.

Compatibility: The purpose of the underlying zone (GMA) A-1(160), is:

*The purpose of the Large Scale Agriculture Zone is to protect and enhance large scale agricultural land for agricultural uses. Large Scale Agricultural lands are generally:*

1. *Currently devoted to agriculture of a scale that is land intensive, employs workers, or provides significant products for markets or processors; or*
2. *Have a combination of soil capability, size and freedom from conflicting use that renders them suitable for large-scale agriculture or forest use.*

However, recreation development is also allowed under:

*E. Uses Permitted Conditionally*

*16. Recreation Development, subject to Section 14.700. (GMA Only)*

The proposed area for development is within Recreational Intensity Class 4 (High Intensity). The subject parcel has not been actively farmed for profit since at least 1995. An R.V. park proposal was approved in 1989 [See SPR-89-112]. Considering the subject parcel's location, size, access, and scope and physical design of the R.V. Park plan, the request is compatible.

- C. *The proposed use will not exceed or significantly burden public facilities and services available to the area, including, but not limited to: roads, fire and police protection, sewer and water facilities, telephone and electrical service, or solid waste disposal facilities.*

**RESPONSE:** Analysis of the impact of the proposed use on roads, fire and police protection, sewer and water facilities, telephone and electrical service, or solid waste disposal facilities is provided below.

Roads: See application for specific scope. The subject parcel directly connects with U.S. Highway 30, a state owned and maintained highway. Average Daily Traffic data was obtained from the 2009 Wasco County Transportation System Plan. The 2009 Transportation Plan provides that “[a]verage daily traffic (ADT) count data was obtained from ODOT permanent automatic traffic recorders (ATR), 2007 ODOT volume tables, and counts conducted in December 2008.” (See 2009 Wasco County Transportation System Plan, Page 19). The Average Daily Traffic for U.S. Highway 30 south of Discovery Drive was 1,325. (See Table 4-4, 2009 Wasco County Transportation System Plan, Page 26). The 2019 Oregon Department of Transportation Handbook titled Personal Travel in Oregon: A Snapshot of Daily Household Travel Patterns, provides that on average, “households report an average of 8.9 daily weekday trips, traversing 61 miles per day and spending 168 minutes per day traveling.” These statistics account for residential households (parcels or lots).

A copy of the 2019 Oregon Department of Transportation Handbook titled Personal Travel in Oregon: A Snapshot of Daily Household Travel Patterns is available online at:  
<https://www.oregon.gov/ODOT/Planning/Documents/OHAS-Daily-Travel-In-Oregon-Report.pdf>.

78 sites are proposed (48 R.V. Sites) and 30 (Camping Sites). If each site is treated as a household, the addition of the 78 sites may total: 694.2 daily weekday trips per day (8.9 daily trips x 78).

Fire Protection: The subject parcel is located within the jurisdictional boundaries of Mid-Columbia Fire and Rescue District. Applicant will adhere to any proposed or required fire protection conditions or requests as provided.

Police Protection: This area of Wasco County is accessible to both county, state, and city of The Dalles law enforcement officials.

Sewer Facilities: There is existing infrastructure that will be utilized. The condition of the septic/sewer facilities is currently unknown; however, applicant proposes to repair existing facilities for use of the proposed R.V./camp park.

Water Facilities: There is existing infrastructure that will be utilized. The condition of the water facilities is currently unknown; however, applicant proposes to repair existing facilities for use of the proposed R.V./camp park. The subject parcel is within the Chenoweth Water District.

Telephone and Electrical Services: There is existing infrastructure that will be utilized. The condition of the telephone & electrical facilities is currently unknown; however, applicant proposes to repair existing facilities for use of the proposed R.V./camp park.

Solid Waste: Solid waste services will be provided by The Dalles Disposal.

*D. The proposed use will not unduly impair traffic flow or safety in the area.*

**RESPONSE:** Potential impacts to roads and traffic are addressed above in Section 5.020.C. Applicant will accommodate any additional studies or conditions of approval that may be required.

- E. The effects of noise, dust and odor will be minimized during all phases of development and operation for the protection of adjoining properties.*

**RESPONSE:**

Noise: Noise will be generated in the process of repairing the R.V. Parking spots and laying new infrastructure. This noise is temporary in nature and is similar to noise generated from any surrounding property in the construction process. Other noises generated by the use include vehicular noise generally between 8 a.m. – 4 p.m. On-site trees will muffle (at least in part) the sounds of the residential use of the R.V. Parking spots. A landscaping map is included with the application.

Dust: The only dust associated with the proposed R.V. Park will be generated during the construction and regular use of the proposed gravel driveway. Temporary construction activities and regular maintenance of the proposed gravel road, which is required in Chapter 10 Fire Safety Standards will ensure that dust is minimized.

Odor: Considering the purpose of the R.V. Park, the only odors associated with this use might be from cooking food, and potentially, outdoor controlled campfires except during fire season. As proposed, odor created by the R.V. Park will be minimized.

- F. The proposed use will not significantly reduce or impair sensitive wildlife habitat, riparian vegetation along streambanks and will not subject areas to excessive soil erosion.*

**RESPONSE:** Applicant acknowledges that the subject parcel is within a delineated wildlife area; however, the proposed development will not take up the entire property and is proposed within areas that have been previously developed for the recreational vehicle and camping. Applicant will take any necessary precautions that the Oregon Department of Fish and Wildlife require.

- G. The proposed use will not adversely affect the air, water, or land resource quality of the area.*

**RESPONSE:** The proposed development area was previously developed for recreational vehicle and camping use. The current request is for a recreational vehicle and camping park. Most of the infrastructure which includes the water, sewer, and R.V. parking areas have been developed. The property is also developed with several buildings which include a dwelling, and several accessory structures. Applicant will take any necessary precautions that the Oregon Department of Fish and Wildlife, the United States Forest Service, or other agency/department require pertaining to mitigation of potential impacts to air, water, or land resource quality.

- H. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area.*

**RESPONSE:** The parcel contains existing structural development. The intended construction contains buried utilities and will continue to utilize those lines and bury any required new utility lines. Driveways for ingress and egress, and R.V. Parking spots with utility hook ups will be updated as required. A majority of the parcel will remain undeveloped. As noted earlier (See above “Landscaping” Map), the applicant seeks to plant additional trees for noise dampening and esthetic reasons for customers.



- I. *The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community.*

**RESPONSE:** Applicant will commit to any historical or archeological surveys that are necessary for development. Applicant will avoid or mitigate destruction or damage to historical or archeological resources.

- J. *The proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use. (Revised 1-92)*

- K. *The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to or available for farm or forest use. (Revised 1-92)*

**RESPONSE:** The subject parcel is located to the immediate west of the U.S. Highway 30 (Historic Columbia Highway) and to the immediate north of the City of The Dalles, between 100-400 feet outside of the Urban Growth Boundary. The subject parcel is near a heavily urbanized area to the east, where Highway 84, Interstate 84, and the Union Pacific Railroad line are located. The built environment dominates the south, east, and west landscapes. The north adjacent parcel is owned by Munsen Paving LLC, and is used as a rock quarry. Parcels located further north are within (GMA) A-1(160) and are used for agriculture (annual or perennial crops). This proposed area was previously approved for a recreational vehicle park. There is no record that the applicant has found where public comment was in opposition to the previously approved R.V. Park because of the location.

Surrounding Lands					
Map & Tax Lot Location	Tax Number	Zone*	City / County	Estimated Use**	Owner
2N 13E 29 CA 1600	1924	RM	City	Residential	HEATH LINDA M
2N 13E 29 CA 1500	1923	RM	City	Residential	THE DALLES MHP LLC
2N 13E 29 CA 1400	1922	RM	City	Residential	WATERS MARIANNE
2N 13E 29 CA 700		RM / (GMA) A-1(160)	City / County	Commercial	FORT DALLES RIDERS
2N 13E 29 400	2022	(GMA) A-1(160)	County	Agriculture	Wasco County
2N 13E 29 A 500	2021	RM	City	Residential	ALVAREZ AVILA JOSE
2N 13E 29 A 502	18200	RM	City	Residential	ALVAREZ ANDRES
2N 13E 29 A 600	2020	RM	City	Residential	YAR RODNEY & CARILEE
2N 13E 29 A 300	1915	RM	City	Residential	OAKWOOD ESTATES LLC
2N 13E 29 A 400	1917	RM	City	Residential	OAKWOOD ESTATES LLC
N 13E 29 A 100	1913	CR/(GMA) A-1(160)	City	Residential	THE DALLES INDUSTRIAL GROUP LLC
2N 13E 20 800	13760	(GMA) A-1(160)	County	Agriculture/Quarry	STATE OF OREGON

2N 13E 20 600	1905	(GMA) A-1(160)	County	Agriculture/Quarry	MUNSEN PAVING LLC
2N 13E 29 200	1918	(GMA) R-10	County	Residential	PULLEN HOLDINGS LLC
<p>*RM = Medium Density Residential; CR = Recreational Commercial District; (GMA) A-1(160) = "A-1"  Large Scale Agriculture Zone  **Estimated from the underlying zone, satellite imagery, and historic and current use</p>					

## C. Chapter 14 – Scenic Area Review

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### ***Section 14.020 Complete Application Submittal Requirements for a Scenic Area Review***

**FINDING:** On September 28, 2023, the property owner, Wasco County, submitted a A Scenic Area Review for a RV Park and Campground. The application was deemed incomplete on October 25, 2023, since this date the applicant has submitted some of the required information in accordance with the requirements of Section 14.020. Staff finds the application complies with Section 14.020.

### ***Section 14.100, Provisions For All New Development (GMA & SMA)***

- A. *All new development, except uses allowed through the expedited review process, shall be reviewed under the applicable sections of Key Viewing Areas, Scenic Travel Corridors, Landscape Settings, Natural Resources, Cultural Resources, and Recreation Resources.*

**FINDING:** The following applicable sections of Chapter 14 are addressed below: Section 14.200, Key Viewing Areas (KVA), Section 14.300, Scenic Travel Corridors, Section 14.400, Landscape Settings, Section 14.500, Cultural Resources – GMA, Section 14.600, Natural Resources – GMA, Section 14.700, Recreation Resources – GMA, and Section 14.800, Indian Tribal Treaty Rights and Consultation – GMA.

#### ***SITING***

- B. *New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.*

**FINDING:** The request is for a RV Park and Campground. The proposed development's surrounding area has been previously flattened and graded. Existing topography will be retained, and grading activities will be minimized to the maximum extent practicable. Staff finds that the request complies with Section 14.100.B

#### ***DESIGN/COLOR***

- C. *New buildings and expansions of existing development shall be compatible with the general scale of existing nearby development. New buildings that are 1,500 square feet or less are exempt from this guideline...*

D.

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**FINDING:** The request is for a RV Park and Campground. Since the requested structures will remain under 1,500 SF, it is exempt from these guidelines, and therefore the request complies with Section 14.100.C.

- E. *Unless expressly exempted by other provisions, colors of all exterior surfaces of structures on sites not visible from Key Viewing Areas shall be earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval.*

**FINDING:** The development site is topographically visible from Key Viewing Areas (KVAs). Section 14.100.D. is not applicable to this request.

- F. Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earthtone colors found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.*

**FINDING:** The request is for a RV Park and Campground. No additions to existing buildings are proposed. Staff finds that Section 14.100.E is not applicable to this request.

- F. 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.*

**FINDING:** No outdoor lighting is specifically proposed development. In the event future lighting is installed on the structure, a **condition** of approval is included in the Notice of Decision requiring outdoor lighting to 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. With the proposed condition, staff finds that the request complies with Section 14.100.F.

#### LANDSCAPING

- G. All ground disturbance as a result of site 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 replacement of such vegetation that does not survive.*

**FINDING:** The request is for a RV Park and Campground. Ground disturbance will occur to construct the proposed development, the owner will be required to replant disturbed areas with native species or grasses and will be responsible for the survival of planted vegetation. A **condition** of approval is included in the Notice of Decision requiring ground disturbance to be minimized to the greatest extent possible. All ground disturbances resulting from construction of the new development must 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. With this condition, the request complies with Section 14.100.G.

- H. *Except as is necessary for site development or fire safety purposes, the existing tree cover screening the development area on the subject parcel from Key Viewing Areas and trees that provide a back drop on the subject parcel which help the development area achieve visual subordination, shall be retained. Additionally, unless allowed to be removed as part of the review use, all trees and vegetation within buffer zones for wetlands, streams, lakes, ponds and riparian areas shall be retained in their natural condition. Any of these trees or other trees required to be planted as a condition of approval that die for any reason shall be replaced by the current property owner or successors in interest no later than the next planting season (Oct-April) after their death with trees of the same species or from the list in the landscape setting for the property.*

*To ensure survival, new trees and replacement trees shall meet the following requirements*

- 1. All trees shall be at least 4 feet tall at planting, well branched, and formed.*
- 2. Each tree shall be braced with 3 guy wires and protected from livestock and wildlife. The guy wires need to be removed after two winters.*
- 3. The trees must be irrigated until they are well established.*
- 4. Trees that die or are damaged shall be replaced with trees that meet the planting requirements above.*

**FINDING:** The request is for a RV Park and Campground. The subject parcel is covered with mature trees that exceed 24'H, including in the proposed development areas. The proposed development will have mature tree coverage in all directions, helping achieve visual subordination. No trees are proposed to be removed in conjunction with the new development. A **condition** of approval is included in the Notice of Decision requiring all on-site trees to be retained. Any trees that die for any reason shall be replaced by the current property owner or successors in interest no later than the next planting season (Oct-April) after their death with trees of the same species or from the list in the landscape setting for the property. Replacement trees shall comply with 1. – 4. above.

With the proposed condition of approval Staff finds that the request complies with Section 14.100.H.

#### ***Section 14.200, Key Viewing Areas***

*The following is required for all development that occurs on parcels/lots topographically visible from Key Viewing Areas.*

- A. *Each development and land use shall be visually subordinate to its setting in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA as visible from Key Viewing Areas.*
- 1. A determination of the potential visual impact of a new development shall include written findings addressing the following factors:*
    - a. The number of Key Viewing Areas it is visible from;*

- b. The distance from the building site to the Key Viewing Areas it is visible from;*
  - c. The linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads and the Columbia River);*
  - d. The difference in elevation between the building site and Key Viewing Areas;*
  - e. The nature and extent of topographic and vegetative back screening behind the building site as seen from Key Viewing Areas;*
  - f. The amount of area of the building site exposed to Key Viewing Areas; and*
  - g. The degree of existing vegetation providing screening.*
1. *Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA as seen from key viewing areas, including but not limited to:*
- a. screening by topography;*
  - b. siting (location of development on the subject property, building orientation, and other elements);*
  - c. retention of existing vegetation on the applicant's property;*
  - d. design (form, line, color, texture, reflectivity, size, shape, height, architectural and design details and other elements);*
  - e. new landscaping on the applicant's property; and*
  - f. new berms or other recontouring on the applicant's property, where consistent with other applicable provisions.*

**FINDING:** The request is for a RV Park and Campground. The proposed development site for the Agricultural Building is topographically visible from 6 Key Viewing Areas (KVA):

I-84 (Middleground)  
 I-84 (Foreground)  
 SR-14 (Middleground)  
 SR-14 (Background)  
 HWY 30 (Middleground)  
 HWY 30 (Foreground)

Foreground is defined as being less than 1/2 mile from the subject lot. Middle-ground is defined as ½ to 3 miles from the subject lot. Background is defined as >3 miles from the subject lot.

The development sites are located at an elevation of approximately 150' above sea level (ASL). The primary factors in analyzing the visibility of the proposed buildings include the distance from KVAs, the use of dark earthtone colors on the buildings, the use of nonreflective materials, and existing on-site trees.

The land use designation (GMA), "A-1" Large Scale Agriculture Zone and Landscape Setting (Pastoral/Grassland Landscape) in the project area requires a scenic standard of visual subordination.

Visual subordination is defined in Chapter 1 as "...the relative visibility of a structure ...does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point. As opposed to structures which are fully screened, structures which are visually subordinate may be partially visible. They are not visually dominant in relation to their surroundings..."

The distance between the subject parcel and the KVAs, intervening topography that includes rolling hills, existing development, the differences in elevation, significant amount of mature tree growth, and the use of dark earthtone colors and non-reflective materials will help the proposed development achieve visual subordination. Additionally, the existing mature trees on the eastern portion of the subject parcel added additional visual screening.

#### *SITING*

- B. New development shall be sited to achieve visual subordination from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, endemic and listed plants, sensitive wildlife sites or conflict with standards to protect cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable. (GMA Only)*

**FINDING:** The Subject parcel includes a buffer for Chenoweth Creek, which includes a 100' setback as it is a delineated fish bearing stream. All proposed development will adhere to the 100' setback. Development will not affect riparian corridors, endemic and listed plants, sensitive wildlife sites, or conflict standards to protect cultural resources. With **conditions** of approval throughout this report, the proposed development will be visually subordinate from all KVAs therefore staff finds that the request complies with Section 14.200.B.

- C. New development shall be sited to achieve visual subordination utilizing existing topography, and/or existing vegetation as needed in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA from Key Viewing Areas.*

**FINDING:** The request is for a RV Park and Campground. The development site is surrounded by mature tall trees, as well as the rest of the subject parcel, which provides a large amount of visual screening. If on-site trees are maintained, new development will be visually subordinate as seen from KVAs. A **condition** of approval was recommended in Section 14.110.H. requiring all on-site trees to be retained. With this condition of approval, Staff finds the request complies with Section 14.200.C.

- D. Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.*

**FINDING:** The request is for a RV Park and Campground. The development area has previously been flattened and graded.

As proposed, new development will not result in cut banks and fill slopes visible from any KVA. Staff finds that the request complies with Section 14.200.D.

*E. The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as visible from Key Viewing Areas.*

**FINDING:** The request is for a RV Park and Campground. The subject parcel contains minimal slopes, and parcels to the north, northeast, and northwest contain hills of higher elevation than the development area. These factors ensures that the silhouette of the buildings will not be above the skyline of a bluff, cliff or ridge as seen from KVAs.

Staff finds that the request complies with Section 14.200.E.

*F. New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. Variances to this guideline may be authorized according to Chapter 6 of this Ordinance if its application would render a property unbuildable. In determining the slope, the average percent slope of the proposed building footprint shall be utilized.*

**FINDING:** The subject parcel is visible from KVAs. Wasco County GIS (Slope & Imagery Data), confirm that the proposed development area contains natural slopes less than 30%. As proposed, staff finds that the request complies with Section 14.200.H.

#### *DESIGN/COLOR*

*G. Unless expressly exempted by other provisions in this chapter, colors of all exterior surfaces of structures visible from Key Viewing Areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.*

*H. The exterior of buildings in the GMA and structures in the SMA on lands visible from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordination. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.*

**FINDING:** The request is for a RV Park and Campground.

The development sites are visible from five KVAs which necessitates the structures be painted matte dark earthtone colors that blend with the surrounding landscape.

The owner proposes the following materials and colors:



Agricultural Building	Material	Exterior Color	Manufacturer	Looks Like	Consistent with Color Requirement?
Siding	Cedar Wood	Matte Dark Brown	Unknown	Darker Brown	Yes
Trim	Cedar Wood	Matte Dark Brown	Unknown	Dark Brown	Yes
Roof	Textured Metal Shingles	Old Hickory	Decra	Darker Brown	Yes
Windows (frame, sill, sash)	Plastic	Matte Dark Brown	Unknown	Dark Brown	Yes
Door/Barn Door	Cedar Wood	Matte Dark Brown	Unknown	Dark Brown	Yes
Deck/Stairs	Cedar Wood	Matte Dark Brown	Unknown	Dark Brown	Yes
Window Glass	366-l89 Low E & low reflectivity glass. 11% exterior reflection				

Colors proposed for the body, trim, roof, doors, and window casing for the proposed structures are matte non-reflective dark earthtone. Materials proposed for body, trim, roof, doors, and window casing for both structures non reflective. A **condition** of approval is included in the Notice of Decision requiring all exterior paints for both structures to be painted a dark earthtone color with a matte finish. Additionally, a condition of approval is included in the Notice of Decision listing the approved colors. If alternative materials are proposed, it shall be submitted to and approved by the Planning Department prior to their application on the building. Staff finds the request complies with Section 14.200.I.

#### LANDSCAPING

- I. *The following criteria shall apply to new landscaping used to screen development from Key Viewing Areas:*
  1. *New landscaping (including new earth berms) shall be required only when application of all other available guidelines in this chapter is not sufficient to make the development visually subordinate in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA from Key Viewing Areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordination. Development shall be sited to avoid the need for new landscaping wherever possible.*
  2. *If new landscaping is required to make a proposed development visually subordinate in the GMA and meet the required scenic standard (visually subordinate or visually not evident) in the SMA from Key Viewing Areas, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this criterion shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction.*

3. *Unless as specified otherwise by provisions in this chapter, landscaping shall be installed as soon as practicable, and prior to project completion.*
4. *Conditions regarding new landscaping or retention of existing vegetation for new developments shall meet both scenic guidelines and the fuel break guidelines listed in the fire protection standards for each zone.*

**FINDING:** There are existing mature trees located throughout the subject parcels giving screening to the north, east, and west in the directions of KVAs. Considering existing on-site tree screening, distances between KVAs and the development sites, with conditions requiring the use of dark earthtone colors and the use of nonreflective materials on the exterior of the structures, no new landscaping is required to ensure the structure achieves visual subordination. Staff finds the request complies with Section 14.200.K.

#### *MISCELLANEOUS*

- J. *Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.*

**FINDING:** The request is for a RV Park and Campground. The existing mature trees on the northern, eastern, and western portions of the subject parcel added additional visual screening. Utility Lines will be buried. Considering the proposed development site's existing vegetation, distance from the KVA, intervening topography, and the proposed **conditions** in Section 14.200.I and J. regarding colors and reflectivity, the new development will achieve visual subordination or not be visible from KVAs. Staff finds that the request complies with Section 14.200.L.

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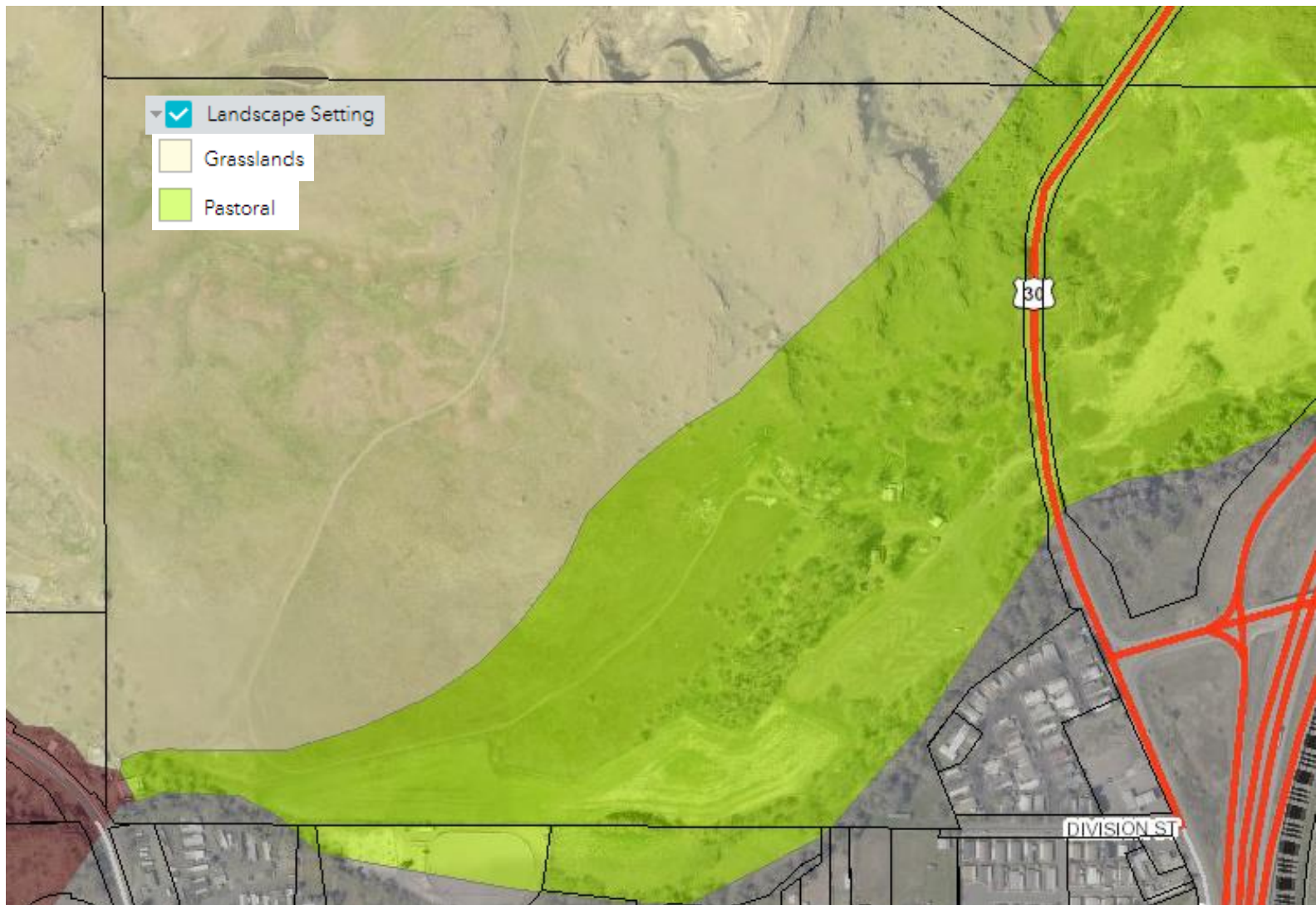
#### **Section 14.300, Scenic Travel Corridors**

*The Historic Columbia River Highway (Highway 30) and Interstate 84 (I-84) are designated as Scenic Travel Corridors, and development along a Scenic Travel Corridor must be set back at least 100' from the edge of pavement of the Scenic Travel Corridor roadway.*

**FINDING:** Scenic Travel Corridors in Wasco County include Highway 30W and Interstate 84. The subject lot is located approximately 360 Feet west of Highway 30W and 0.23 miles west of Interstate 84. As proposed, new development will be located more than 100' from the surface of any Scenic Travel Corridor. Staff finds the request complies with Section 14.300.

#### **Section 14.400, Landscape Settings (GMA & SMA)**

*Landscape settings are the combination of land uses, landforms and vegetation patterns which distinguish an area in appearance and character from other portions of the National Scenic Area.*



A. Pastoral Landscape Setting

*GMA Only*

1. *Accessory structures, outbuildings and access ways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.*
2. *In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordination for new development and expansion of existing development:*
  - a. *Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.*
  - b. *At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area.*

- c. *At least one-quarter of any trees planted for screening shall be coniferous for winter screening.*

**FINDING:** Applicant will be willing do whatever the process requires to ensure proper clustering, on edges of existing meadows/pastures/farm fields Vegetation shall be retained, and if new trees are needed for screening, they will follow requirements above.

*D. Grassland Landscape Setting*

*GMA Only*

1. *Accessory structures, outbuildings and access ways shall be clustered together as much as possible. Exceptions to this criterion, where necessary for farming operations, are permitted.*
2. *In portions of this setting visible from Key Viewing Areas, the following standard shall be employed to achieve visual subordination standards for new development and expansion of existing development:*
  - a. *Structures shall be sited on portions of the property which provide maximum screening from Key Viewing Areas utilizing existing topographic features.*
  - b. *Lower structures which emphasize horizontal lines and blend with this sweeping landscape shall be encouraged rather than very tall structures.*
  - c. *Planting of trees for screening shall not be extensive, in character with the openness of this setting. Where utilized, screening vegetation shall either tie in with near-by riparian vegetation in seasonal drainages or emulate windrows. At least half of any trees planted for screening purposes shall be species native to the setting. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area.*

**FINDING:** Applicant will be willing do whatever the process requires to ensure proper clustering. Vegetation shall be retained, and if new trees are needed for screening, they will follow requirements above.

**Section 14.500, Cultural Resources – GMA**

*The purpose of this section is to protect and enhance cultural resources, and ensure that proposed development does not have an adverse effect on significant cultural resources.*

**FINDING:** Applicant will be willing do whatever the process requires.

*H. Discovery of Human Remains*

*The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.*

(\*\*\*)

**FINDING** Applicant will be willing do whatever the process requires.

***Section 14.600, Natural Resources – GMA***

***A. Wetlands***

**FINDING:** The purpose of this section is to ensure there is no overall net loss of wetlands acreage and functions, and to increase the quantity and quality of wetlands. Subject Properties contain Chenoweth Creek, a fish bearing waterway (Coho Salmon, Summer/Winter Steelhead, Redband Trout). Applicant is proposing a RV Park on top of some existing infrastructure from a previously approved RV Park. Some existing infrastructure may be within 100' setback. Upcoming survey will provide more exact measurements. Applicant is willing to adjust plan as needed.

***B. Streams, Ponds, Lakes, and Riparian Areas***

***(\*\*\*)***

***2. Stream, Pond, and Lake Buffer Zones***

- a. Buffer zones shall generally be measured landward from the ordinary high water-mark on a horizontal scale that is perpendicular to the ordinary high water-mark. On the main stem of the Columbia River above Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer widths shall be required:*

- (1) Streams used by anadromous or resident fish (tributary fish habitat), special streams, intermittent streams that include year-round pools, and perennial streams: 100 feet.*

**FINDING:** Subject Properties contain Chenoweth Creek, a fish bearing waterway (Coho Salmon, Summer/Winter Steelhead, Redband Trout). Applicant is proposing a RV Park on top of some existing infrastructure from a previously approved RV Park. Some existing infrastructure may be within 100' setback. Upcoming survey will provide more exact measurements. Applicant is willing to adjust plan as needed.

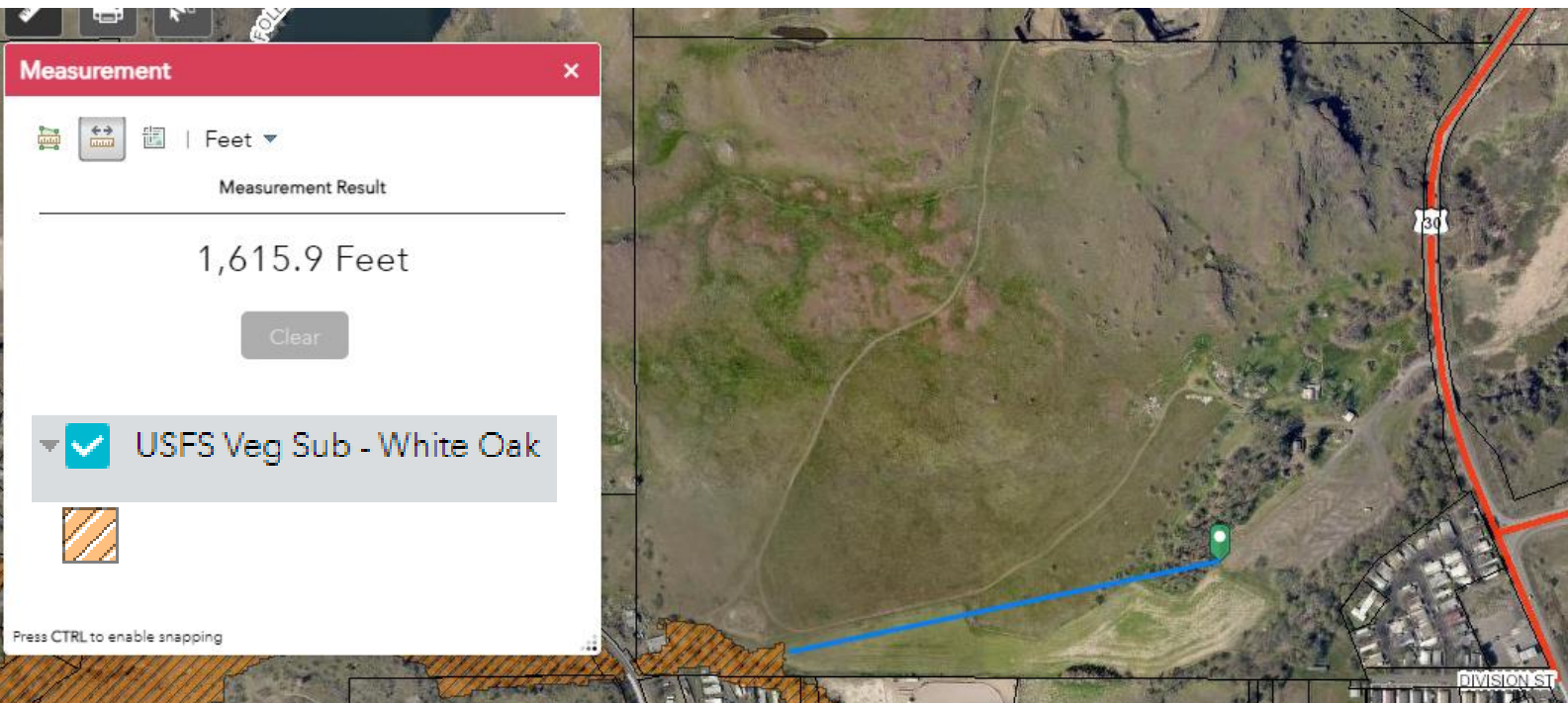
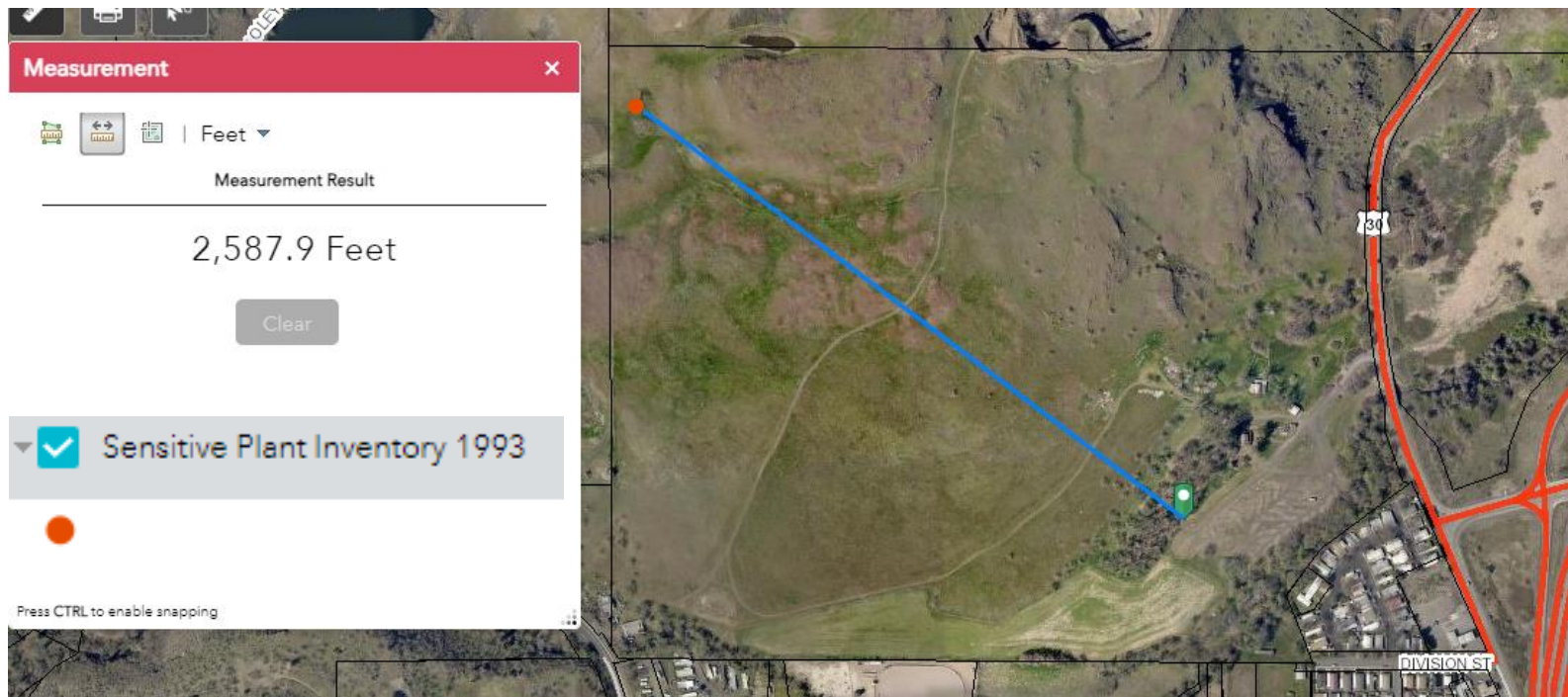
***C. Wildlife Habitat***

**FINDING:** Subject Property is within the sensitive wildlife habitat for Wasco County, applicant will be willing do whatever the process requires.

***D. Rare Plants***

**FINDING:** Subject Properties contain sensitive plant and Oregon White Oak:





Applicant will be willing do whatever the process requires.

***Section 14.700, Recreation Resources – GMA***

*B. Recreation Intensity Classes The following uses are permitted in the applicable Recreation Intensity Class designation, subject to compliance with Subsections (C) Approval Criteria for Recreation Uses and (D) Facility Design Standards for all Recreation Projects.*

(\*\*\*)

#### 4. Recreation Intensity Class 4 (High Intensity)

*a. Social Setting: This designation is characterized by highly developed facilities where there is little challenge or risk associated with being in the outdoors. There is a high degree of interaction with other visitors. Encounters are high in recreation sites, on roads and trails within in this designation.*

*b. Physical and Managerial Setting: Changes to the natural landscape may be evident but in harmony with characteristics of the landscape setting. Highly developed recreation facilities and trails are constructed for visitor convenience and ease of movement. On-site regulation and controls are noticeable but harmonize with the natural characteristics of the landscape.*

*c. The maximum of site design capacity for parking areas shall not exceed 250 vehicles for any allowed uses in Recreation Intensity Class 3. Parking spaces for campground units are to be included in this number.*

*d. Trails are highly developed (gravel or paved surfaces, trail facilities such as bridges are provided for convenience) and accommodate heavy to intensive use. Users are typically inexperienced with little or no orienteering skills. Trails are easily traveled by a wide range of users.*

*e. The following uses may be permitted.*

*(1) All uses permitted in Recreation Intensity Classes 1, 2, and 3.*

*(2) Parking areas, not to exceed a site-wide capacity of 250 vehicles, with any allowed uses in Recreation Intensity Class 4. Parking spaces for campground units are to be included in this number.*

*(3) Horseback riding stables and associated facilities.*

*(4) Accommodation of facilities for mass transportation (bus parking, etc.) shall be required for all new Recreation Intensity Class 4 day-use recreation sites and improvements to existing Class 4 day-use recreation sites where the improvement would increase the use of the site, except for sites predominantly devoted to boat access. The number and size of the mass transportation facilities shall reflect the physical capacity of the site.*

*(5) Boat ramps.*

*(6) Campgrounds for 175 individual units or less for tents and/or recreation vehicles with a total density of no more than 10 units per acre (density to be measured based on total size of recreation facility and may include required buffer and setback areas). Class 4 campgrounds may also include up to 3 group campsite areas, in addition to individual campsite units or parking area maximums allowed as described herein.*

**FINDING:** This is an application to establish a new RV park (48 RV sites, 30 tent) sites, and guests that will utilize and expand on existing infrastructure from a previously approved RV park. Subject property contains Rec. Intensity Class 4 (High) and Class 1 (Very Low), proposed development will only occur in Class 4 area as allowed.

*Approval Criteria for Recreation Uses*

1. For all proposed recreation projects outside of Public or Commercial Recreation designations, project applicants/landowners shall demonstrate compliance with the following criteria (if applicable):

A. Compliance with all applicable guidelines in the Management Plan for the protection of scenic, cultural, recreation, and natural resources. Cumulative effects of proposed recreation projects on landscape settings shall be based on the "Compatible Recreation Use Guideline" for the landscape setting in which the proposed project is located (see Part I, Chapter 1: Scenic Resources of the Management Plan)

Cumulative effects of proposed recreation projects on landscape settings shall be based on the stated "compatible recreation use" for the designated landscape setting in which the proposed project is located.

B. For proposed recreation projects in or adjacent to lands designated Large or Small-Scale Agriculture, Commercial Forest Land, or Large or Small Woodland:

(1) The use would not seriously interfere with accepted forest or agricultural practices on surrounding lands devoted to forest or farm uses. Provision of on-site buffers may be used to partially or fully comply with this criterion, depending upon project design and/or site conditions.

(2) A declaration has been signed by the project applicant or owner and recorded with County deeds and records specifying that the applicant or owner is aware that operators are entitled to carry on accepted forest or farm practices on lands designated Large or SmallScale Agriculture, Commercial Forest Land or Large or Small Woodland.

**FINDING:** Property is zoned (GMA) A-1 (160), no adjacent active agricultural use that applicant can see, applicant will be willing do whatever the process requires.

C. For proposed projects including facilities for outdoor fires for cooking or other purposes, or proposed campgrounds:

(1) The project applicant shall demonstrate that a sufficient quantity of water necessary for fire suppression (as determined pursuant to applicable fire codes or the County fire marshal) is readily available to the proposed facility, either through connection to a community water system or on-site wells, storage tanks, sumps, ponds or similar storage devices. If connection to a community water system is proposed, the project applicant shall demonstrate that the water system has adequate capacity to meet the facility's emergency fire suppression needs without adversely affecting the remainder of the water system with respect to fire suppression capabilities.

(2) To provide access for fire-fighting equipment, access drives shall be constructed to a minimum of 12 feet in width and a maximum grade of 12 percent. Access drives shall be maintained to a level that is passable to fire-fighting equipment.

D. For proposed trail or trailhead projects: compliance with the following:

(1) Where applicable, new trails should incorporate existing segments of older or historic trails, abandoned roads and railroad rights-of-way, and other previously developed areas suitable for recreation use to the maximum extent practicable.

(2) Trails that are intended for multiple user groups shall be required to post signs at trailheads alerting users that multiple user groups may be present on the trail. Trails



*shall be designed such that user conflicts and safety issues are minimized.*

*(3) Applications for new trails or trailheads shall include measures to minimize the potential spread of noxious weeds.*

*(4) Applications for new trails or trailheads shall consider the potential of fire risk during critical fire hazard periods in developing the physical and managerial setting of the site.*

*E. For proposed projects providing recreation access to the Columbia River or its tributaries: applicants shall demonstrate that the new facility is consistent with and does not affect or modify tribal treaty rights.*

*F. For proposed projects on public lands or proposed projects providing access to the Columbia River or its tributaries shall comply with the guidelines, as defined in Sections 14.800 and 14.810, Tribal Treaty Rights and Consultation.*

*G. Proposed projects which include interpretation of natural or cultural resources shall demonstrate that the interpretive facilities will not adversely affect natural or cultural resources and that appropriate and necessary resource protection measures shall be employed.*

*H. Applications for public recreation development in Recreation Intensity Class 3 and 4 projects shall demonstrate how the proposed recreation development will be equitable and accessible (regardless of income level, ethnicity, gender, ability or age). Applications for public recreation development in RIS 1 and 2 shall meet this standard to the maximum extent practicable.*

*I. Applications shall demonstrate compliance with the social, physical and managerial setting characteristics in the applicable Recreation Intensity Class description.*

**FINDING:** Property does not have direct access to River, and request falls in Rec Class 4. Applicant will be willing do whatever the process requires.

#### *Facility Design Standards for All Recreation Projects*

**FINDING:** Applicant will be willing do whatever the process requires for the facility design to meet requirements.

#### *Variances and Plan Amendments*

**FINDING:** Applicant will be willing do whatever the process requires, and will apply for a variance or plan amendment if needed.

#### *Proposed development on properties Adjacent to Listed Recreation Sites.*

No known Rec sites adjacent.

#### ***Section 14.800, Indian Tribal Treaty Rights and Consultation - GMA***

**FINDING:** Applicant will be willing do whatever the process requires.

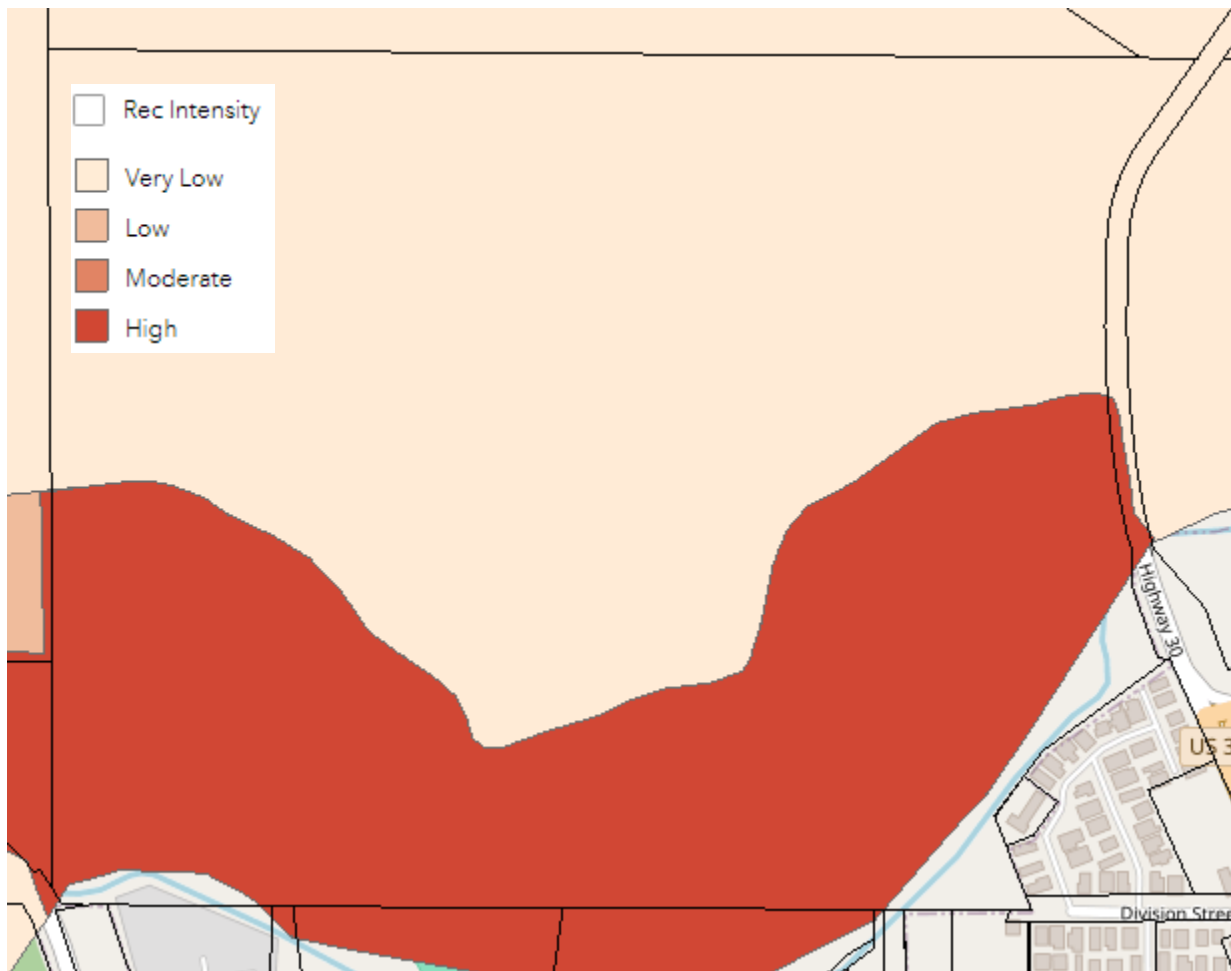
## CHAPTER 17 INITIAL FINDINGS

### F. Chapter 17 – Recreational Vehicle Parks

#### **Section 17.010 – Review**

*In addition to the general provisions of this Ordinance, special provisions for the establishment of a new recreational vehicle park, the expansion of an existing recreational vehicle park or the expansion of an existing mobile home park to contain recreational vehicle sites shall be met. No Recreational vehicle park shall be established or expanded and no plan for said park or expansion shall be filed or recorded until submitted to and approved by the Approving Authority, in accordance with standards set forth in this section, Chapter 14 - Scenic Area Review, and the underlying zone. Recreational Vehicles are only allowed in Recreation Intensity Classes three (3) and four (4). In the event of conflicting requirements to comply with this section and the underlying zones or Chapter 14, the requirements of the underlying zone or Chapter 14 shall be met.*

**FINDING:** This is an application to establish a new RV park that will utilize and expand on existing infrastructure from a previously approved RV park. Subject property contains Rec. Intensity Class 4 (High) and Class 1 (Very Low), proposed development will only occur in Class 4 area as allowed.



Chapter 3 & 14 are discussed previously.

**Section 17.020 – Information Required for Preliminary Site Plan Review**

*The application for a preliminary site plan review for a mobile home park shall be filed with the Planning Office in the form described by the Director and shall be accompanied by five (5) copies of the site plan showing the general layout of the entire mobile home park and drawn at a scale not smaller than one inch (1") representing fifty feet (50'). The drawing shall show the following information:*

- A. Name of the property owner, applicant, and person who prepared the plan;*
- B. Name of the mobile home park and address;*
- C. Scale and north point of the plan;*
- D. Vicinity map showing relationship of Recreational Vehicle park to adjacent properties and surrounding zoning;*
- E. Boundaries and dimensions of the Recreational Vehicle park;*
- F. Location and dimensions of each Recreational Vehicle site; designate each site by number, letter or name;*
- G. Location and dimensions of each existing or proposed building;*
- H. Location and width of park streets;*
- I. Location and width of walkways;*
- J. Location of each lighting fixture for lighting the Recreational Vehicle park;*
- K. Location of recreational areas and buildings, and area of recreational space;*
- L. Location and type of landscaping plantings, fence, wall, or combination of any of these, or other screening materials;*
- M. Extent, location, arrangement and proposed improvements of all off street parking and loading facilities;*
- N. Location of available fire and irrigation hydrants;*
- O. Location of public telephone service for the park;*
- P. Location and number of toilets provided for men and for women.*
- Q. Location of all public water facilities.*
- R. Location of all sanitary dumping stations.*
- S. Enlarged plot plan of a typical Recreational Vehicle space, showing location of the stand, parking, sidewalk, trails, utility connections and landscaping.*

**FINDING:** Applicants submitted a Preliminary Site Map with the application. Final site map will meet the requirements of Sections 17.020.A-S, and Sections 17.030.A-E

**Section 17.030 - Final Site Plan and Submission Requirements**

*At the time of application for final approval to construct a recreational vehicle park, or expansion of an existing recreational vehicle park or mobile home park to provide additional recreational vehicle sites, the applicant shall submit copies of the following required detailed plans to the appropriate reviewing departments and agencies as required by law or Ordinance:*

- A. New structures.*
- B. Public water systems approved by the Department of Human Resources, Health Division, State of Oregon.*
- C. Methods of sewage disposal approved by the Department of Environmental Quality, State of Oregon.*
- D. Method of garbage disposal.*
- E. Plan of electrical service.*

**FINDING:** Applicants submitted a Preliminary Site Map with the application. Final site map will meet the requirements of Sections 17.020.A-S, and Sections 17.030.A-E.

**Section 17.040 - General Design Standards**

- A. Access: A recreational vehicle park shall not be established on any site that does not have access to any public street on which the potential paving width is less than thirty six (36) feet.*

**FINDING:** The subject property has immediate access off of the west side of U.S. Highway 30, a state owned and maintained highway. The paved width of U.S. Highway 30 exceeds 36 feet.

- B. Park Street: A park street shall connect each recreational vehicle site to a public street. The park street shall be a minimum of thirty-five (35) feet in width, with a service width of at least twenty-five (25) feet if no parking is allowed, and thirty-five (35) feet if parking is allowed on one side only*

**FINDING:** Preliminary Site plan contains an existing roadway which is approximately 25 feet in width that will serve as a park street. Final site plan will address the park street, showing the park street shall be a minimum of thirty-five (35) feet in width, with a service width of at least twenty-five (25) feet if no parking is allowed, and thirty-five (35) feet if parking is allowed on one side only.

- C. Walkways: Pedestrian walkways of not less than three (3) feet in width shall be separated from vehicular ways and maintained for safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park.*

**FINDING:** Final site plan will address pedestrian walkways, ensuring they are not less than three (3) feet in width, and will be separated from vehicular ways and maintained for safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park.

*D. Off Street Parking:*

- 1. Two off street parking spaces shall be provided for each recreational vehicle site, either on the site or within one hundred (100) feet thereof in the recreational vehicle park, which shall be nine by twenty (9x20) feet in size per space.*
- 2. Guest parking shall also be provided in every recreational vehicle park, based on a ratio of one parking space for each four (4) mobile home sites.*

**FINDING:** Applicant proposes:

**96 off-street parking spaces will be provided in the updated plan (2:48 ratio).**

**48 off-street parking spaces will be provided for guest parking in the updated plan (1:4 ratio)**

This is enough parking spaces to meet the requirements of a RV park. Final plan will ensure that enough regulation size parking spaces provided for 48 RV sites, 30 tent sites, and guests.

*E. Signs: Signs may be installed according to Chapter 23, Sign Provisions.*

**FINDING:** No current sign designs, but all signs will meet the standards addressed in Chapter 23, Sign Provisions, and all requirements of any relevant federal/state/local authorities, i.e. ODOT.

*F. Fencing and Landscaping:*

- 1. Every recreational vehicle park shall provide a sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the recreational vehicle park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress.*
- 2. Walls or fences shall be six (6) feet in height. Evergreen planting shall not be less than five (5) feet in height, and shall be maintained in a healthy, living condition for the life of the recreational vehicle park.*
- 3. There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the recreational vehicle park not otherwise used.*

**FINDING:** Application materials provide:

- a. A gate is located at the entrance to the property approximately 183' to the west of Highway 30.**
- b. Fencing will be used to obscure the proposed central solid Waste collection site.**
- c. The property contains an abundance of existing mature vegetation along the east, west, and south property lines. The campground is also obscured from the north from existing mature vegetation.**

Fencing and landscaping for the RV Park will meet the requirements of this section. Existing vegetation will be maintained, and additional vegetation of appropriate type/size will be planted and maintained where deemed necessary.

- G. *Lighting: Lighting shall be designed to produce a minimum of 0.1 foot-candle throughout the street system. Potentially hazardous location such as a major street intersection and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 foot-candle. Such lighting shall meet the provisions for all new development in 14.100(F).*

**FINDING: Application Materials provide:**

- a. Lighting will be identified on the updated preliminary site map.
- b. Lighting will be available at the entrance to the campground.
- c. Lighting will be available at the public restroom/shower facility.
- d. Lighting will be available at all of the public water stations.

Lighting for the park and new development will be designed to produce a minimum of 0.1 foot-candle throughout the street system. Potentially hazardous location such as a major street intersection and steps or stepped ramps will be individually illuminated with a minimum of 0.3 foot-candle. Lighting will meet all requirements of any relevant federal/state/local authorities, i.e. NSA or ODOT.

**H. Area:**

1. *Size of a recreational vehicle park site: No recreational vehicle park shall be created on a lot or parcel of land of less than the minimum required to accommodate the density of the underlying zoning regulations.*
2. *recreational vehicle sites: The average area of a mobile home site within a recreational vehicle park shall not be less than 3,000 square feet, and in no case shall any one recreational vehicle site be less than 2,500 square feet, providing that the dwelling unit density for a new recreational vehicle park shall not exceed the allowable density of the district in which it is located.*
3. *Setbacks: Shall comply with those established by the underlying zone.*
4. *Spacing: A recreational vehicle shall be separated from an adjoining recreational vehicle and its accessory structures a minimum of fifteen (15) feet.*
5. *Overnight Spaces: Not more than ten (10) percent of the total recreational vehicle area may be used to accommodate persons wishing to park their recreational vehicle or camping vehicles overnight. (amended 2 89)*

**FINDING: Applicant Requests:**

**Request for a campground to include 48 Recreational Vehicle (R.V.) sites and 30 Tent Camping (T.C.) sites. (This number is flexible depending on waterway setbacks and other considerations as provided by the Wasco County Planning Department).**

- a. Existing R.V. sites 66-78 (12 sites) may be too close to an existing wetland for use. These sites would be moved further to the north and west in order to meet existing wetland buffers.
- b. The affected 12 sites must be newly constructed and connected to existing infrastructure.

The proposed park contains an approximate 70'L x 40'W 2,800 SF RV park, and a 40'L x 40'W 1,600 SF Tent Camping Site. Setbacks will comply with the underlying zone, RV site spacing will meet standards, and overnight spaces will meet requirements.

*I. Other Site Requirements:*

- 1. Permitted Uses: No building, structure or land within the boundaries of a recreational vehicle park shall be used for any purpose except for the uses permitted as follows:*
  - a. Recreational vehicle for temporary detached residential use only.*
  - b. Private and public utilities.*
  - c. Community recreation facilities, including swimming pools, for residents of the park and guests only.*
  - d. One residence for the use of a caretaker or a manager responsible for maintaining or operating the property.*

**FINDING:** Applicant ensures that any building, structure or land within the boundaries of a recreational vehicle park will only be used for the permitted uses. These uses are limited to RVs for temporary detached residential use only, private and public utilities, community recreation facilities for residents of the park and guests only, and one residence for the use of a caretaker or a manager responsible for maintaining or operating the property.

- 2. Recreational Area: A minimum of two hundred (200) square feet of recreation area shall be provided for each recreational vehicle space. The recreation area may be in one or more locations in the park. At least one recreation area shall have a minimum size of 5,000 square feet, and be of a shape that will make it usable for its intended purpose, and at least fifty percent (50%) of the required recreation area shall be provided for use by residents of the entire park. Swimming pools shall be set back at least fifty (50) feet from the nearest residential area and will have a fence surrounding it at least eight (8) feet high which does not obscure vision into the pool area. Rescue devices such as buoyant rings, poles, etc., shall be provided and easily accessible.*

**FINDING:** Applicant will provide a recreational area of a minimum of 9,600 SF (200 x 48), including an area of at least 5,000 SF if required. Any proposed rec area will be up to the standards listed above.

- 3. State Requirements: Rules and regulations governing mobile home facilities as contained in ORS 446.310 to 446.350 and 446.435, of "Rules and Regulations Governing the Construction and Statutory Operation of Travelers' Accommodations and Tourist Parks", adopted by the Oregon State Department of Human Resources, Health Division, shall be applicable in the development and operation of a recreational vehicle park, provided, that the provision of this Ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations.*

**FINDING:** The request is for an R.V. Park, and the applicant, owner, or operator will obtain, adhere, and maintain all necessary federal, state, and local permits necessary for the construction and continued operation of the proposed RV Park for the life of this conditional use permit.

**Section 17.050 - Exceptions**

*No recreational vehicle shall be permanently attached to the land, or otherwise finished with accessories as provided for in Section 4.100 of this Ordinance.*

**FINDING:** No recreational vehicle will be permanently attached to the land, or otherwise finished with accessories as provided for in Section 4.100 of this Ordinance.

**Section 17.060 - Occupancy Permit**

*No permit for occupancy of any recreational vehicle park, building, or facility located within said park shall be issued by the Building Official until such time as the development has been completed according to the finished plan approved by the Approving Authority. Deviations from the approved plan must be submitted to the Director for approval as revisions of the Plan.*

**FINDING:** No permit for occupancy of any recreational vehicle park, building, or facility located within said park shall be issued by the Building Official until such time as the development has been completed according to the finished plan approved by the Approving Authority.

**Section 17.070 Facilities**

*Recreational vehicle parks shall be designed to accommodate recreational vehicles. For this purpose recreational vehicle parks shall provide the following facilities, in addition to meeting all other development standards in this section:*

*A. Toilets at the ratio of one toilet for men and women each for every ten (10) vehicle sites.*

**FINDING:** The R.V. Park will provide 48 R.V. parking spaces. Applicant proposes:

**Toilet Facilities:** Toilets at the ratio of one toilet for men and women each for every ten (10) vehicle sites (5 men & 5 women restrooms).

**a. 2,000 SF 35'L x 32'W x 12'H Restroom Facility**

- (Utilized plans from Memaloose Rest Area Bathrooms) See File No. 921-22-000142-PLNG.
  - The floorplan & elevation are only examples.
- Restroom facilities shall be accessible to paraplegics or persons confined to wheelchairs. The stalls will be made wide enough to permit entrance and will have with assist bars. Ramps will be provided over curbs. The restroom facility will be clearly marked and signed.

- b. Shower facilities may be offered.\* If so, facility may be attached to restroom facility, which will require restrooms to grow in size.

The building will comply with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. Additionally, the building will be maintained in a sanitary and orderly condition throughout the life of this permit. **Recommendation** that more restrooms be made available, as the request includes 30 tent campsites as well.



*B. Public water facilities at a ratio of one faucet for every five (5) vehicle sites.*

**FINDING:** The R.V. Park will provide 48 R.V. parking spaces. Applicant proposes:

Public Water Facilities: Public water facilities at a ratio of one faucet for every five (5) vehicle sites (10 public water facilities).

- a. Water stations include bottle refill, fountain, and hand washing stations. Size of stations vary by manufacturer.
  - Size is overestimated for options: 25 SF 5'L x 5'W x 4.5'H. See attached picture for details.

**Recommendation** that more water stations be made available, as the request includes 30 tent campsites as well.

*C. Sanitary dumping stations as required by the Approving Authority*

**FINDING:** Applicant Proposes:

Sanitary dumping station/facility.

- a. Central Solid Waste Collection: The campground will contain one centralized large solid waste collection site used to collect and transport solid waste off-site.
  - This site will be at or near the identified public restroom facility.
  - This site will be available for public use, but will otherwise be fenced off until the solid waste is transported off-site per the collection schedule as provided by solid waste collection services.
- b. Individual Solid Waste Collection:
  - At least one public trash container will be available inside the men's section of the public restroom facility.
  - At least one public trash container will be available inside the women's section of the public restroom facility.
  - At least two public outdoor trash containers will be available outside of the restroom facility.
  - At least one public recycling container will be available outside of the restroom facility.
  - At least one public outdoor trash container will be available near public water stations/facilities.
  - At least one public recycling container will be available near public water stations/facilities.

Our proposal will comply with the following Oregon Administrative Rules:

**OAR 333-031-0007 Solid Waste:**

- (1) Solid waste shall be disposed of in a manner which complies with the rules of the Department of Environmental Quality, OAR 340-061-0040, 340-061-0045, 340-061-0050 and 340-061-0060, governing solid waste;
- (2) Solid waste shall be stored in individual garbage containers, storage bins or storage vehicles. All such containers, bins or vehicles shall: (a) Have tight-fitting lids, covers or closable tops; (b) Be durable, rust-resistant, watertight, rodent-proof and readily washable.
- (3) The premises of each recreation park shall be kept orderly and free of litter and refuse.
- (4) All solid waste shall be collected for disposal at regular intervals so as not to create:
  - (a) Vector production and sustenance;
  - (b) Objectionable odors;
  - (c) Any overflowing of solid waste or other unsanitary conditions.
- (5) Solid waste containing putrescible waste shall be collected for disposal at regular intervals not to exceed seven days.
- (6) Solid waste shall be transported in a manner which complies with the rules of the Department of Environmental Quality, OAR 340-061-0075(1) and (2).

**Section 17.080 - Certificate Required**

*No recreational vehicle park shall be operated in Wasco County without a certificate of sanitation provided by an agent of the Department of Human Resources, Health Division, State of Oregon, and no occupancy permit shall be issued by the Building Official until such certification is obtained pursuant to O.R.S. 446.320.*

**FINDING:** No recreational vehicle park will be operated without a certificate of sanitation provided by an agent of the Department of Human Resources, Health Division, State of Oregon, and no occupancy permit will be issued by the Building Official until such certification is obtained pursuant to O.R.S. 446.320.

**Section 17.090 - Service Buildings**

*Service buildings housing sanitation facilities shall be permanent structures, complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. Such buildings shall be maintained in a sanitary and orderly condition.*

**FINDING:** Applicant Proposes:

Service Buildings:

**NSA-LUDO Section 17.040 General Design Standards, Subsection I.1.d.**

*One residence for the use of a caretaker or a manager responsible for maintaining or operating the property is allowed for the proposed campground.*

- a. A caretaker's residence may be offered.\*
- b. A single-family dwelling unit exists on the property. This dwelling unit may be used for residential purposes for the caretaker. The caretaker's residence may also be separately constructed/placed, or the caretaker may live on-site within an R.V.

Service buildings housing sanitation facilities will be permanent structures, complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. Such buildings will be maintained in a sanitary and orderly condition throughout the life of the permit.

**Section 17.100 - Accommodation of Handicapped**

*At least one (1) service building housing sanitation facilities shall be accessible to paraplegics or persons confined to wheelchairs. The stalls of said building shall be wide enough to permit entrance and shall be provided with assist bars. Ramps shall be provided over curbs. Such buildings shall be clearly marked and signed.*

**FINDING:** Applicants service building housing sanitation facilities will include at least one (1) facility accessible to paraplegics or persons confined to wheelchairs. The stalls of said building shall be wide enough to permit entrance and shall be provided with assist bars. Ramps shall be provided over curbs. Such buildings shall be clearly marked and signed.

**WASCO COUNTY**  
**RECREATIONAL VEHICLE PARK/MOBILE HOME PARK APPLICATION**  
**DETAILED SPECIFIC WRITTEN REQUEST**

1. Request for a campground to include 48 Recreational Vehicle (R.V.) sites and 30 Tent Camping (T.C.) sites. (This number is flexible depending on waterway setbacks and other considerations as provided by the Wasco County Planning Department).
  - a. Existing R.V. sites 66-78 (12 sites) may be too close to an existing wetland for use. These sites would be moved further to the north and west in order to meet existing wetland buffers.
  - b. The affected 12 sites must be newly constructed and connected to existing infrastructure.
2. Toilet Facilities: Toilets at the ratio of one toilet for men and women each for every ten (10) vehicle sites (5 men & 5 women restrooms).
  - a. 2,000 SF 35'L x 32'W x 12'H Restroom Facility
    - (Utilized plans from Memaloose Rest Area Bathrooms) See File No. 921-22-000142-PLNG.
      - The floorplan & elevation are only examples.
    - Restroom facilities shall be accessible to paraplegics or persons confined to wheelchairs. The stalls will be made wide enough to permit entrance and will have with assist bars. Ramps will be provided over curbs. The restroom facility will be clearly marked and signed.
  - b. Shower facilities may be offered.\* If so, facility may be attached to restroom facility, which will require restrooms to grow in size.
3. Sanitary dumping station/facility.
  - a. Central Solid Waste Collection: The campground will contain one centralized large solid waste collection site used to collect and transport solid waste off-site.
    - This site will be at or near the identified public restroom facility.
    - This site will be available for public use, but will otherwise be fenced off until the solid waste is transported off-site per the collection schedule as provided by solid waste collection services.
  - b. Individual Solid Waste Collection:
    - At least one public trash container will be available inside the men's section of the public restroom facility.
    - At least one public trash container will be available inside the women's section of the public restroom facility.
    - At least two public outdoor trash containers will be available outside of the restroom facility.
    - At least one public recycling container will be available outside of the restroom facility.
    - At least one public outdoor trash container will be available near public water stations/facilities.
    - At least one public recycling container will be available near public water stations/facilities.

Our proposal will comply with the following Oregon Administrative Rules:

**OAR 333-031-0007 Solid Waste:**

- (1) Solid waste shall be disposed of in a manner which complies with the rules of the Department of Environmental Quality, OAR 340-061-0040, 340-061-0045, 340-061-0050 and 340-061-0060, governing solid waste;
  - (2) Solid waste shall be stored in individual garbage containers, storage bins or storage vehicles. All such containers, bins or vehicles shall: (a) Have tight-fitting lids, covers or closable tops; (b) Be durable, rust-resistant, watertight, rodent-proof and readily washable.
  - (3) The premises of each recreation park shall be kept orderly and free of litter and refuse.
  - (4) All solid waste shall be collected for disposal at regular intervals so as not to create:
    - (a) Vector production and sustenance;
    - (b) Objectionable odors;
    - (c) Any overflowing of solid waste or other unsanitary conditions.
  - (5) Solid waste containing putrescible waste shall be collected for disposal at regular intervals not to exceed seven days.
  - (6) Solid waste shall be transported in a manner which complies with the rules of the Department of Environmental Quality, OAR 340-061-0075(1) and (2).
4. Public Water Facilities: Public water facilities at a ratio of one faucet for every five (5) vehicle sites (10 public water facilities).
- a. Water stations include bottle refill, fountain, and hand washing stations. Size of stations vary by manufacturer.
    - Size is overestimated for options: 25 SF 5'L x 5'W x 4.5'H. See attached picture for details.
5. Service Buildings:

***NSA-LUDO Section 17.040 General Design Standards, Subsection I.1.d.***

*One residence for the use of a caretaker or a manager responsible for maintaining or operating the property is allowed for the proposed campground.*

- a. A caretaker's residence may be offered.\*
- b. A single-family dwelling unit exists on the property. This dwelling unit may be used for residential purposes for the caretaker. The caretaker's residence may also be separately constructed/placed, or the caretaker may live on-site within an R.V.

6. Fences/Gates:

***NSA-LUDO Section 17.040., Subsection F:***

1. *Every recreational vehicle park shall provide a sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the recreational vehicle park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress.*
2. *Walls or fences shall be six (6) feet in height. Evergreen planting shall not be less than five (5) feet in height, and shall be maintained in a healthy, living condition for the life of the recreational vehicle park.*
3. *There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the recreational vehicle park not otherwise used.*

- a. A gate is located at the entrance to the property approximately 183' to the west of Highway 30.
  - b. Fencing will be used to obscure the proposed central solid Waste collection site.
  - c. The property contains an abundance of existing mature vegetation along the east, west, and south property lines. The campground is also obscured from the north from existing mature vegetation.
7. Driveways: The existing driveway/roadway on the property is approximately 3,000 feet long and approximately 25 feet wide.
- a. New driveway will be proposed if existing R.V. sites 66-78 are too close to the wetland. If new driveway is required, it will be approximately 1,000' L x 25'W.
8. Lighting:

***NSA-LUDO Section 17.040., Subsection G.***

*Lighting: Lighting shall be designed to produce a minimum of 0.1 foot-candle throughout the street system. Potentially hazardous location such as a major street intersection and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 foot-candle. Such lighting shall meet the provisions for all new development in 14.100(F).*

- a. Lighting will be identified on the updated preliminary site map.
  - b. Lighting will be available at the entrance to the campground.
  - c. Lighting will be available at the public restroom/shower facility.
  - d. Lighting will be available at all of the public water stations.
9. Existing Improvements: (Per Assessment and Taxation Office Data)

<u>Structure</u>	<u>Year Built</u>	<u>Square Feet</u>
Dwelling	1901	1377
OFP	1901	352
EFP	1901	280
Detached Garage	1901	240
Multi-Purpose Shed	1901	368
Loft Barn	1906	2432
Detached Garage	1901	240
Pump House	1901	144
Multi-Purpose Shed	1901	384
Multi-Purpose Shed	1901	66
Multi-Purpose Shed	1901	90
Multi-Purpose Shed	1901	168

**10. NSA-LUDO Section 14.700., Subsection B.4.e.(6).**

*Campgrounds for 175 individual units or less for tents and/or recreation vehicles with a total density of no more than 10 units per acre (density to be measured based on total size of recreation facility and may include required buffer and setback areas). Class 4 campgrounds may also include up to 3 group campsite areas, in addition to individual campsite units or parking area maximums allowed as described herein.*

The 154-acre tax lot is delineated as two distinct parcels. The northern parcel is approximately 54.73 acres, and the southern portion is approximately 100 acres. The south parcel is where the proposed campground will be located. 10-units per acre equal 100 units for 100 acres. The total proposed units (Tent Sites and R.V. Sites) equals 78 units.

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## PLANNING APPLICATION COVER PAGE NATIONAL SCENIC AREA

**SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

File #		Fee:		Decision:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Date Received:		Received by:		Decision Date:		
		(Planner Initials)				
Date Complete:		Reviewed by:		Issued by:		
		(Planner Initials)		(Planner Initials)		

**APPLICANT INFORMATION**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Primary Point of Contact for staff: \_\_\_\_\_

**OWNER INFORMATION**


Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Physical Address / Location Information: \_\_\_\_\_

Township, Range, Section, Tax Lot(s)	Acct #	Acres	Zoning	Overlay Zone(s)
LPD has found two disticnt parcels				

**SIGNATURES:**

Applicant(s)  Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Property Owner(s)  Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

*\*Signatures are only valid for one year from the date of signature. Signing indicates that the property owner(s) is/are aware that an application is being made on the subject property and also authorizes Planning Department staff reasonable access to the site in order to evaluate the application*

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**PLANNING APPLICATION COVER PAGE  
NATIONAL SCENIC AREA****SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

File #	921-23-00143-PNG	Fee:		Decision:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Date Received:	9-28-23	Received by: (Planner Initials)		Decision Date:	
Date Complete:		Reviewed by: (Planner Initials)		Issued by: (Planner Initials)	

**APPLICANT INFORMATION**

Name: Wasco County  
Address: 2705 East Second St  
City/State/Zip: The Dalles, OR 97058  
Phone: 541-506-2560  
Email: wcplanning@co.wasco.or.us  
Primary Point of Contact for staff: Daniel Dougherty

**OWNER INFORMATION**

Name: same as applicant  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Physical Address / Location Information: 3980 HIGHWAY 30 W

Township, Range, Section, Tax Lot(s)	Acct #	Acres	Zoning	Overlay Zone(s)
2N 13E 29 100	1914	154.73	(GMA) A-1(160)	OZ-1, OZ-8
LPD has found two disticnt parcels				

**SIGNATURES:**

Applicant(s) \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_  
Property Owner(s) \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_

*\*Signatures are only valid for one year from the date of signature. Signing indicates that the property owner(s) is/are aware that an application is being made on the subject property and also authorizes Planning Department staff reasonable access to the site in order to evaluate the application*



**PROPERTY CREATION**

Was your property created by Partition or Subdivision? ☐ Yes ☒ No If Yes, what is it called and what is your lot or parcel number? (Example: Columbia Crest 2<sup>nd</sup> addition Lot 45, or MIP-80-012, Parcel #2): Deed 1969-1559

Is a copy of your current deed attached? ☒ Yes ☐ No

For help finding your deed, please visit the Wasco County Clerk's [Digital Research Room](#)

**PROJECT DESCRIPTION**

(What are building? How will you use it? EXAMPLE: Shed for residential use. Attach additional pages if necessary.)

NAME: 154 CAMPGROUND. See Attached Narrative. 48 Recreational Vehicle (R.V.) sites and 30 Tent Camping (T.C.) sites.

Dimensions of <u>PROPOSED</u> Improvements				
Structure/Development*	Length	Width	Height (at peak)	Square Footage
Example: Dwelling	35 feet	40 feet	16 feet	1,400 SF
See Attachment				
Dimensions of <u>EXISTING</u> Development				

\*Please list all structures, including dwellings, sheds, well/pump houses, barns, shops, loafing sheds, fencing, etc.

**ADDITIONAL PROPERTY INFORMATION:**

Water source: city water Sewage disposal method: ☐ Septic ☒ Sewer ☐ None

Are there wetlands/waterways on your property? ☐ NO ☒ YES (description) Chenoweth Creek, Fish Bearing

Name of road(s) providing access: HWY 30

Current use of property: ☒ Agricultural ☐ Forestry ☐ Residential ☐ Commercial ☐ Industrial ☐ Vacant ☒ Other public rec

Do you own neighboring property? ☒ NO ☐ YES (description) \_\_\_\_\_

**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.

**ALL APPLICATIONS MUST INCLUDE:**

- ☐ Application Fee – Cash, Check, or Credit Card
- ☐ Site Plan
- ☐ Elevation Drawing
- ☐ Fire Safety Self-Certification
- ☐ Other applicable information/application(s):  
\_\_\_\_\_  
\_\_\_\_\_

**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):  
\_\_\_\_\_



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FILE NUMBER: 921-23-000143-PLNG

FEE: \_\_\_\_\_

## NATIONAL SCENIC AREA APPLICATION

Date Received:

Planner Initials:

Date Complete:

Planner Initials:

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary.

	LENGTH	WIDTH	HEIGHT	SQ. FT.	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)
<b>EXISTING Development</b>					
Dwelling <i>See Attached</i>					
Garage					
Other (shed, road etc...)					
<b>PROPOSED Improvements</b>					
Dwelling <i>See Attached</i>					
Main/Body					
Trim					
Roof (Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Other Building(s)					
Main/Body					
Trim					
Roof (Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Decks					
Fences/Gates					
Driveway					
Exterior Lighting & Hooding					



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## ADDITIONAL INFORMATION

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

### KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- ☒ Interstate 84, including rest stops
- ☒ Washington State Route 14
- ☒ Historic Columbia River Highway
- ☒ Columbia River
- ☐ Rowena Plateau and Tom McCall Point
- ☐ Washington State Route 142 (Lyle and Klickitat River road)
- ☐ Old Washington State Route 14 (County Road 1230)

Is property within ¼ mile of Interstate 84 or Historic Columbia River Highway (30)?

☐ NO

☒ YES

If YES, indicate setbacks to the paved edge of the Scenic Travel Corridors 500'

Is any structure on property 50 years old or older?

☐ NO

☒ YES, year built: See Narrative

Is proposed development site adjacent to agricultural uses? ☒ NO

☐ YES, type (grazing, orchards, grain, other):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please describe the operational characteristics of non-residential uses/structures, including hours of operation, number of average daily trips, number of commercial events per year, etc. (attach additional pages if necessary):

See Narrative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### MAINTAIN TOPOGRAPHY

- ☒ The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

### COMPATIBILITY

- ☒ The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

### SKYLINE

- ☒ The proposed development does not break the skyline as seen from any Key Viewing Areas.

### VISUAL SUBORDINANCE

- ☒ The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation. Please explain (attach additional pages if necessary):

the development site will be utilizing existing vegetative screening and natural topography as the land slopes down into visual obscurity.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



---

## APPLICATION REQUIREMENTS

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

### MATERIAL SAMPLES

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

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

### GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required

☒ NO ☐ YES

If yes, a grading plan meeting the requirements below is included with the application:

grading plan may be required with future changes to application

- ☐ A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
- (1) Natural and finished grades.
  - (2) Location of all areas to be graded, with cut banks and fill slopes delineated.
  - (3) Estimated dimensions of graded areas.
- ☐ A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
- (1) Its purpose.
  - (2) An estimate of the total volume of material to be moved.
  - (3) The height of all cut banks and fill slopes.
  - (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
  - (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
  - (6) A description of any other interim or permanent erosion control measures to be used.

### COMPLETENESS

☒ I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant will have 180 days from the original submittal date to respond to a potential Letter of Incompleteness. If the Applicant does not respond in writing within the 180 days, then the application will be deemed void on the 181st day.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. **As a result, the proposal will be denied.** Pursuant to Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), Applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.



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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: 921-23-000143-PLNG

**PROJECT DESCRIPTION:** \_\_\_\_\_

NAME: 154 CAMPGROUND. See Attached Narrative. 48 Recreational Vehicle (R.V.) sites and 30 Tent Camping (T.C.) sites.

**APPLICANT INFORMATION**

Name: Wasco County  
Address: 2705 East Second St  
City/State/Zip: The Dalles, OR 97058  
Phone: 541-506-2560  
Email: wcplanning@co.wasco.or.us

**OWNER INFORMATION**

Name: same as applicant  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
2N 13E 29 100	1914	154.73	(GMA) A-1(160)

Property address (or location): 3980 HIGHWAY 30 W

**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 0 to 30% ☐ 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 development at the top of a slope ☐ 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 N/A ☐ 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 see site plan ☐ 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 N/A ☐ 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 Class A Composite Shingle

**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 N/A No Chimneys

**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 N/A No Decks

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings  $\frac{1}{4}$ " or less in size.

☐ Yes – Comment N/A No Decks

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

☐ Yes – Comment N/A No Decks

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 N/A No Decks

**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  $\frac{1}{4}$ " 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  $\frac{3}{4}$  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

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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.

*Tyler Stone*

Owner Signature

Date

Owner Signature

Date

P:\Development Applications\FireSafety\_Self-Certification.doc

Last Updated 3/31/2020

WASCO TITLE, INC. 14-53605

Until a change is requested, all tax  
statements shall be sent to:  
Wasco County Administrative Officer  
511 Washington St.  
The Dalles, OR 97058

After recording return to:  
Campbell Phillips PC  
Attn: Kristen A. Campbell  
P.O. Box 2449  
The Dalles, OR 97058

Grantor:  
Taner Elliott  
397 Summit Ridge Drive East  
The Dalles, OR 97058

Grantee:  
Wasco County, a political subdivision of the State of Oregon  
511 Washington St.  
The Dalles, OR 97058

Consideration: \$1,500,000.00

Wasco County Official Records	<b>2022-003015</b>
DEED-D	
Stn=3 LAUREN	<b>08/12/2022 01:01:00 PM</b>
\$20.00 \$11.00 \$10.00 \$60.00 \$19.00	<b>\$120.00</b>

I, Lisa Gambee, County Clerk for Wasco County,  
Oregon, certify that the instrument identified herein  
was recorded in the Clerk records.

#### WARRANTY DEED

Taner Elliott, Grantor, conveys and warrants to Wasco County, a political subdivision of the State of Oregon, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Wasco and State of Oregon, to-wit:

**See Legal Description attached hereto as Exhibit A**

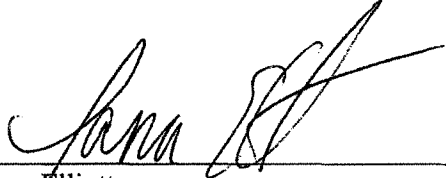
**Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.**

The true consideration for this deed is \$1,500,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE

UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

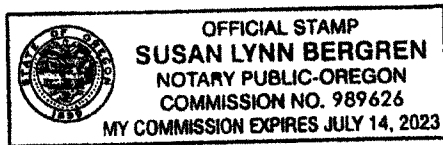
Dated: August 12, 2022

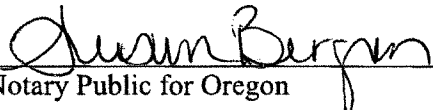
  
\_\_\_\_\_  
Taner Elliott

STATE OF OREGON       )  
                                  ) ss.  
County of Wasco       )


August 12, 2022.

Personally appeared the above named Taner Elliott and acknowledged the foregoing instrument to be his voluntary act and deed.



  
\_\_\_\_\_  
Notary Public for Oregon

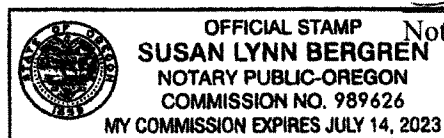
WASCO COUNTY

By:   
\_\_\_\_\_  
Tyler Stone, Administrative Officer

STATE OF OREGON       )  
                                  ) ss.  
County of Wasco       )

August 11, 2022.

Personally appeared the above named Tyler Stone, Administrative Officer of Wasco County, a political subdivision of the State of Oregon, and acknowledged the foregoing instrument to be their voluntary act and deed.



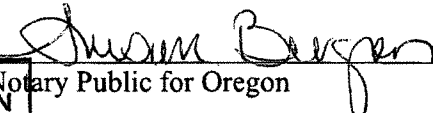
  
\_\_\_\_\_  
Notary Public for Oregon

EXHIBIT A  
LEGAL DESCRIPTION

Parcel 1:

All of Lot 3 and that part of Lots 1 and 2 lying West of the Old Columbia River Highway in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon. EXCEPTING THEREFROM that part conveyed to the State of Oregon by deed recorded October 11, 1930 in Volume 82, Page 490, Deed Records for Wasco County, Oregon.

Parcel 2:

All that part of the following described tract lying West of the Old Columbia River Highway:

Beginning at the Southeast corner of JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon; thence North along the East line of said Claim 1554.3 feet to the southerly Northeast Corner of said claim; thence West along the northerly line of said Claim 3331.02 feet to the interior "L" of said Claim; thence South 1554.3 feet to the South line of said Claim; thence East along said South line 3331.02 feet to the point of beginning. EXCEPTING THEREFROM the following described tract:

Beginning at the Southeast corner of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North along the East line of said Claim 150.93 feet; thence North 23° 16' 10" West 583.73 feet; thence South 54° 45' 50" West 429.49 feet; thence South 38° 00' 10" West 219.84 feet; thence South 20° 40' East 284.68 feet to the South line of said Claim; thence East along said line 616.28 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land in the Southeast portion of the JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon.

Beginning at a 2 inch iron pipe driven in the ground, said pipe is located North 177.15 feet and West 675.77 feet from the Southeast corner of JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North 21° 05' 30" West 90.00 feet to a 2 inch iron pipe driven in the ground; thence North 37° 31' 13" East 135.00 feet to a 2 inch iron pipe driven in the ground; thence South 52° 28' 47" East 116.00 feet to a 2 inch iron pipe driven in the ground; thence South 36° 15' 40" West 113.60 feet to a 2 inch iron pipe driven in the ground; thence South 68° 54' 30" West 80.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land in the Southeast portion of the JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North 00° 23' 00" along the East line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 40 feet; thence North 89° 45' 30" West parallel with the South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 159.84 feet to

the true point of beginning, said point also being the Southwest corner of that tract of land recorded on Microfilm Image No. 64-0023 Wasco County, Oregon; thence North 23°39' 00" West along the westerly line of said tract 312.15 feet to the Northwest corner of said tract; thence North 66° 21' 00" East along the northerly line of said tract 200.60 feet to the westerly right of way of the Old Columbia River Highway No. 30; thence North 23° 40' 30" West along the said westerly right of way of the Old Columbia River Highway No. 30, 305.75 feet; thence leaving said right of way South 54° 18' 29" West 430.31 feet; thence South 37° 31' 13" West 85.56 feet to the most northerly corner of that tract of land as recorded on Microfilm Image No. 65-0559, Wasco County, Oregon; thence along the boundary of said tract South 52° 28' 47" East 116.00 feet; thence continuing along said boundary of said tract South 36° 15' 40" West 113.60 feet; thence continuing along the boundary of said tract South 68° 54' 30" West 80 feet to the westerly boundary of that tract of land recorded on Microfilm Image No. 64-0022; thence South 21° 05' 30" East along said West Boundary 144.19 feet to a point that is 40 feet, when measured at right angles from the South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence South 89° 45' 30" East 40 feet North and parallel with said South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 463.79 feet to the point of beginning.

ALSO SAVE AND EXCEPTING THEREFROM the lands described in Warranty Deed Microfilm No. 96-3868, recorded September 3, 1996, Records of Wasco County, Oregon.

[illegible]

Existing Improvements				
Dwelling	See Narrative			
Garage				
Other				

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#### RECREATIONAL VEHICLE PARK REQUIREMENTS

New recreational vehicle parks, the expansion of existing recreational vehicle parks, and mobile home parks containing spaces for recreational vehicles shall be heard by the Wasco County Planning Commission in a quasi-judicial hearing and meet all of the requirements of a Mobile Home Park with the exception of the following:

1. **Permanency:** No recreational vehicle shall be permanently attached to the land, or otherwise finished with skirting, awnings carports, ramadas, cabanas, or garages.

Describe how the RV Park will comply with criterion:

Conditions of approval will forbid R.V.s from being permanently attached to the land, or otherwise finished with skirting, awnings carports, ramadas, cabanas, or garages. The use of the R.V. park will be for short-term stays (e.g., 15-30 days). Short term use contracts (rental agreements) will contain provisions that forbid R.V. permanency, and an on-site caretaker will enforce contract provisions.

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2. **Facilities:** Recreational vehicle parks shall be designed as mobile home parks with modifications to lot design to accommodate recreational vehicles instead of mobile homes. For this purpose recreational vehicle parks shall also provide:
  - a. Toilets at the ratio of one toilet for men and women each for every ten (10) vehicle sites.
  - b. Public water facilities at a ratio of one faucet for every five (5) vehicle sites.
  - c. Sanitary dumping stations as required by the Approving Authority.
  - d. Service buildings housing sanitation facilities shall be permanent structures, complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. Such buildings shall be maintained in a sanitary and orderly condition.
  - e. At least one (1) service building housing sanitation facilities shall be accessible to paraplegics or persons confined to wheelchairs. The stalls of said building shall be wide enough to permit entrance and shall be provided with assist bars. Ramps shall be provided over curbs. Such buildings shall be clearly marked and signed.



Describe how the RV Park will comply with criterion 2 (attach additional sheets as necessary).

See narrative.

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3. **Sanitation:** A certificate of sanitation shall be required. NCPHD & the City of The Dalles will be contacted.

The North Central Health Department has been consulted and the proposal includes their requirements?

☐ NO ☐ YES

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#### MOBILE HOME PARK REQUIREMENTS

New mobile home parks and the expansion of existing mobile home parks shall be heard by the Wasco County Planning Commission in a quasi-judicial hearing and meet the following requirements:

1. **Preliminary Site Plan:** A preliminary site plan shall be submitted containing the following information. Check all items that are indicated on your submitted site plan.

- ☒ Name of the property owner, applicant, and person who prepared the plan
- ☒ Name of the park and address
- ☒ Scale and north point of the plan
- ☒ Vicinity map showing relationship of park to adjacent properties and surrounding zoning
- ☒ Boundaries and dimensions of the park
- ☐ Location and dimensions of each site; designate each site by number, letter or name
- ☐ Location and dimensions of each existing or proposed building (indicate which are ADA accessible)
- ☒ Location and width of park streets
- ☐ Location and width of walkways
- ☐ Location of each lighting fixture for lighting the park
- ☒ Location of recreational areas and buildings, and area of recreational space
- ☐ Location and type of landscaping plantings, fence, wall, or combination of any of these or other screening materials
- ☐ Extent, location, arrangement and proposed improvements of all off-street parking and loading facilities
- ☐ Location of available fire and irrigation hydrants
- ☐ Location of public water facilities and sanitary dump stations (RV Parks only)
- ☐ Location of utilities including but not limited to public water system, sewer system, electrical lines and poles
- ☐ Location of public telephone service for the park
- ☐ Location of Garbage Disposal
- ☐ Enlarged plot plan of a typical space, showing location of the stand, patio, storage space, parking, sidewalk, utility connections and landscaping

## 2. Design Standards:

- a. Access: A park shall not be established on any site that does not have access to any public street on which the potential paving width is less than thirty-six (36) feet.

The park meets this standard?

☐ NO ☒ YES

Indicate the public street the park will have direct access to and its current and potential paving width.

The campground will have direct access to Highway 30.

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- b. Park Street: A park street shall connect each mobile home site to a public street. The park street shall be a minimum of thirty-five (35) feet in width, with a service width of at least twenty-five (25) feet if no parking is allowed, and thirty-five (35) feet if parking is allowed on one side only.

The proposed park streets meet this standard?

☒ NO ☐ YES

Indicate the park street width, the width of the driving surface and the bed and surface materials (rock, gravel, pavement, etc...)

The street that connects the campground to HWY 30 is approximately 49' wide at the turn, and narrows to approximately 13' at the entrance gate. Applicant will provide updated plans that will meet this requirement.

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- c. Walkways: Pedestrian walkways of not less than three (3) feet in width shall be separated from vehicular ways and maintained for safe and convenient movement to all parts of the park and connect to ways leading to destinations outside the park.

The proposed park walkways meet this standard?

☒ NO ☐ YES

Indicate the park walkways width, and surface materials (rock, gravel, pavement, etc...)

Proposed walkways will be provided as needed.

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- d. Off Street Parking:

(1) Two off-street parking spaces shall be provided for each site, either on the site or within one hundred (100) feet thereof in the park, which shall be nine by twenty (9x20) feet in size per space.

- (2) Guest parking shall also be provided in every park, based on a ratio of one parking space for each four (4) mobile home sites.

The proposed off street parking walkways meet this standard?

☐ NO ☒ YES

Indicate how the proposed park will meet the off street parking standards above.

96 off-street parking spaces will be provided in the updated plan (2:48 ratio).

48 off-street parking spaces will be provided for guest parking in the updated plan (1:4 ratio)

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e. Signs: Signs may be installed as follows:

- (1) One sign not to exceed eighteen (18) square feet in area to designate the name of the mobile home park. The sign may be indirectly lighted, but shall have no flashing lights or moving parts.
- (2) Incidental signs for the information and convenience of tenants and the public, relative to parking, traffic movement, office, lavatories, etc., are allowed, provided such signs do not exceed three (3) square feet in area.
- (3) No advertising signs shall be permitted.

The proposed signs meet these standards?

☐ NO ☐ YES

Indicate the proposed number of signs and how they will meet the standards above.

Signs examples and locations will be provided in updated plan.

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f. Fencing and Landscaping:

- (1) Every park shall provide a sight-obscuring fence, wall, evergreen or other suitable screening/ planting along all boundaries of the park site abutting public roads or property lines that are common to other owners of property, except for points of ingress and egress.
- (2) Walls or fences shall be six (6) feet in height. Evergreen planting shall not be less than five (5) feet in height, and shall be maintained in a healthy, living condition for the life of the mobile home park.
- (3) There shall be suitable landscaping provided within the front and side yard setback areas, and all open areas in the mobile home park not otherwise used.

The proposed fencing and landscaping meet these standards?

☐ NO ☐ YES

Indicate type and length of all proposed fencing and landscaping will meet the standards above.

See narrative. Fencing will be used for centralized solid-waste collection area. Vegetative screening exists on east, west, south property lines. Vegetative screening exists on north side of campground site. Vegetative site plan will be provided with updated application materials.

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- g. Lighting: Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous location such as a major street intersection and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 footcandle. All lighting shall be shielded and hooded so as not to sign onto adjacent properties.

The proposed lighting will meet these standards?

☐ NO ☒ YES

Indicate number and type of proposed lighting and how it will meet the standards above.

See narrative.

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h. Area:

1. Size of a mobile home park site: No park shall be created on a lot or parcel of land of less than the minimum required to accommodate the density of the underlying zoning regulations.
2. Mobile home sites: The average area of a mobile home site within a mobile home park shall not be less than 3,000 square feet, and in no case shall any one mobile home site be less than 2,500 square feet, providing that the dwelling unit density for a new mobile home park shall not exceed the allowable density of the district in which it is located.

Average size of each mobile home site \_\_\_\_\_ N/A

Size of subject lot or parcel (acres) \_\_\_\_\_

Minimum lot size of zoning district \_\_\_\_\_

Number of sites \_\_\_\_\_

Size of subject lot or parcel divided by Number of Sites \_\_\_\_\_ N/A If this number is greater than or equal to the minimum lot size of the zone your proposal is consistent with the density requirement. If this number is less than the minimum lot size of the zoning district your proposal is not consistent with the density requirement and you need to reduce the number of spaces.

3. Setbacks: No mobile home/RV or access thereto shall be located any closer than twenty-five (25) feet from a park property line abutting on a public street, five (5) feet from all other park property lines and ten (10) feet from any such areas as a park street, a common parking area, or a common walkway.

The proposal meets the setback standards?

☐ NO ☒ YES

Indicate the distances from mobile homes/RV's meets the setback standards above.

See attached Site Map. Updated site map will provide requisite information.

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4. Spacing: A mobile home/RV shall be separated from an adjoining mobile home and its accessory structures a minimum of fifteen (15) feet.

The proposal meets the spacing standards?

☐ NO ☒ YES

Indicate the spacing between mobile homes/RV's.

See attached Site Map. Updated site map will provide requisite information.

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5. Overnight Spaces: Not more than ten (10) percent of the total mobile home park area may be used to accommodate persons wishing to park their mobile homes or camping vehicles overnight.

Number of spaces N/A

10% of the spaces = N/A

Number of Overnight Spaces Proposed N/A (If this number exceeds 10% of the spaces you need to reduce the number.)

I. Other Site Requirements:

1. Permitted Uses: No building, structure or land within the boundaries of a mobile home park shall be used for any purpose except for the uses permitted as follows:
- a. Mobile homes for residential use only, together with the normal accessory uses such as a cabana, ramada, patio slab, carport or garage, and a storage or washroom building.
  - b. Private and public utilities.
  - c. Community recreation facilities, including swimming pools, for residents of the park and guests only.
  - d. One residence for the use of a caretaker or a manager responsible for maintaining or operating the property.

The proposed uses are consistent with the permitted uses listed above

☐ NO ☐ YES

Indicate the specific uses proposed.

N/A

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2. Recreational Area: A minimum of two hundred (200) square feet of recreation area shall be provided for each space. The recreation area may be in one or more locations in the park. At least one recreation area shall have a minimum size of 5,000 square feet, and be of a shape that will make

it usable for its intended purpose, and at least fifty percent (50%) of the required recreation area shall be provided for use by residents of the entire mobile home park. Swimming pools shall be set back at least fifty (50) feet from the nearest residential area and will have a fence surrounding it at least eight (8) feet high which does not obscure vision into the pool area. Rescue devices such as buoyant rings, poles, etc., shall be provided and easily accessible.

Number of proposed sites \_\_\_\_\_ N/A

Number of proposed sites times 200 square feet = \_\_\_\_\_ N/A This square footage, or 5,000 square feet if the number is less than 5,000 is the minimum amount of recreation are you are required to have.

Indicate how the recreational areas will be consistent with the requirements above:

N/A (This provision is applicable to Mobile Home Parks and not Campground/R.V. sites)

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3. Accessories: Accessory structures located on a mobile home site shall be limited to the normal accessories, such as an awning, cabana, ramada, patio, carport, garage or storage building. No other structural additions shall be built onto or become part of any mobile home, and no mobile home shall support any building in any manner.

Indicate how accessories will be limited to those listed above.

N/A

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4. Exterior finishing of mobile homes: All mobile homes shall conform to the following

- a. All mobile homes located on any lot or parcel in Wasco County shall be skirted with fire-proof, non-decaying and non-corroding materials or shall be provided with a cement or concrete block exterior foundation. If metal skirting is employed, it shall be painted and formed in a pattern complementary to the siding of the mobile home.
- b. All awnings carports, ramadas, cabanas, and garages shall be painted and designed in a style complementary to the design of the mobile home.
- c. Wheels shall be removed from all mobile homes at the time of installation on property. In addition, tongues, and hitches shall be removed from all mobile homes wider than ten (10) feet that are installed on any parcel of land, exclusive of licensed mobile home parks. The Director of

Planning may exempt certain mobile homes from the last requirement when removal would damage the frame and weaken the structure.

Indicate how you will ensure the mobile homes meet the exterior finishing requirements above.

N/A

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5. State Requirements: Rules and regulations governing mobile home facilities as contained in Oregon Revised Statutes, Chapter 446, and "Rules and Regulations Governing the Construction and Statutory Operation of Travelers' Accommodations and Tourist Parks", adopted by the Oregon State Department of Human Resources, Health Division, shall be applicable in the development and operation of a mobile home park, provided, that the provision of this Ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations.

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**SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

☐ **Legal Parcel:** Property has been determined to be a legal parcel?

☐ **Fire Safety:** A Fire Safety Self Certification Form has been submitted?

**Preliminary Map** – A preliminary map has been submitted that includes all of the required information. Verify by using check boxes.

☐ NO ☐ YES

**Zoning Overlays** – Development Site is within the following Divisions:

1. Flood Hazard: Specify Zone \_\_\_\_\_

☐ NO ☐ YES

2. Geological Hazards: \_\_\_\_\_

☐ NO ☐ YES

4. Cultural, Historic and Archeological \_\_\_\_\_

☐ NO ☐ YES

5. Mineral & Aggregate \_\_\_\_\_

☐ NO ☐ YES

7. Natural Areas \_\_\_\_\_

☐ NO ☐ YES

8. Sensitive Wildlife Habitat \_\_\_\_\_

☐ NO ☐ YES

12. Sensitive Bird Sites: \_\_\_\_\_

☐ NO ☐ YES

13. Pond Turtle Sensitive Area: \_\_\_\_\_

☐ NO ☐ YES

**Natural Resources**

Are there natural water sources on property or adjacent properties?  
If yes indicate resource type, location and required buffer.

☐ NO ☐ YES

**Setbacks**

Existing development will not be placed in violation of setback standards?

☐ NO ☐ YES

**Previous Map and Tax Lot #'s:** \_\_\_\_\_

**Past Actions:** If yes, list review #(s) \_\_\_\_\_

☐ NO ☐ YES

Is property still subject to conditions from previous review?

☐ NO ☐ YES

If yes, list review # and condition(s). \_\_\_\_\_

**Additional Comments:** \_\_\_\_\_



**PLANNING DEPARTMENT**

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

*Pioneering pathways to prosperity.*

FILE NUMBER: 921-23-000143-PLN16

FEE: \_\_\_\_\_

## CONDITIONAL USE PERMIT

Date Received: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

Date Complete: \_\_\_\_\_

Planner Initials: \_\_\_\_\_

### DETAILED SPECIFIC WRITTEN REQUEST

1. Request for a campground to include 48 Recreational Vehicle (R.V.) sites and 30 Tent Camping (T.C.) sites. (This number is flexible depending on waterway setbacks and other considerations as provided by the Wasco County Planning Department).

a. Existing R.V. sites 66-78 (12 sites) may be too close to an existing wetland for use. These sites would be moved further to the north and west in order to meet existing wetland buffers.

b. The affected 12 sites must be newly constructed and connected to existing infrastructure.

See narrative for details.

(Attach additional pages if necessary)

### DETAILED STRUCTURAL INFORMATION

PROPOSED Improvements				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
EXISTING Development				
Dwelling				

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## CONDITIONAL USE CRITERIA – LAND USE & DEVELOPMENT ORDINANCE (LUDO) CHAPTER 5

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and LUDO.
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

The subject parcel is approximately 100-acres. The applicable zone is A-1(160)(GMA). Recreation Development, subject to Section 14.700. (GMA Only) is allowed. The proposed campground will utilize existing R.V. site infrastructure (sewer and water). The proposed 78 sites (48 R.V. Sites & 30 Tent Sites) are allowed per Section 14.700. The campground site has not been actively farmed for at least 5 years and is on the immediate northwest side of the city of The Dalles urban area.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

The proposed campground will be available for customers 24-hours, 7-days a week. The proposal seeks to utilize existing R.V. & Tent camping infrastructure.

Describe the number of people/employees/customers associated with the proposed use:

The campground will directly employ at least one employee (campground caretaker & family). Other services (e.g., solid waste removal) will be provided through separate contract. The campground will include 48 R.V. Sites and 30 Tent Sites. R.V. camping will include the driver, but may also include passengers (family). A maximum of eight campers are allowed per site. A maximum of 624 individuals will be allowed on-site at maximum capacity. Planned maximum number of campers per site may be altered as required.

3. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services:

Roads:

Primary access is from HWY 30. Traffic Impact Study will be performed if required or suggested by ODOT. ODOT will be informed of proposal for suggested improvements or impact studies. Number of proposed sites may be altered if required.

Fire & Police Protection:

Structural Fire Protection District: Mid-Columbia Fire & Rescue. Police: Wasco County Sheriff, and Oregon State Police. Potentially The Dalles Police. These organizations will be contacted and plan may be altered depending on feedback. Proposed use is near an urban area that contains ample public facilities & services in case of emergency. Campsite will contain one employee caretaker (and potentially family members of employee).

Sewer & Water:

The proposal will utilize existing sewer and water infrastructure. The infrastructure will need to be repaired and potentially updated, but the existing 48 R.V. Sites contain sewer and water infrastructure. Chenoweth Water PUD: provides water. The city of The Dalles provides sewer. There is also sewerage connection off of the west side of HWY 30. These organizations will be contacted and plan may be altered depending on feedback.

Electric & Telephone:

Electric and Telephone facilities exist on site. Repairs may be necessary. Electric: Northern Wasco County PUD provides electricity. These organizations will be contacted and plan may be altered depending on feedback.

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Solid Waste Disposal:

Solid Waste Disposal: The Dalles Disposal provides solid waste disposal services, and will be privately contracted for services. One central collection area will be provided on site where The Dalles Disposal shall collect and remove the solid waste from site. This organization will be contacted for service providing estimates and abilities.

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4. The proposed use will not unduly impair traffic flow or safety in the area. Does the subject property have a road approach permit from Public Works on file for the use? ☐ NO ☐ YES, Permit# Unknown (will have to obtain)

Describe the number of trips per day that will be generated by the proposed use:

The 2009 WC Trans plan provides that the ADT for U.S. Highway 30 (South of Discovery) was 1,325.

The 2019 Oregon Department of Transportation Handbook titled Personal Travel in Oregon: A Snapshot of Daily Household Travel Patterns, provides that on average, "households report an average of 8.9 daily weekday trips"

These statistics account for residential households (parcels or lots). 78 Sites x 8.9 daily trips = 649 estimated trips per day added to HWY 30 travel. ODOT will be notified. Recommendations will alter plan.

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5. How will you minimize the effects of noise, dust and odor on adjoining properties during development and operation? Use of the campground will generate vehicular noise generally between 8 a.m. – 4 p.m., but will further regulated as needed. Onsite trees will muffle the sounds of the residential use of the sites.
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- 
- 

6. How will the proposed use affect sensitive wildlife habitat and riparian vegetation along streambanks? How will soil erosion be avoided? You may need to contact the Oregon Department of Fish & Wildlife.

Identified R.V. Sites 66-78 may be within 100' wetland buffer. These sites will either be eliminated from plan or moved northwest to meet buffer requirements. ODFW and USFS will be contacted for commentary.

Recommendations will alter plan. No trees are proposed to be removed.

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7. How will the proposed use not adversely affect the air, water or land resource quality of the area?

Proposed use will utilize existing water, sewer, power, and road infrastructure. All campground sites will be outside of the 100' wetland buffer. No trees are proposed for removal. Use of the land will ensure continued maintenance and observation of the land which will lower likelihood of trespass, uncontrolled wildfire, and other issues impacting land and water resources. Air resources may be impacted from vehicle use, but R.V.s will be parked and electricity, water, and sewage provided.

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8. How will the location and design of the site and structures for the proposed use not significantly detract from the visual character of the area? This may be done through siting, new vegetation, colors, materials or other.

The property contains an abundance of existing mature vegetation along the east, west, and south property lines.

The campground is also obscured from the north from existing mature vegetation. The area is surrounded by vegetation, is at 0-5% elevation from applicable KVAs, so the site is visually subordinate. Visual analysis regarding KVAs will be performed.

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9. How will the proposal preserve areas of historic value, natural or cultural significance, including archaeological sites or assets of particular interest to the community?

The USFS will be notified about the proposal, and the USFS will determine whether a historical and cultural survey is required. The 100 year old home, barn, and other older structures are not part of this proposal.

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10. How will the proposed use not significantly increase the cost of, or force a significant change to accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use?

South of Subject Parcel: All properties south of subject parcel are within the Urban Area and zoned for urban uses.

North of Subject Parcel: Within A-1(160)(GMA). 2N 13E 29 A 100; 2N 13E 20 600; 2N 13E 20 800; and 2N 13E 20 700. Contain steep slopes between 0-75%. Aerial photos from 1995 provide that the subject properties were not farmed. Two properties are used as rock quarries. NRCS will be contacted for additional information pertaining to farm uses.

West of Subject Parcel: One parcel is within A-1(160)(GMA). 2N 13E 29 300. Aerial photos from 1995 provide that the subject property was not farmed. One parcel is within (GMA) R-10 2N 13E 29 200. It is a mobile home park and is not farmed.

East of Subject Parcel: Lands are within the urban area of The Dalles.

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11. Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agricultural uses?

There are no agricultural uses within 0.25 miles of the proposed development.

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## PLANNING DEPARTMENT

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

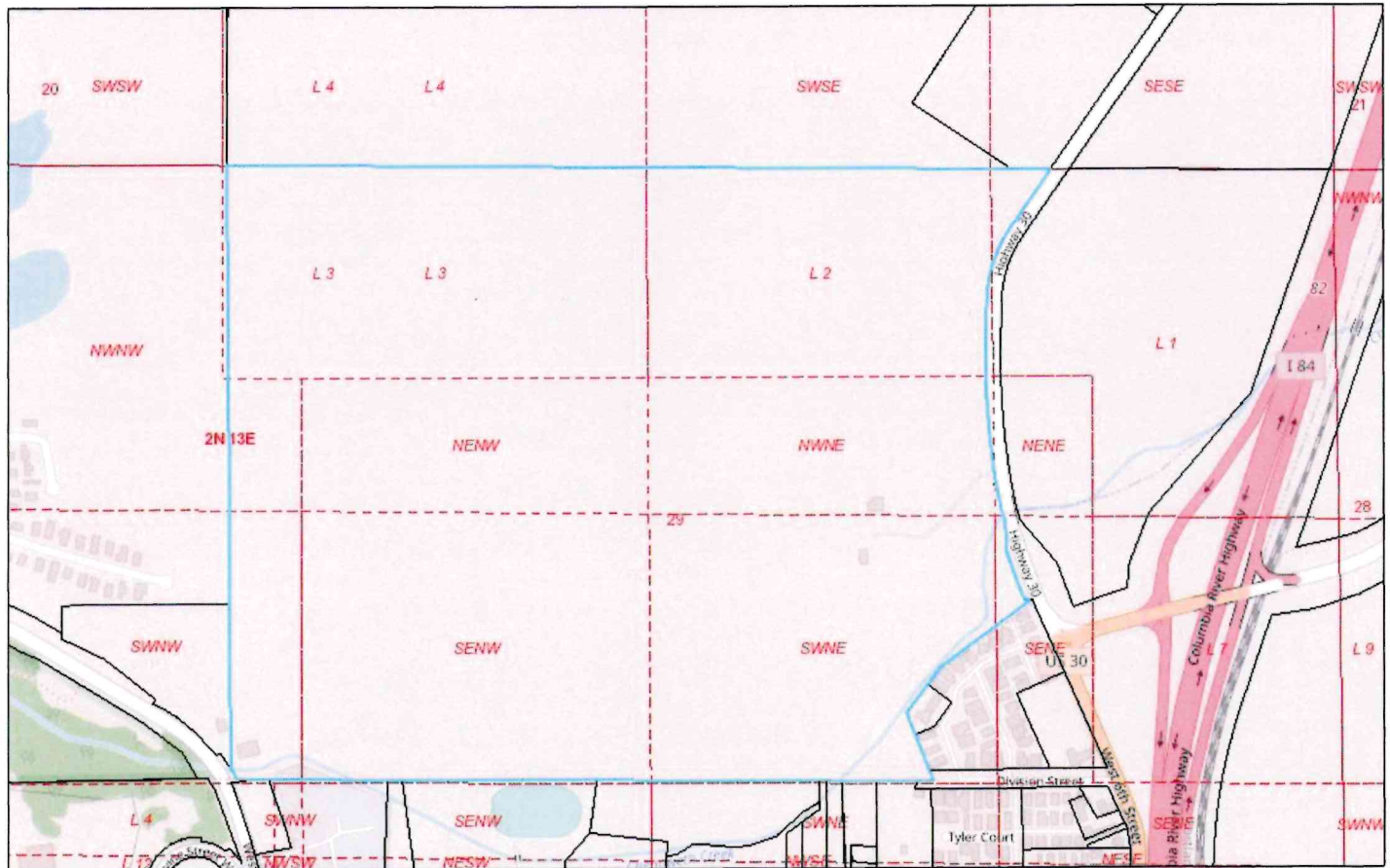
***Pioneering pathways to prosperity.***

September 27, 2023

### MEMORANDUM of Legal Parcel Determination

SUBJECT: Wasco County Property at 2N 13E 29 100, Tax Account Number 1914

### Subject Property

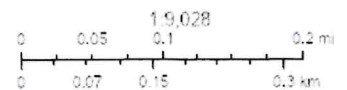


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- Taxlots
- Townships
- Quarter Sections
- Sections
- Subject Property

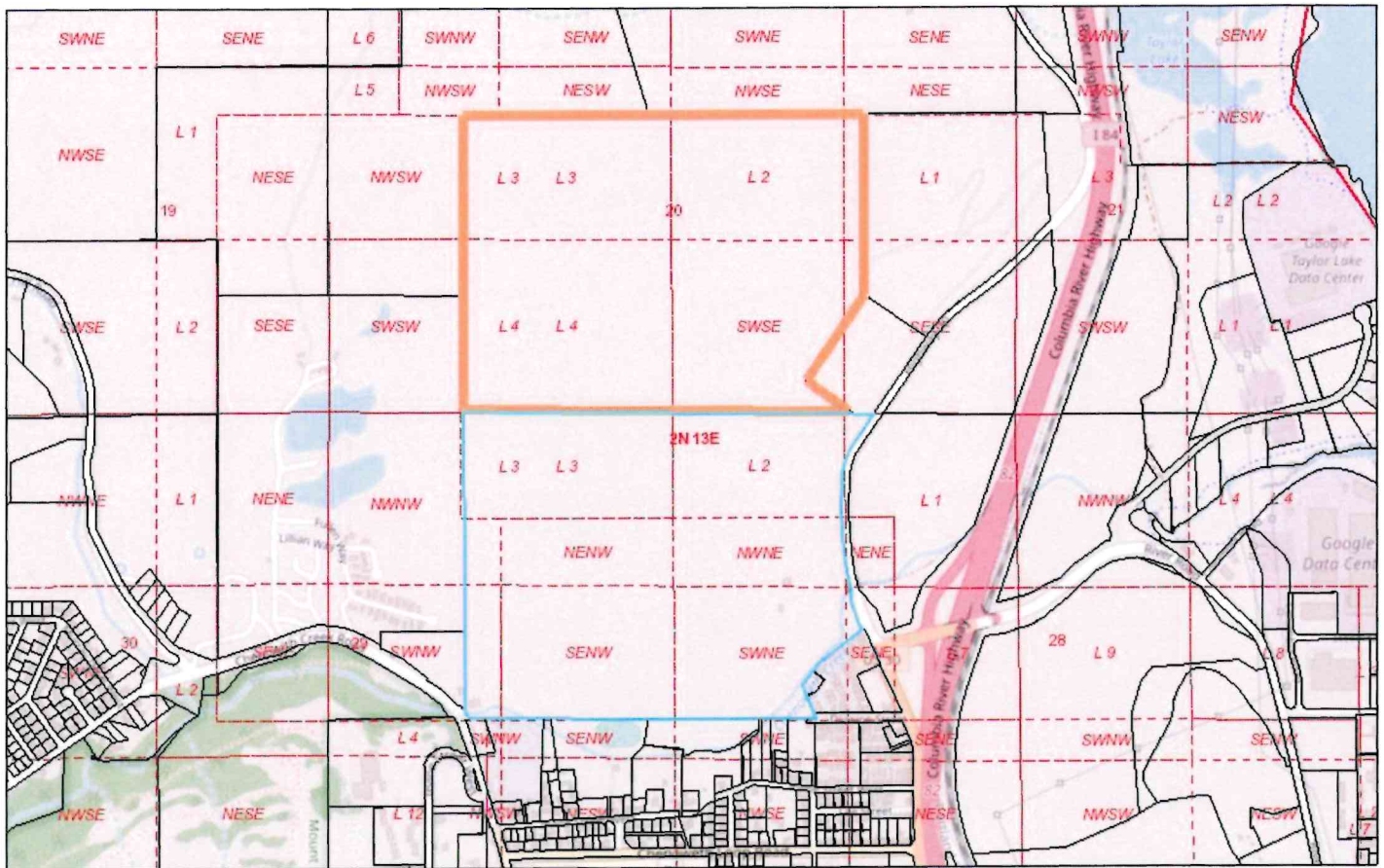
© OpenStreetMap and contributors, CC-BY-SA, Wasco County GIS, DOGAMI, State of Oregon, Wasco County GIS, Lane County Assessor, Wasco County GIS, Wasco County Planning

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.



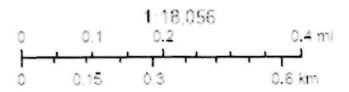


# Acct# 1905



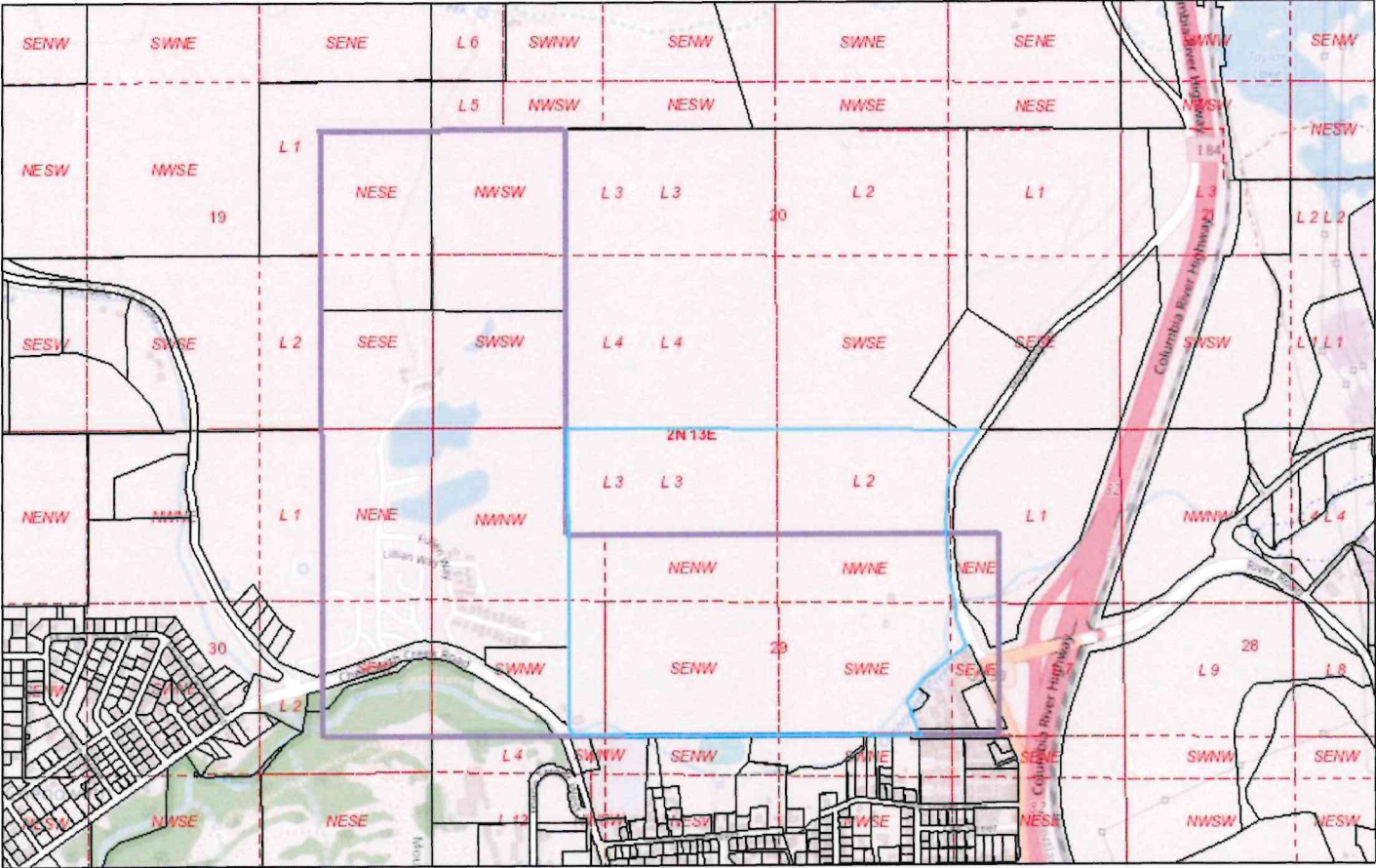
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- Taxlots
- Sections
- Acct# 1905
- Quarter Sections
- Townships
- Subject Property, Acct 1914



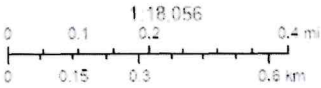
The Subject Property is made up lands that were originally created in the 1800s. The southern portion of the property was originally a part of the Justin Chenoweth Donation Land Claim # 37. The Land Claim was approved by the United States Congress on September 27, 1850, and the documentation was officially recorded with the Wasco County Clerk's Office on November 1, 1872, in Deed Book D, Pages 650-651, with Grantor the United States of America to Grantee Justin Chenoweth.

Subject Property



9/21/2023, 11:39:37 AM

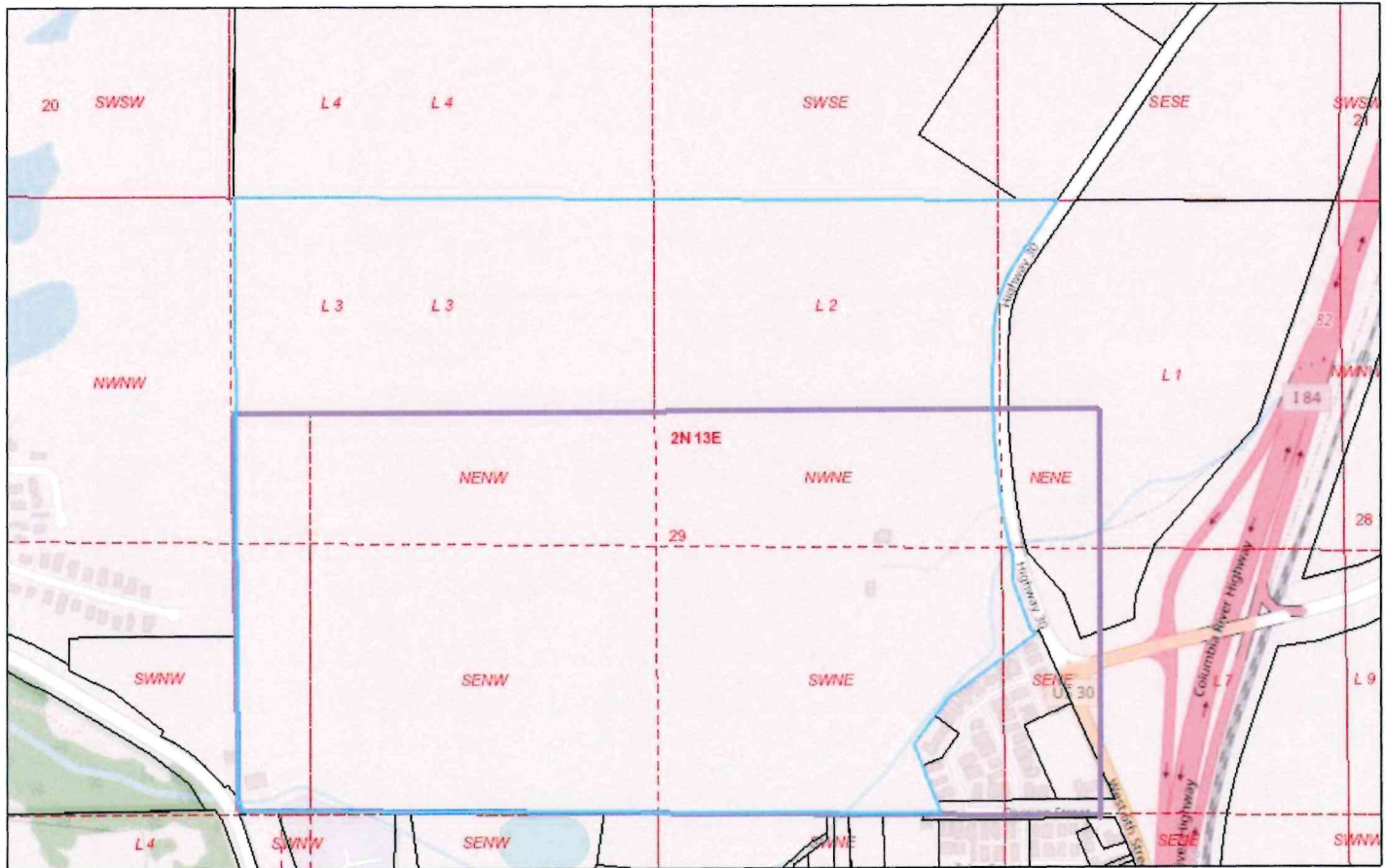
- Taxlots
- Sections
- Quarter Sections
- Townships
- Subject Property
- Chenoweth Donation land Claim





Justin Chenoweth then conveyed a portion of the Land Claim to Grantee Mary Laughlin in a Deed recorded with the Wasco County Clerk's Office on April 9, 1864, in Deed Book C, Page 406.

### Deed Bk C Pg 406



9/21/2023, 1:15:07 PM

- Taxlots
- Sections
- Quarter Sections
- Townships
- Subject Property
- Portion of DLC conveyed

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km  
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Wasco County Planning  
This Map is for Informational Purposes Only

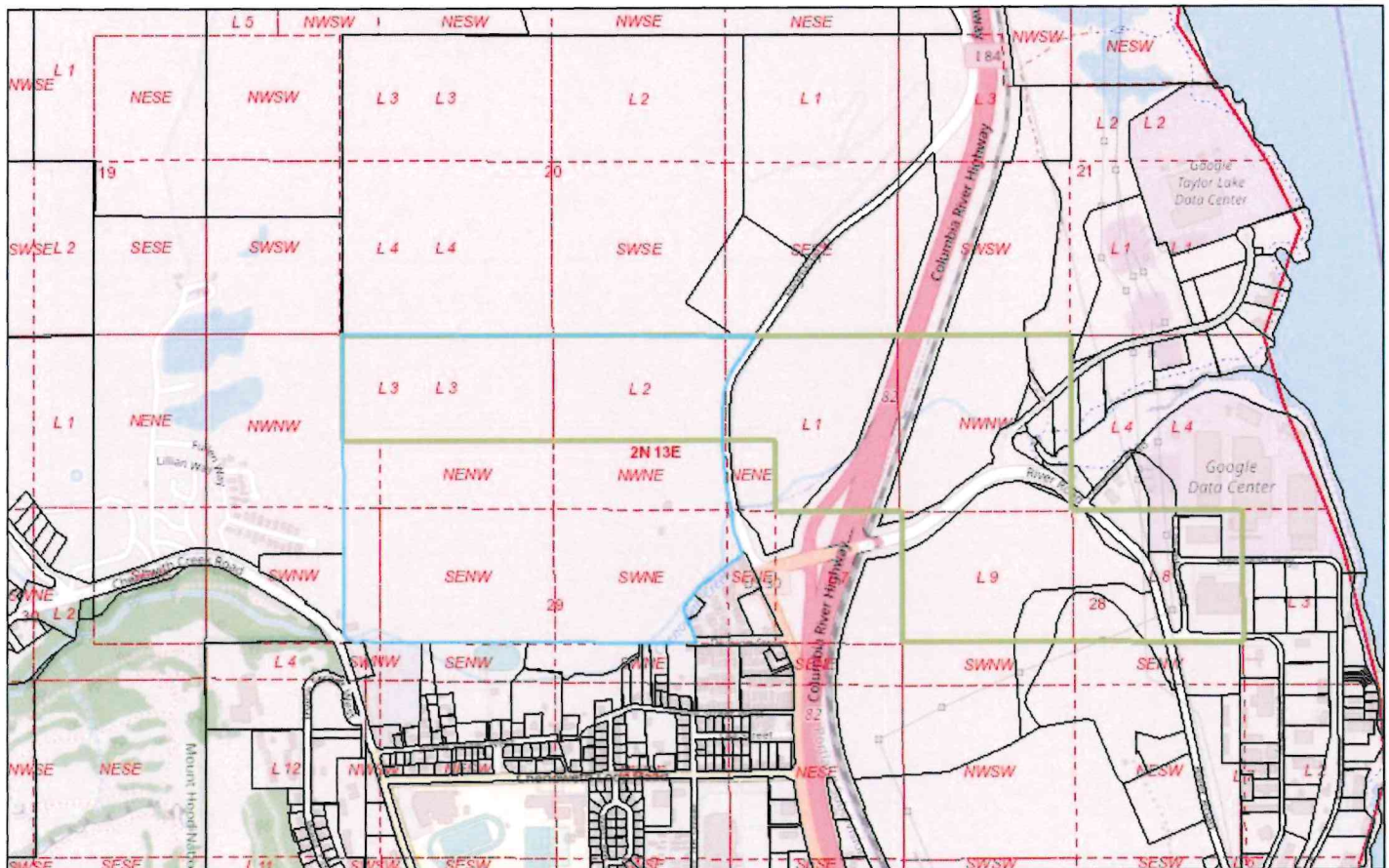
The Laughlin's then conveyed this portion along with other land, to Grantee Elizabeth Lord in a Deed recorded with the Wasco County Clerk's Office on June 8, 1866, in Deed Book C, Page 759.

The Lord's then conveyed this portion to Grantee Geo J. Emerick in a Deed recorded with the Wasco County Clerk's Office on October 10, 1876, in Deed Book E, Page 531.



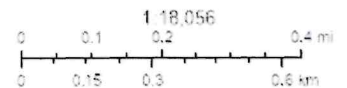
The northern portion of the subject property was created by a Deed recorded with the Wasco County Clerk's Office on June 10, 1872, when the State of Oregon granted the following land to Grantee Susan L. Henderson in Deed Book D, Page 593.

## Deed Bk D Pg 593



9/21/2023, 2:01:58 PM

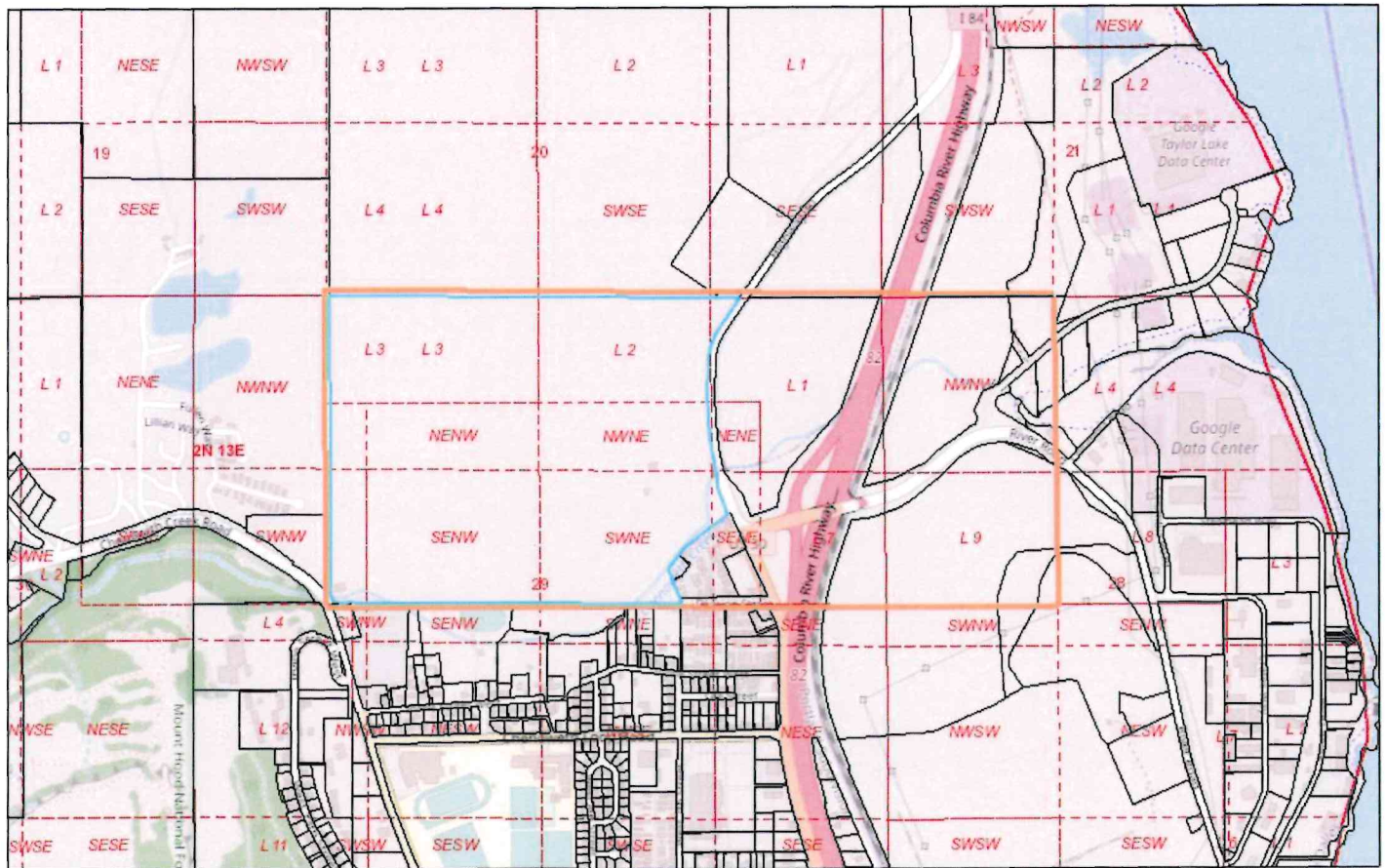
- Taxlots
- Sections
- Subject Property
- Quarter Sections
- Townships
- Land conveyed in Deed Bk 5 Pg 593



Susan Henderson conveyed this land (minus Lot 8 of 2N 13E Section 28, which was sold prior) to Grantee George J Emerick in a Deed recorded with the Wasco County Clerk's Office on October 22, 1874, in Deed Book E, Page 98.

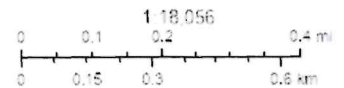
On April 25, 1893, a Deed was recorded with the Wasco County Clerk's Office as Deed Book T Pages 452-453, as Grantors Sophia A. Emerick et al conveyed to George & Alexander J. Anderson the following land (This was the first document Staff could locate that listed all of the land that makes up the subject property in a single document):

## Deed Bk T Pg 452-453



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Taxlots      Sections      Subject Property  
 Quarter Sections      Townships      Land in Deed T Pg 452-453



The land eventually was inherited by Nettie Anderson. According to Wasco County Tax Assessor Records, the Subject Property, known as Account # 1914, was created by the Quitclaim Deed recorded in Book 70, Pages 219-220 in the Wasco County Clerk's Office on September 17, 1921, between Grantor Nettie Anderson Wetle, and Grantee Fred Wetle. Along with the subject property, this deed assigned an undivided-one half interest in land that is a part of Account #'s 1356, 1903, 1904, 1905, 1909, 1915, 1916, 1917, 13760, 13764, 13768, 15061, 16546, 16548, 16549, 16551, 16552, 16553, 17052, 17193,





The legal description for Deed Book 70, Pages 219-220, describes the land conveyed in multiple paragraphs (Special Note: 1 Chain = 66 Feet):

DESCRIBED REAL PROPERTY, LYING AND SITUATE IN WASCO COUNTY, OREGON:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT WITNESSED BY AN OAK TREE TWO FEET IN DIAMETER, BEARING WEST 4.70 CHAINS, AND RUNNING THENCE NORTH 23.55 CHAINS TO CORNER STAKE, WITNESS TWO OAK TREES; THENCE WEST 50.47 CHAINS TO CORNER STAKE WITNESSED BY MOUND OF STONE, BEING THE CORNER FORMING THE L OF SAID DONATION CLAIM; THENCE SOUTH 23.55 CHAINS TO THE SOUTH BOUNDARY OF SAID CLAIM; THENCE EAST ALONG SAID BOUNDARY 50.47 CHAINS TO THE PLACE OF BEGINNING, BEING THE ENTIRE EAST L OF SAID DONATION CLAIM, CONTAINING 118 ACRES, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED BY ELIZABETH LORD AND WENTWORTH LORD TO GEORGE J EMERICK BY DEED DATED OCTOBER A D 1876, AND RECORDED IN VOLUME E OF DEED RECORDS OF WASCO COUNTY, OREGON ON PAGE 531.

AND ALSO THE FOLLOWING DESCRIBED PARCEL OF LAND, BEING LOT NUMBERED SEVEN (7) IN SECTION NUMBERED TWENTY-NINE (29) IN TOWNSHIP NUMBERED TWO (2) NORTH OF RANGE THIRTEEN (13) EAST OF THE WILLAMETTE MERIDIAN, CONTAINING 22.91 ACRES OF LAND, AND SITUATED IN WASCO COUNTY, STATE OF OREGON.

AND ALSO THE FOLLOWING DESCRIBED PARCELS OF LAND AND PREMISES, TO-WIT, BEING LOTS EIGHT (8), NINE (9) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NUMBERED TWENTY-EIGHT (28), AND LOTS ONE (1), TWO (2) AND THREE (3) IN SECTION NUMBERED TWENTY-NINE (29) IN TOWNSHIP TWO (2) NORTH, RANGE THIRTEEN (13) EAST, W.M. EXCEPTING AND RESERVING FROM THIS TRACT 30 ACRES OF LAND SITUATED IN SAID SECTION NUMBERED TWENTY-EIGHT (28), IN TOWNSHIP NUMBERED TWO (2) NORTH OF RANGE THIRTEEN (13) EAST, W.M. WHICH WAS CONVEYED BY DEED FROM SUSAN L. HENDERSON TO HENRY KLINDT OF DATE APRIL 11TH, 1873 DESCRIBED AS FOLLOWS, TO-WIT COMMENCING 20 CHAINS EAST AND 20 CHAINS SOUTH OF THE CORNER OF SECTIONS 20, 21, 28 AND 29 IN TOWNSHIP TWO (2) NORTH OF RANGE THIRTEEN (13) EAST AT A ROCK ABOUT \_\_\_\_ FEET SQUARE SITUATED ONE CHAIN SOUTH OF THE COUNTY ROAD; THENCE EAST TO JOHN IRVINE'S CLAIM LINE; THENCE WEST ALONG SAID IRVINE'S LINE 20 CHAINS; THENCE NORTH 15 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 30 ACRES IN SAID TOWNSHIP, COUNTY OF WASCO, AND STATE OF OREGON. THE PORTIONS OF SAID DESCRIBED PARCELS OF LAND HEREIN CONVEYED IS 159.71 ACRES.

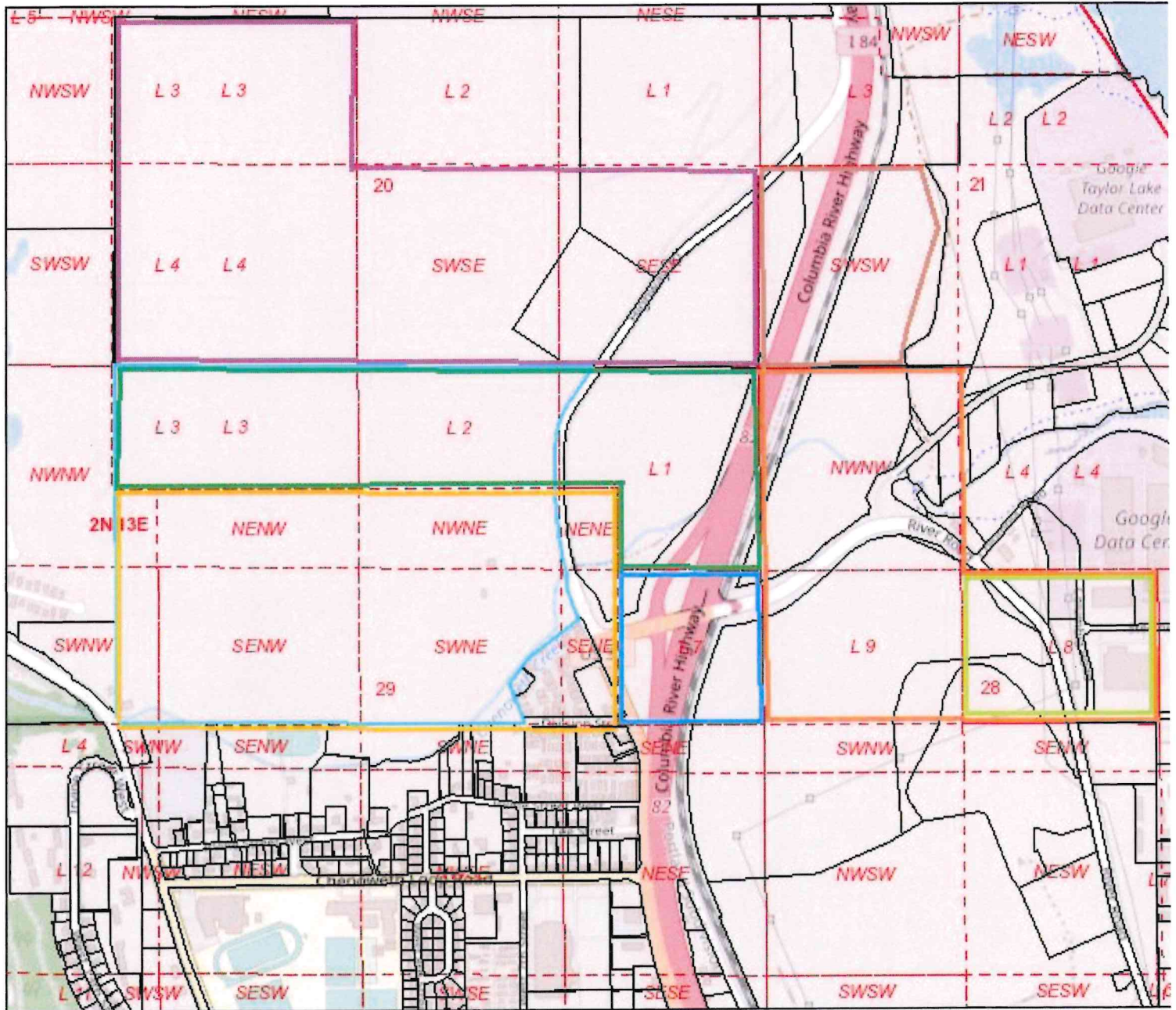
AND ALSO THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CORNER TO SECTIONS 20, 21, 28 AND 29, TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M.; THENCE EAST 900 FEET; THENCE NORTH 50°15' EAST 211 FEET; THENCE NORTH 11°40' EAST 786 FEET; THENCE NORTH 22° WEST 452 FEET TO THE NORTH LINE OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 21; THENCE WEST 1055 FEET TO THE SECTION LINE; THENCE SOUTH 1320 FEET TO THE PLACE OF BEGINNING, CONTAINING 34.16 ACRES, MORE OR LESS.

THE SOUTH HALF OF THE SOUTHEAST QUARTER, AND LOTS THREE (3) AND FOUR (4) IN SECTION TWENTY (20), TOWNSHIP TWO (2) NORTH, RANGE THIRTEEN (13) EAST, W.M. CONTAINING 164.59 ACRES. TOGETHER, WITH ALL AND SINGULAR, THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES



Visualization of the legal description:

## Deed Book 70 Pages 219 & 220

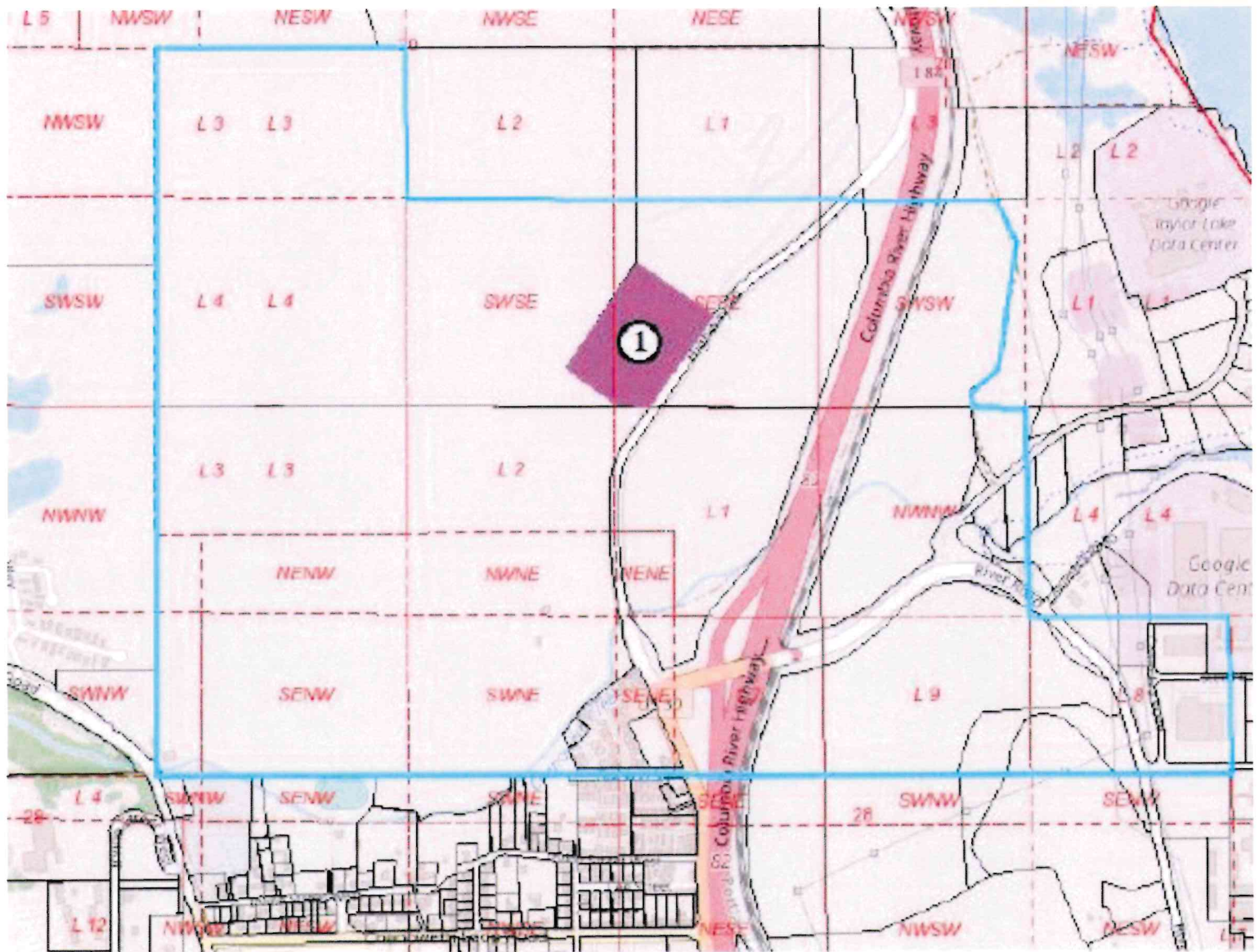


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- |                  |           |                |
|------------------|-----------|----------------|
| Taxlots          | Sections  | Subject Parcel |
| Quarter Sections | Townships |                |

After this Deed, the Wetle's would conduct more land transactions that would affect the legal description of Deed Bk 70 Pages 219-220, :

- Warranty Deed recorded as Book 82 Page 490, recorded October 11, 1930, the Wetle's conveyed to Grantee the State of Oregon, Acct# 13760.

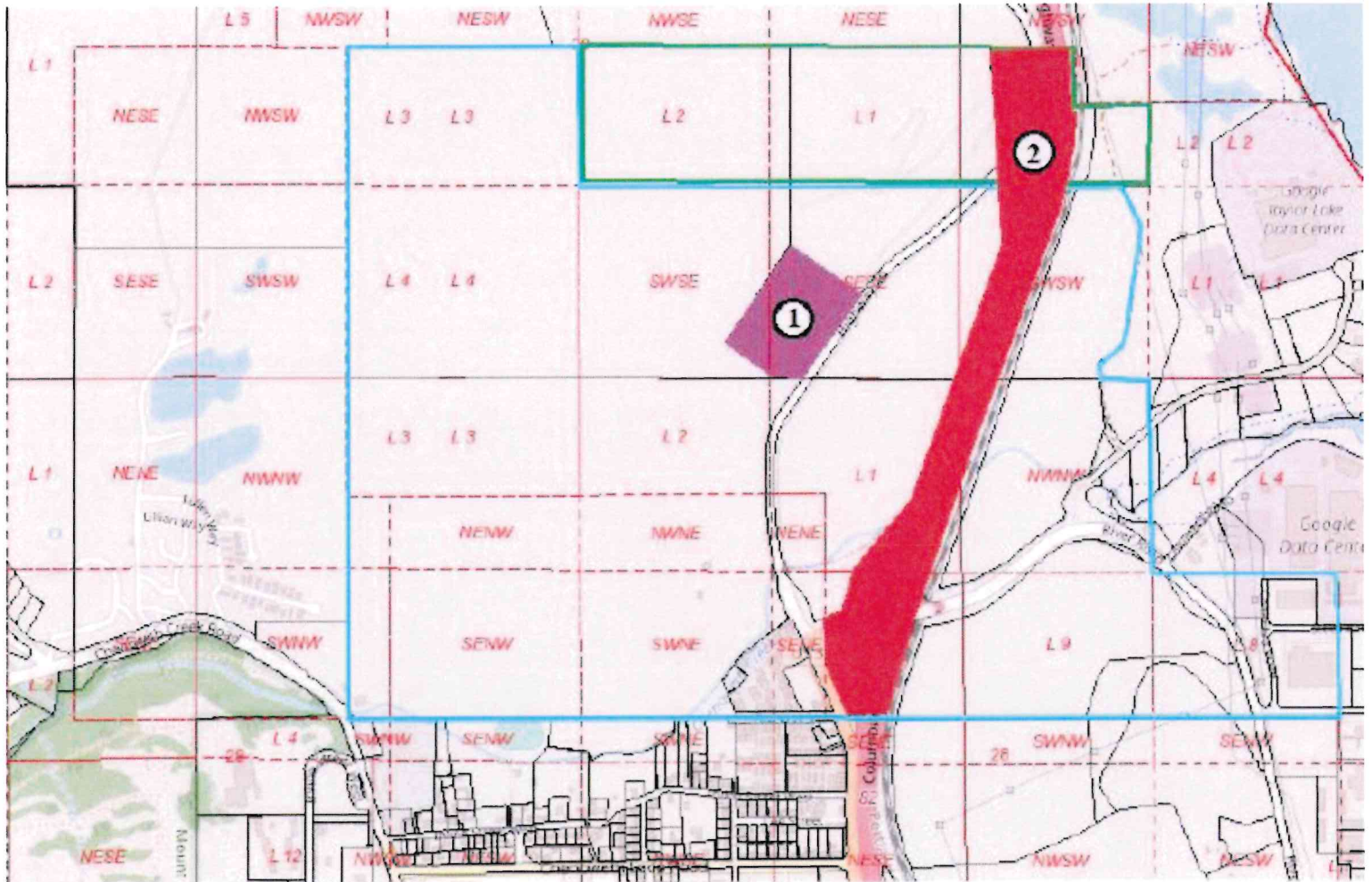


**Sold in Deed Book 82 Pages 490-491, 1930**





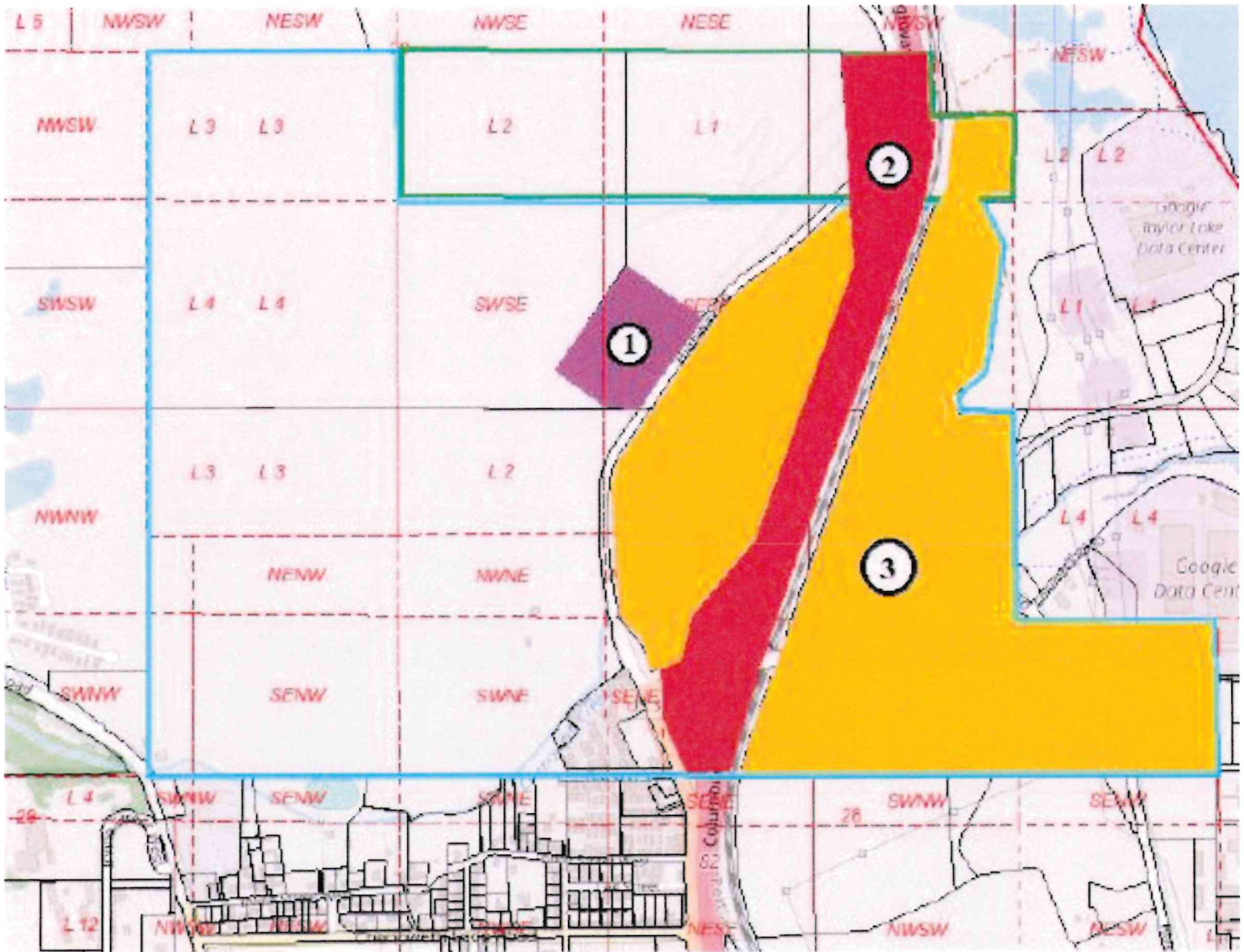
- Warranty Deed recorded as Book 124 Pages 725-726, recorded December 19, 1952, the Wetle's conveyed to Grantee the State of Oregon by and through its State Highway Commission, the following:



**Sold to State HWY Commision Deed Bk124 Pg 725-726, 1952**

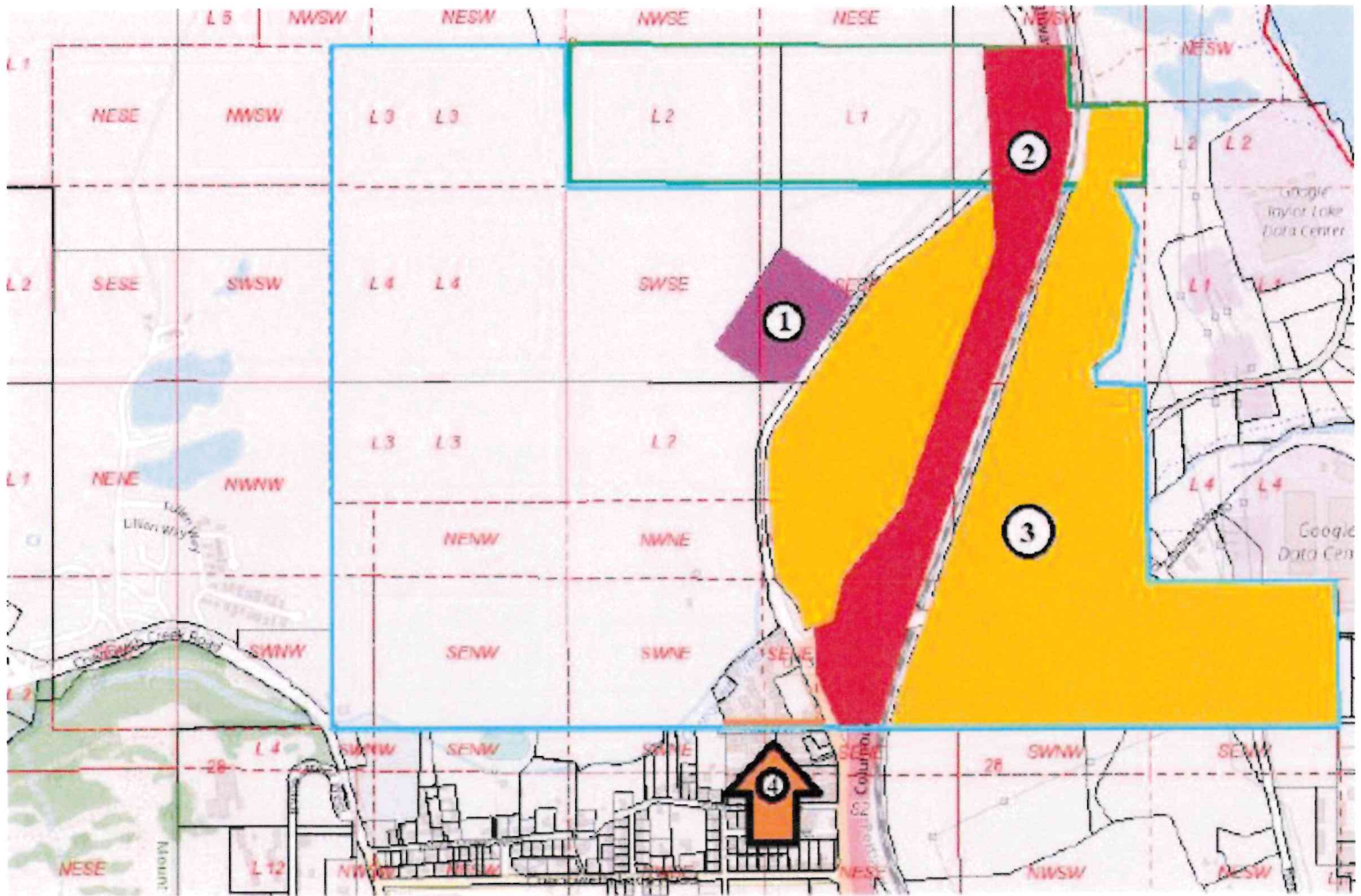


- Warranty Deed recorded as Book 126 Pages 218-219, recorded June 9, 1953, the Wetle's conveyed to Grantee Harvey Aluminum Inc, the following:



**Sold in Deed Book 126 Pages 218-219, 1953**

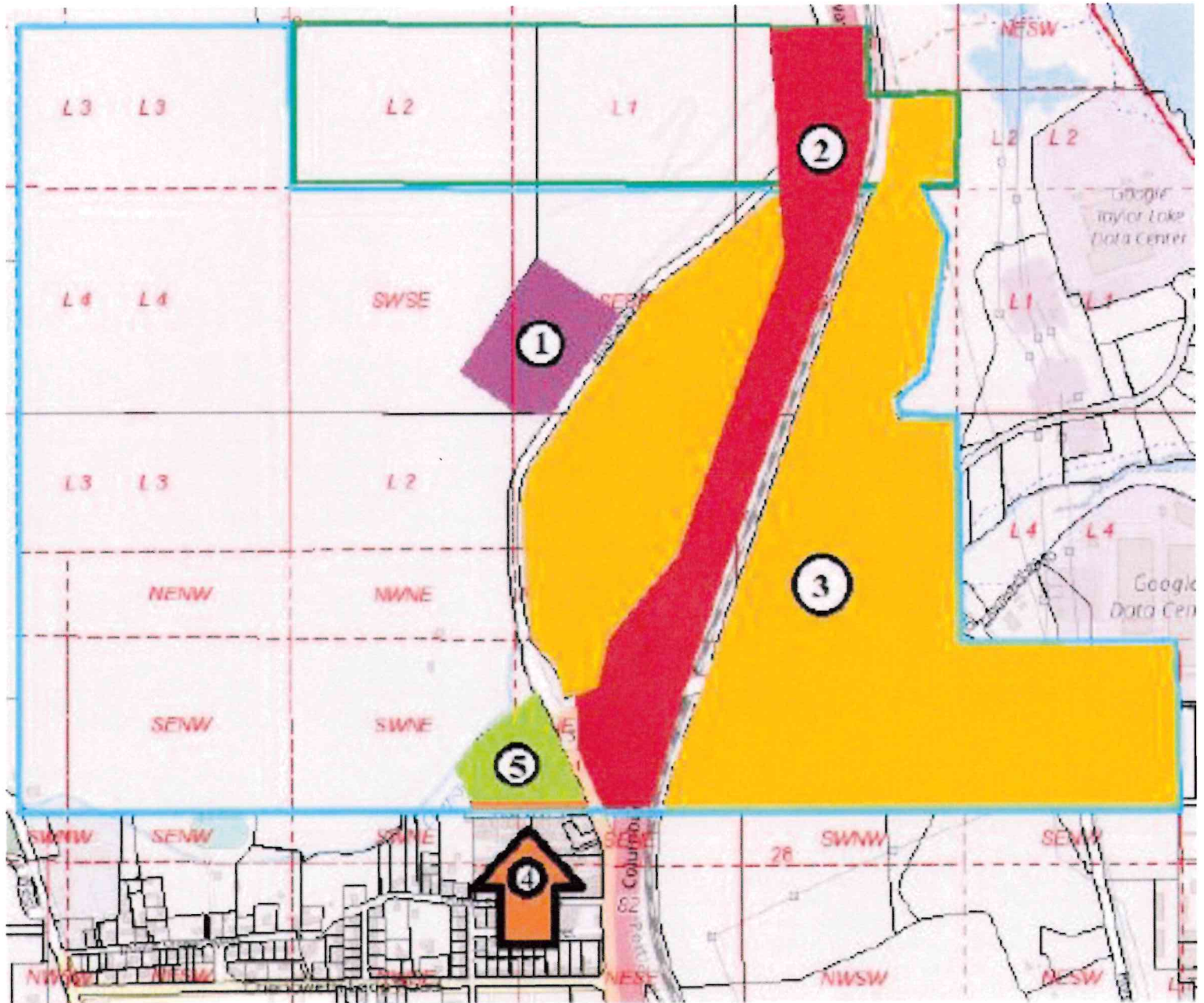
- Warranty Deed 1964-21, recorded January 6, 1964. The Wetle's conveyed to Grantee Wasco County the land for Division Lane.



**— Sold land for Division Street to Wasco County, Deed 1964-21**

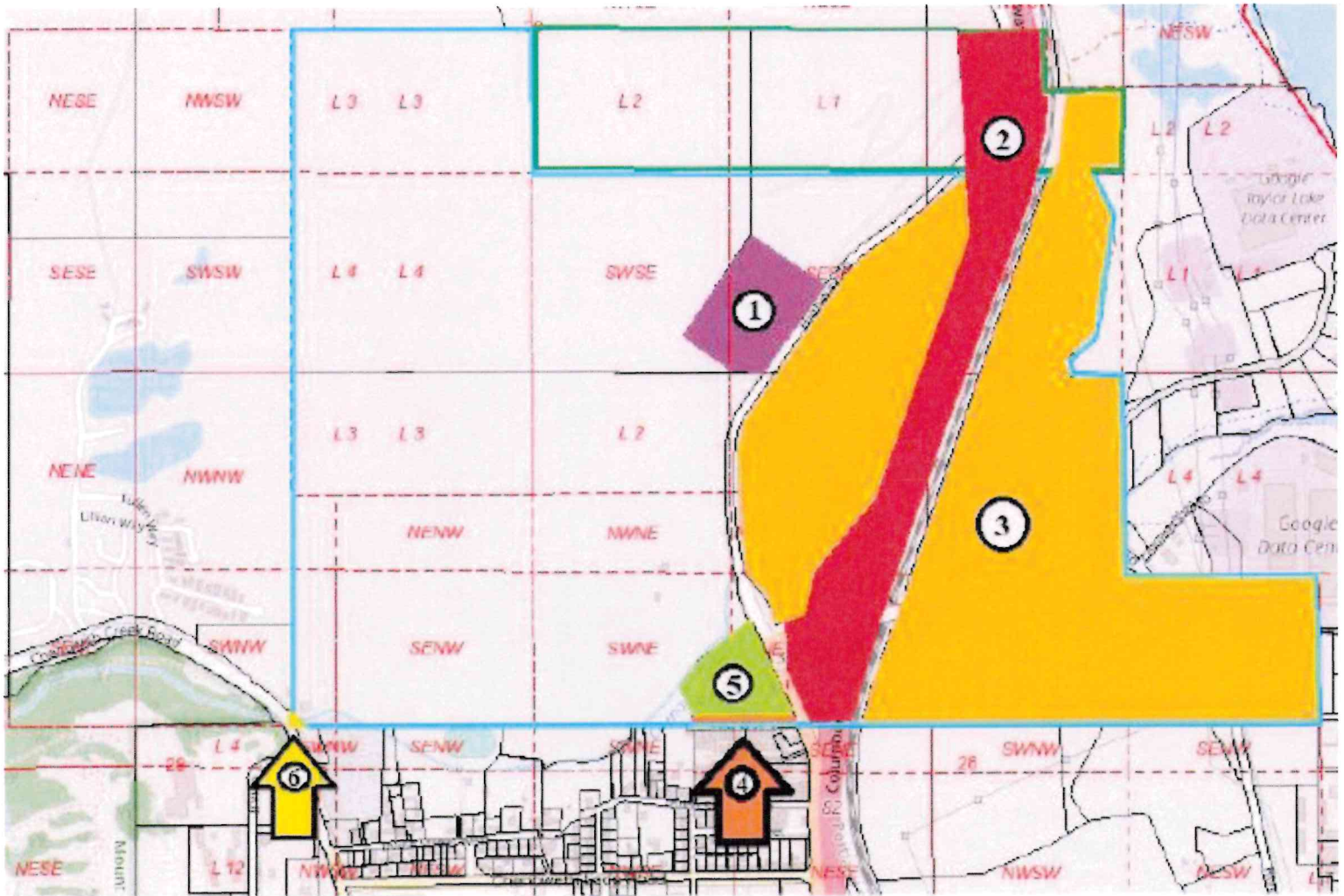


- Warranty Deed 1964-22, recorded January 6, 1964, the Wetle's conveyed to Grantees Donald A. Calder Sr. & Ellen K. Calder, the land that is now Acct #s 1915, 1916, 1917 (See County Survey CS-0550).



**Sold in Deed 1964-22**

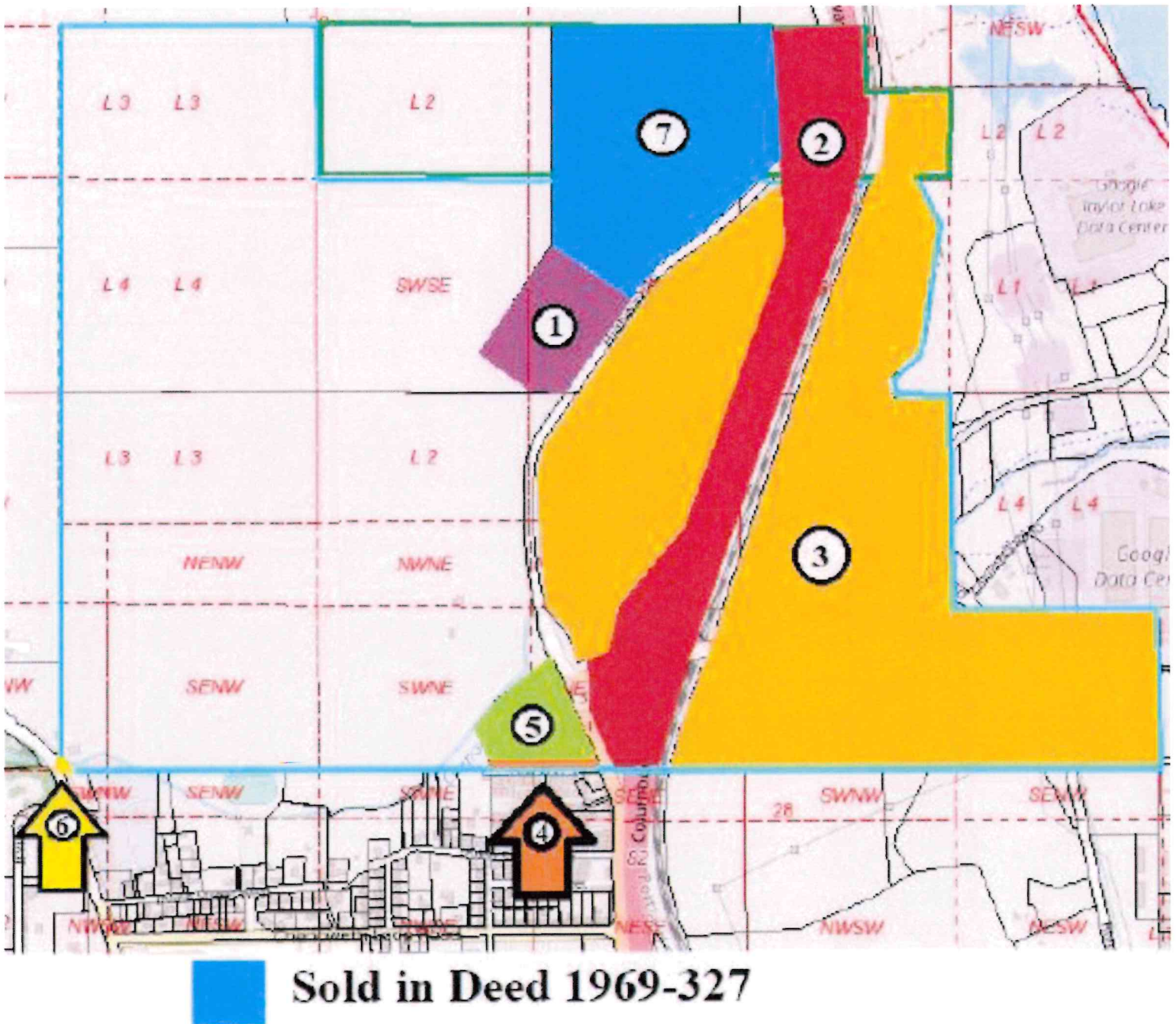
- Warranty Deed 1965-2175, recorded October 10, 1965, the Wetle's conveyed to Wasco County the land at the southwest corner of the subject parcel for road adjustments (See County Survey Roll Map G-08-06A).



**Sold to Wasco County for road adjustment Deed 1965-2175**



- Warranty Deed 1969-327, recorded March 13, 1969, Fred Wetle (Nettie deceased), conveys to Grantees J. Arlie & Charlotte Bryant Acct# 1903.



On August 8, 1969, an Option for Purchase of Real Estate was recorded as 1969-1559 with the Wasco County Clerk's Office, with Fred Wetle as the First Party, and East Cascade Investment Company, Inc. as the second party. This contract gave East Cascade the exclusive right of purchasing the following legal description:

certain tract of land, situate, lying and being in the County of  
Wasco, State of Oregon, and more particularly described as follows,  
to-wit:

That part of Government Lot 1, Section 29, Township  
2 North, Range 13 East of the Willamette Meridian  
lying westerly of the Old Columbia River Highway;  
That portion of the following described tract located  
in Section 29, Township 2 North, Range 13 East of the  
Willamette Meridian lying westerly of the Old Columbia  
River Highway, to-wit:

All of Government Lots 2 and 3;  
beginning at the Southeast corner of the  
Chenoweth Donation Land Claim; thence  
West 50.47 chains to a point; thence  
North 23.55 chains to the "L" corner  
of the Chenoweth Donation Land Claim;  
thence East 50.47 chains; thence South  
to the point of beginning.

Government Lots 1, 2, 3 and 4; South half of the South-  
east quarter of Section 20, Township 2 North, Range 13  
East of the Willamette Meridian.

That portion of Government Lot 3 lying westerly of the  
Old Columbia River Highway; that portion of the South-  
west-quarter of the Southwest quarter lying westerly of  
Interstate Highway 80N, all in Section 21, Township 2  
North, Range 13 East of the Willamette Meridian.

· SAVING AND EXCEPTING THEREFROM the following five (5)  
parcels:

The above legal descriptions describes the lands that make up the Subject Property (Acct# 1914), and Acct# 1905 (This was the first document Staff could locate that listed all of the land that makes up Acct# 1905 in a single document). The exceptions mentioned refer to properties sold in Deeds Book 82 Page 490, Book 126 Pages 218-219 1964-22, 1965-2175, and 1969-327. The Contract was not fulfilled, and above land was never conveyed.

Wasco County Circuit Court Case No. 4481, an Order of Discharge In the Matter of the Estate of Fred Wetle, Deceased was filed on February 4, 1975 with the Wasco County Clerk. This document states that Fred Wetle died on October 31, 1973, and on November 19, 1973, Ernest A. Kuck (aka Ernest Kuck) was appointed Personal Representative of the estate.

On January 16, 1979, a Memorandum of Land-Sale Contract was recorded as 1979-126 with the Wasco County Clerk's Office, with Ernest A. Kuck as vendor, and Spee-Dee Haulers, Inc, as vendee. This contract assigned the following legal description:

PARCEL I:

Lots 1, 2, 3, 4 and the S4SE4 of Section 20, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, EXCEPTING THEREFROM that part of Lot 1 and the S4SE4 lying East of the following described line: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is West 721 feet and North 548 feet from the Southeast Corner of said Section 20; thence N. 55° 53' W. 600 feet and the true point of beginning of the herein described line; thence N. 0° 36' E. 1363.81 feet to the North line of said Lot 1 and there terminating.

ALSO EXCEPTING THEREFROM the following described tract: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is 721 feet West and 548 feet North of the Southeast corner of said Section 20; thence N. 55° 53' W. 600 feet; thence S. 34° 07' W. 800 feet; thence S. 55° 53' E. 600 feet to a point on the Westerly right of way line of said Old Columbia River Highway; thence N. 34° 07' E. along said right of way line 800 feet to the point of beginning.

PARCEL II:

All of Lot 3 and that part of Lots 1 and 2 lying West of the Old Columbia River Highway in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, EXCEPTING THEREFROM that part conveyed to the State of Oregon by deed recorded October 11, 1930 in Volume 82, Page 490, Deed Records for Wasco County, Oregon.

PARCEL III:

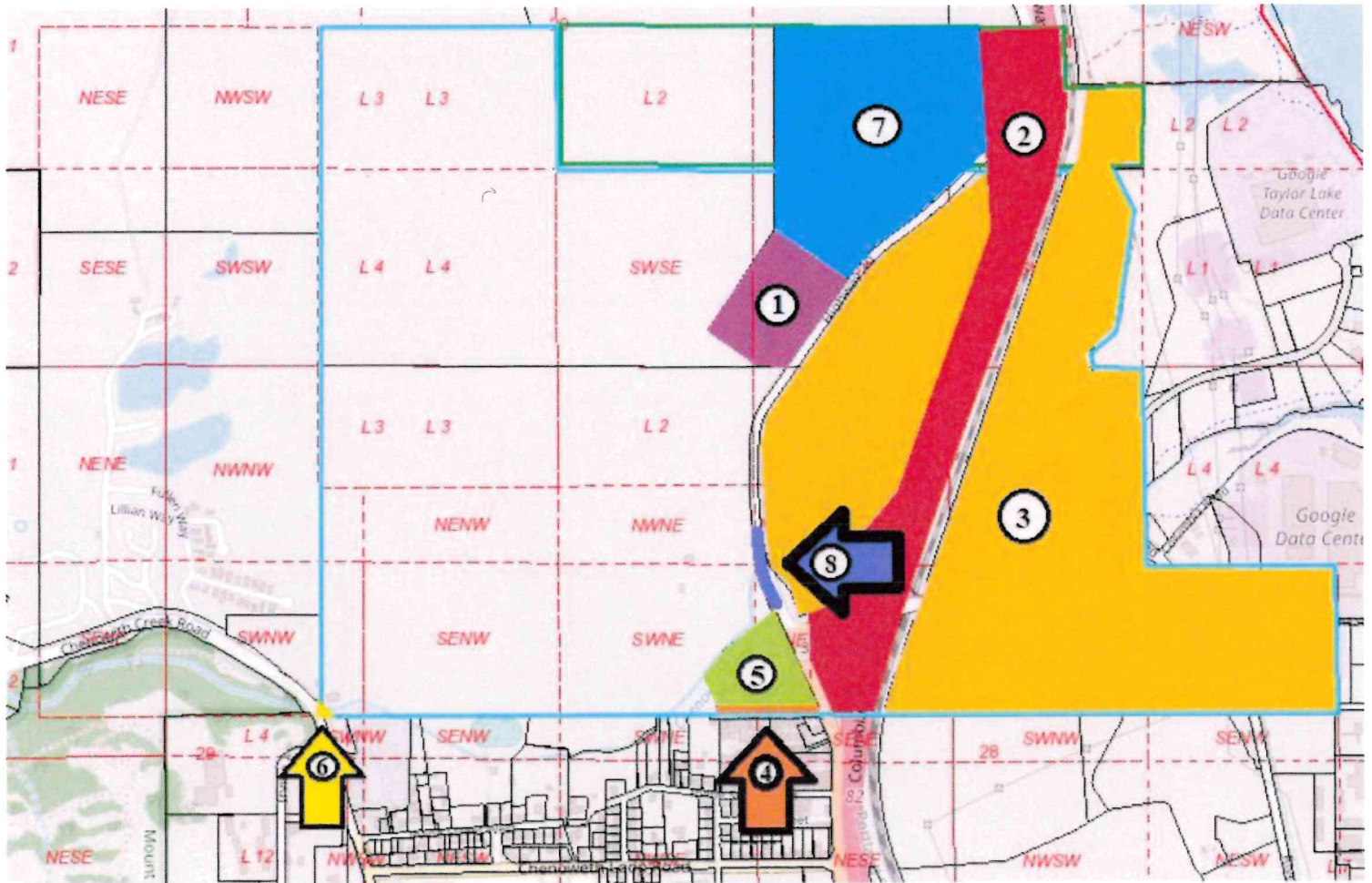
All that part of the following described tract lying West of the Old Columbia River Highway:

Beginning at the Southeast corner of Donation Land Claim No. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon; thence North along the East line of said Claim 1554.3 feet to the Southerly Northeast corner of said Claim; thence West along the Northerly line of said Claim 3331.02 feet to the interior "L" of said Claim; thence South 1554.3 feet to the South line of said Claim; thence East along said South line 3331.02 feet to the point of beginning. EXCEPTING THEREFROM the following described tract:

The above legal descriptions describes the lands that make up the Subject Property (Acct# 1914), and Acct# 1905 (except properties sold in Deeds Book 82 Page 490, and 1964-22). The Contract was fulfilled, and above land was conveyed through Warranty Deed 1988-1970, recorded at the Wasco County Clerk's Office on July 14, 1988.



Warranty Deed 1996-3868, recorded September 3, 1996, the Spee-Dee Haulers conveyed to the State of Oregon, by and through its Department of Transportation, a portion of land on the eastern boundary of the subject parcel for road adjustments (See County Survey Roll Map C-13-03A). This is the final adjustment to the Subject Property (Acct# 1914), creating the current configuration.



### **Sold to ODOT for road adjustment in Deed 1996-3868**

On August 18, 1998, a Memorandum of Contract of Sale was recorded as 1998-4176 with the Wasco County Clerk's Office, with Spee-Dee Haulers, Inc as seller, and Munsen Paving, LLC, as Purchaser. This contract assigned Acct# 1905. The Contract was fulfilled, and Acct# 1905 was conveyed through Statutory Warranty Deed 2001-2981, recorded at the Wasco County Clerk's Office on July 18, 2001.

Statutory Warranty Deed 2022-2478 was recorded on June 29, 2022, as Spee-Dee Haulers, Inc, conveyed the Subject Property (Acct# 1914), to Taner Elliott. Elliott then conveyed the Subject Property (Acct# 1914) in Warranty Deed 2022-3015 (most recent deed), recorded August 12, 2022, to Wasco County. Both documents used this legal description:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

All of Lot 3 and that part of Lots 1 and 2 lying West of the Old Columbia River Highway in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, EXCEPTING THEREFROM that part conveyed to the State of Oregon by deed recorded October 11, 1930 in Volume 82, Page 490, Deed Records for Wasco County, Oregon.

Parcel 2:

All that part of the following described tract lying West of the Old Columbia River Highway:

Beginning at the Southeast corner of JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, thence North along the East line of said Claim 1554.3 feet to the southerly Northeast corner of said claim; thence West along the northerly line of said Claim 3331.02 feet to the interior "L" of said Claim; thence South 1554.3 feet to the South line of said Claim, thence East along said South line 3331.02 feet to the point of beginning, EXCEPTING THEREFROM the following described tract:

Beginning at the Southeast corner of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North along the East line of said Claim 150.93 feet, thence North 23° 16' 10" West 583.73 feet, thence South 54° 45' 50" West 429.49 feet; thence South 38° 00' 10" West 219.84 feet; thence South 20° 40' East 284.68 feet to the South line of said Claim, thence East along said line 616.28 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land in the Southeast portion of the JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, in Section 29, Township 2 North, Range 13 East of Willamette Meridian, Wasco County, Oregon.

Beginning at a 2 inch iron pipe driven in the ground, said pipe is located North 177.15 feet and West 675.77 feet from the Southeast corner of JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North 21° 05' 30" West 90.00 feet to a 2 inch iron pipe driven in the ground; thence North 37° 31' 13" East 135.00 feet to a 2 inch iron pipe driven in the ground; thence South 52° 28' 47" East 116.00 feet to a 2 inch iron pipe driven in the ground; thence South 36° 15' 40" West 113.60 feet to a 2 inch iron pipe driven in the ground; thence South 68° 54' 30" West 80.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land in the Southeast portion of the JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, more particularly described as follows:

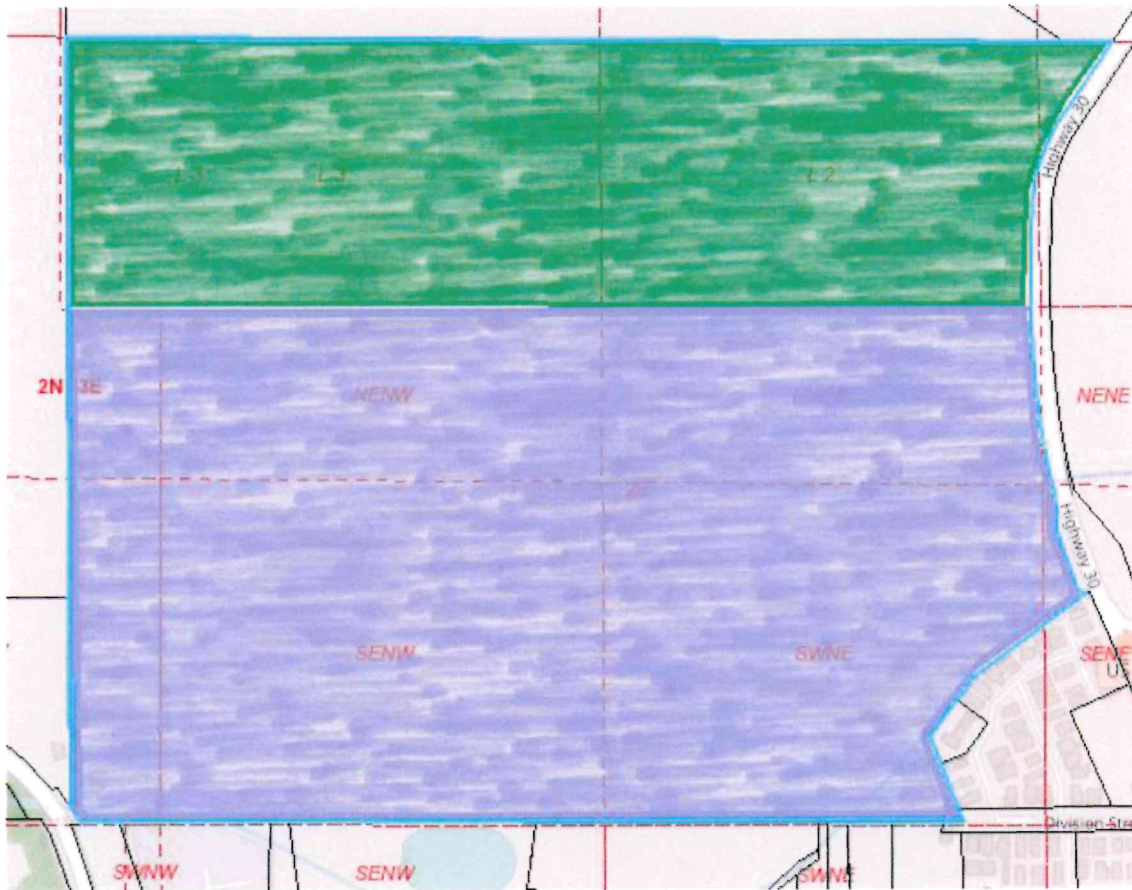
Commencing at the Southeast corner of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North 00° 23' 00" along the East line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 40 feet, thence North 89° 45' 30" West parallel with the South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 159.84 feet to the true point of beginning, said point also being the Southwest corner of that tract of land recorded on Microfilm Image No. 64-0022, Wasco County, Oregon; thence North 23° 39' 00" West along the westerly line of said tract 312.15 feet to the Northwest corner of said tract; thence North 66° 21' 00" East along the northerly line of said tract 200.60 feet to the westerly right of way of the Old Columbia River Highway No. 30; thence North 23° 40' 30" West along the said westerly right of way of the Old Columbia River Highway No. 30, 305.75 feet; thence leaving said right of way South 54° 18' 29" West 430.31 feet; thence South 37° 31' 13" West 85.56 feet to the most northerly corner of that tract of land as recorded on Microfilm Image No. 65-0559, Wasco County, Oregon; thence along the boundary of said tract South 52° 28' 47" East 116.00 feet; thence continuing along said boundary of said tract South 36° 15' 40" West 113.60 feet; thence continuing along the boundary of said tract South 68° 54' 30" West 80 feet to the westerly boundary of that tract of land recorded on Microfilm

Image No. 64-0022; thence South 21° 05' 30" East along said West boundary 144.19 feet to a point that is 40 feet, when measured at right angles from the South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence South 89° 45' 30" East 40 feet North and parallel with said South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 463.79 feet to the point of beginning.

ALSO SAVE AND EXCEPTING THEREFROM the lands described in Warranty Deed Microfilm No. 96-3868, recorded September 3, 1996, Records of Wasco County, Oregon.

**Summary:**

After completing the recorded documents, survey, mapping, and assessor research, Staff has come to the following conclusion, the Subject Property, identified as 2N 13E 29 100 A, contains two separate legally created "Lots of Record" under one Tax Account Number, 1914.



As found in Section 1.200 of the National Scenic Area Land Use and Development Ordinance:

*Parcel (Legal)/Lot of Record - A unit of land created as follows:*

- a. A lot in an existing, duly recorded subdivision; or*
- b. A parcel in an existing, duly recorded partition (including major or minor land partitions); or*
- c. By deed or land sales contract prior to 4 September 1974.*

As shown above, the Subject Property's southern portion, made up of approximately 100 acres, was originally created in 1850, as a part of the Chenoweth Donation Land Claim. It was then separated from the DLC by deed in 1864 (Bk C Pg 406). The Subject Property's northern portion, made up of approximately 54.73 acres, was created in 1872 when the State of Oregon sold a large area of land to Susan Henderson (Bk D, Pg 593). The two portions of the Subject Property first came under the same

ownership in 1876, when George (Geo) Emerick purchased the southern portion (Bk E Pg 531), having already purchased the northern portion in 1874 (Bk E Pg 98).

The Subject Property was then conveyed in 1893 through Deed Bk T Pg 452. In 1921, Nettie Anderson Wetle conveyed a one half share in Deed Bk 70 Pg 219-220, to her husband Fred Wetle. The Wetle's then deeded portions of the subject property through Deeds Bk 82 Pg 490, Bk 126 Pgs 218-219, 1964-21, 1964-22, 1965-2175, and 1969-327. A 1969 unfulfilled land sales agreement, 1969-1559, is the final deed or land sales contract prior to September 4, 1974.

These recorded documents show that The Subject Property is two separate "Lots of Record" under one Tax Account Number, 1914. In the deed or land sales contracts listed above prior to September 4, 1974, none of the legal descriptions express intent to merge the separate lots with other units of land, so both portions remain distinct and separate lots.

*33.1 Land Divisions – Subdivisions. Absent some expression of intent in a deed that separately listed lots or parcels are to be merged into a single unit of land, the listing of multiple lots or parcels in a single paragraph or a single sentence of a deed does not operate to merge those lots or parcels into a single unit of land. The lots retain their separate identity following the transfer. Jackson v. City of Portland, 54 Or LUBA 138 (2007).*

As portions of these separate lots were divided away by deed as discussed above, the undescribed remainders of the parent lots, formed the configuration of the lots of record in their existing form, with the final adjustment taking place with Deed 1996-3868 (ODOT road adjustment).

*33.2 Land Divisions – Partitions. LUBA will affirm a governing body's interpretation of its lot of record provisions, to the effect that "partitioning" (one of the ways in which a parcel can be created to qualify as a lot of record) includes units of land created as undescribed remainders of a parent parcel divided by deed, at a time when county approval was not required to create a parcel by deed, where that interpretation is plausible and not inconsistent with the text and context of the lot of record provision. Central Oregon Landwatch v. Deschutes County, 75 Or LUBA 328 (2017).*

The lots of record have remained distinct and separate lots through Contract 1979-126, and Deeds 1988-1970, 2022-2478, and the current Deed, 2022-3015. These documents all correctly identify the Subject Property as separate "Parcels."

For these reasons above, despite the Subject Property having a single Tax Account Number, 1914, it is two separate legally created "Lots of Record," created by deed prior to September 4, 1974.

SIGNED THIS 27th day of September, 2023, at The Dalles, Oregon.



Sean Bailey, Associate Planner  
Wasco County Planning

# DEEDS & CONTRACTS REFERENCED

Deed Book D Pages 650-651

650

Executed in presence of  
H. Karrison  
J. Stamba

This  
Bartholomew Parode  
Mark

State of Oregon  
County of Wasco

On the 21<sup>st</sup> day of October A.D. 1912 before the undersigned a Justice of the Peace came the above named Bartholomew Parode who is to me known to be the individual person described in and who executed the foregoing conveyance and acknowledged to me that he had executed the same

A. W. Ferguson  
Justice of the Peace for and at  
Tulsa Grand Wasco County Oregon

United States of America  
to  
Justin Chenoweth

Filed Nov 1<sup>st</sup> 1912  
The United States of America  
to all whom these presents shall come greeting  
Whereas there has been deposited in the General Land Office of the United States a Certificate numbered twenty eight hundred and thirty one of the Register and situate at Oregon City Oregon whereby it appears that under the provisions of Act of Congress approved the 21<sup>st</sup> day of September 1891 entitled An Act to create the Office of Survey General of the Public Lands in Oregon and to provide for the survey and to make donations to settlers of the said Public Lands and the legislation supplemental thereto the claim of Justin Chenoweth of Wasco County Oregon Participation Survey has been established to a donation of one half section or three hundred and twenty acres of land and that the same has been surveyed and designated as claim number thirty seven being parts of sections nineteen twenty two and thirty in Township two North of Range thirteen East according to the Official Plat of Survey returned to the General Land Office by the Surveyor General being bounded and described as follows to wit Beginning at a point sixteen chains and eight links East and thirty four chains and thirty links North of the South West corner of said section twenty and thence west twenty eight chains and thirty five links thence South seventy chains and twenty five links thence East seventy nine chains thence North twenty three chains and forty seven links thence West fifty chains and twenty six links and thence South forty six chains and seventy five links to the place of beginning

Subject to sale at Oregon City Oregon Containing three hundred and twenty acre and seventy seven hundredths of an acre  
Now know ye that United States of America in consideration of the premises and in conformity with provisions of the Act aforesaid have given and granted and by these presents do give and grant unto the said Justin Chenoweth and to his heirs the tract of land above described

To have and to hold the said tract with the appurtenances unto the said Justin Chenoweth and to his heirs and assigns forever President of the United States have caused these Letters to be made Patent His testimony whereof J Andrew Johnson and the seal of the General Land Office to be hereunto affixed Given under my hand at the City of Washington this fourth day of February in the year of Our Lord one thousand eight hundred and sixty seven and of the independence of the United States the thirty first

By the President Andrew Johnson by *Amos W. Nevill Secretary*  
*Assistant Secretary of the*  
*General Land Office*



Recorded Vol. 8 Page 262

X ✓ Justin Chown  
To: Mr. C. Laughton. Received: filed for passing April 9, 1864.

U. S.  
Revenue  
Stamp  
11c  
Cassio, N. Y.

and men of their parents, That I quarter above said of the same  
County with the County of Washington in consideration of the sum of  
(\$200) eight hundred dollars & one in hand of said of Willm & Clayton  
Francis County in the State of Oregon, then said of said in Ready cash  
have sold for same and of their parents do grant, bargain  
sell and convey unto him the said of the said of said of his  
Living and being forever a certain piece of land or parcel  
of ground lying and being in the County of Wasco and State  
of Oregon and known as the East part of my Donation  
claim commencing at the southeast corner of the East part  
of an oak tree upon a diameter bearing west to the chain and  
passing thence North 28.53 chains to corner the north of  
oak tree thence North 50.47 chains to corner the north of my  
of stone being the corner forming the E of my Donation claim  
thence South 93.55 chains to the west boundary of said claim  
thence East along said boundary 20.47 chains to the place of  
beginning, being the entire East E of my said Donation claim  
containing one hundred and six acres and more or less

To have and to hold the same with all and singular the  
Renditions and improvements to the same belonging, we say  
are appointed. And I the said Justice hereunto do  
hereby enjoin with the said Justice of the Peace that I did fore-  
warn at and defend the title to said promises against  
any and all persons whatsoever.

In witness whereof I have hereunto set my hand and seal at  
this 5<sup>th</sup> day of Apr<sup>l</sup> 3<sup>rd</sup> 1864.

This is a day of April 1861  
 Attest  
 W. C. Mowbray  
 A. H. Galt

Justus Chervinsky (Seal)

State of Oregon,  
County of Wasco. ss. Be it remembered, that on the 5<sup>th</sup> day of April  
A.D. 1884, personally appeared before me a Notary Public for the State of  
Oregon, <sup>James A. McLean</sup> ~~James A. McLean~~ the undersigned person, do hereby certify, and who comes  
before me, and acknowledges that he represents the said  
said and said

W. H. Moody  
Notary Public






759

X Mary Laughlin & Deed  
 18 H Laughlin Filed for record June 8th 1894 H M  
 X  
 Elizabeth Lord


Know all men by these presents that we Mary Laughlin and 18 H Laughlin in consideration of the sum of one dollar to us paid by Elizabeth Lord hereby sever and forever quit claim unto the said Elizabeth Lord and unto her heirs and assigns all our right title and interest in and to the following described real estate to wit thirty three feet six inches west of N & P Millers stone building Block ten lot two of Block one west thirty feet of lot nine Block one lot four Block five with improvements Lot eleven Block six with improvements Lot twelve Block six with improvements Lot fifteen and two Block seven Lot nine and two Block Block six except fifty feet of the same as per deed from W B Laughlin to Blank & Wood N & P fractions of lots five six ten eleven and twelve of Block ten Lot twelve Block fourteen N & P fractions of nine ten and eleven Block fourteen Lot five of Block fifteen Lot six Block fifteen Lot twelve Block fifteen Lot twelve Block sixteen Lot five Block seventeen Lot six Block seventeen Lot seven Block seventeen Lot eight Block seventeen Lot eleven Block seventeen Lot one Block eighteen Lot two Block eighteen Lot three Block eighteen Lot four Block eighteen Lot eleven Block eighteen N & P fractions of lots five six eight nine and ten Block eighteen N & P fractions of lots six eight nine and ten Block twenty three Lot one Block twenty three Lot two Block twenty three Lot five Block twenty three and water Lot three and four Block six five and six Block seven one and two Block sixteen a certain tract of land known as a portion of Jackson Blumworths donation land claim as per deed dated April 9th 1868 from Jackson Blumworth to W B Laughlin recorded on page 1108 Book 6 of Records for county of Warren State of Oregon To have and to hold the same to the said Elizabeth Lord and to her heirs and assigns forever with all the privileges and appurtenances thereto belonging free from all claim thereon on the part of us or any one claiming the same by or through or under us in any way or manner whatsoever In witness whereof we have hereunto set our hands and seal the fourteenth day of May 1894

M S R  
 Stamp  
 10 cents  
 20 cents



executed in presence of  Mary Laughlin   
 John Butte  B. H. Laughlin by   
 H. Seattley  R. H. Wood, guardian ad litem

State of Oregon 3  
 County of Wasco 3<sup>rd</sup>

This certifies that on the 14<sup>th</sup> day of May 1896  
 before me the undersigned personally appeared the within  
 named Mary Laughlin and B. H. Laughlin by R. H.  
 Wood, guardian known to me to be the persons described  
 in and who executed the within instrument and  
 acknowledged the same to be their free act and deed  
 and  wife of said

on a private examination made by me separately and  
 apart from her said husband acknowledged to me  
 that she executed the same freely and voluntarily  
 and without fear or compulsion from any one

H. Seattley

Recorder Dallas City

Oregon & J. P.



State of Oregon

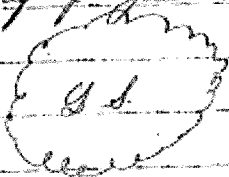
Susan L. Henderson

In consideration of Two hundred and Thirty seven and no/100 Dollars paid to the Board of Commissioners for the sale of school lands, the State of Oregon doth grant, bargain, sell and convey unto Mrs Susan L. Henderson, her heirs and assigns the following described premises to wit:

Sets Eight and Nine and North west quarter of the North West quarter of Sections 28, and Sets One, Two, and three in section 29, Township 2, North Range 13, East. Will. Mer. Containing 189 <sup>7</sup>/<sub>1000</sub> acres of State Lands, and Situate in Wasco County, Oregon.

To have and to hold the said premises with their appurtenances unto the said Mrs Susan L. Henderson her heirs and assigns forever, and that State with Warrant and defend the same from all lawful claims whatsoever.

Witness the seal of the State affixed this 10<sup>th</sup> day of June 1872.



L. F. Groves Governor

J. F. Chadwick Secretary

L. F. Fletcher Treasurer

State Record Book E. Page 153

Susan L. Henderson

To

George J. Emrick

Filed for Record Oct. 22

1874 as 45 min part 4 Oct 27

This Indenture Witnesseth That I Susan L. Henderson for the consideration of Fifteen hundred dollars to me on hand paid, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do bargain sell and convey unto George J. Emrick the following described premises, to wit:

Lot Eight (8) and Nine (9) and North West quarter of the North West quarter of Section Twenty eight (28) and Lots two (1), ten (2) and three (3) in Section twenty nine (29) Township two (2), North Range thirteen (13) East, excepting thirty (30) acres of the above described tract of land which was devised to Henry Blinde of date April 11, 1873 and situate in Section 28 Township 2 North Range 13 East. The tract of land conveyed by this deed is one hundred and fifty acres (157 1/2) acres and situate in Wasco County, State of Oregon.

To have and to hold, the said premises, with their appurtenances, unto the said George J. Emrick, his heirs and assigns forever.

And I the said Susan L. Henderson do hereby covenant to and with the said George J. Emrick, his heirs and assigns: that I am the owner in fee simple of said premises: that they are free from all incumbrances and that I will warrant and defend the same from all lawful claims whatsoever.

Witness my hand and Seal this 21 day of October A D 1874

Executed in presence of  
 Letitia Torgue } Susan L. Henderson (Seal)  
 J. B. Condon }

State of Oregon }  
 County of Wasco } ss

On the 21<sup>st</sup> day of October A.D. 1874,  
 before the undersigned a Notary Public for Wasco  
 County came the above named Susan L. Henderson  
 who is to me known to be the identical person described  
 in, and who executed the foregoing conveyance, and  
 acknowledged to me that she had executed the same,  
 freely and voluntarily for the uses and purposes therein  
 set forth and without fear or compulsion from any one.

(Seal)

In witness whereof I have hereunto  
 set my hand and affixed my  
 Notarial Seal on the day and  
 year above written in this Certificate.

James B. Condon

Notary Public Oregon

x W. Lord & Wife }  
 L. }  
 v Geo. I. Emmons }

Filed for Record Oct 10th 1876

Know all men by these presents that we Elizabeth Lord  
 and Westworth Lord her husband of Wasco County,  
 State of Oregon, in consideration of the sum of Twelve  
 Hundred (\$1200.00) Dollars to us in hand paid by George  
 I. Emmons of Wasco County, in the State of Oregon, the  
 receipt whereof is hereby acknowledged, have sold and by  
 these presents do give, sell and convey unto him  
 the said George I. Emmons and to his heirs and assigns forever  
 a certain piece of land or parcel of ground lying and in  
 the County of Wasco and State of Oregon and situate in the  
 East part of Section 36, Township 36 North, Range 12 East,  
 beginning at the South East corner of said section and commencing  
 with a well known corner of said section and running  
 North 82.5 degrees East 23.55 chains to corner of said section  
 and then West 82.47 chains to corner of said section  
 and then by a course of 82.47 chains to corner of said section  
 and then South 82.47 chains to corner of said section  
 and then East along said boundary of said section  
 82.47 chains to the place of beginning having the area of about  
 16.00 acres more or less, containing one hundred and  
 eighty (180) acres more or less, to have and to hold the same  
 unto the said Elizabeth Lord and Westworth Lord her husband,  
 its heirs and assigns forever, with the said George I. Emmons that we  
 will forever warrant and defend the title to said premises  
 against any and all persons whomsoever.  
 In witness whereof we have hereunto set our hands and seals  
 this 10th day of October A.D. 1876.  
 Elizabeth Lord }  
 Westworth Lord }  
 J. B. Gordon }  
 J. W. French }

x Stephen A. Guernsey et al } Deed April 2nd 1878 to 8<sup>th</sup> of m.  
 4 }  
 George Anderson et al }

This Subscribers Memorandum that on Stephen A. Guernsey, widow of  
 George J. Guernsey deceased, late of Wasco County State of Oregon  
 and James M. Guernsey and Mary E. Guernsey the children and  
 heirs of the said George J. Guernsey deceased, and William Stewart  
 Guernsey of the said Mary E. Guernsey, in consideration of the sum of  
 Five Thousand Dollars (\$5000.00) to be paid by George Anderson  
 and Alexander J. Anderson, of Wasco County State of Oregon, the  
 receipts whereof, as hereby acknowledged, do hereby grant, sell  
 pass, release convey to said George Anderson and Alexander J.  
 Anderson, their heirs and assigns forever all our right, title  
 and interest in the within children and heirs of the said  
 George J. Guernsey deceased in and to the following bounded and  
 described parcels of land and premises situate in Wasco County  
 State of Oregon to wit:

One parcel of land known as the East part of John  
 W. Guernsey's donation land claim, commencing at the  
 south east corner of tract witnessed by six oak trees, two  
 12 feet in diameter bearing west 71° thence and measuring  
 thence north 22.5 chains to corner stake witness two oak trees  
 thence west 51.7 chains to corner stake witness by mound of  
 stone being the corner forming the E. of said donation claim -  
 thence south 22.5 chains to the south boundary of said claim  
 thence east along said boundary 50.7 chains to the place of  
 beginning, being the entire east E. of said donation claim, con-  
 taining one hundred and eighteen 1/2 acres, and being that  
 certain tract of land conveyed by Elizabeth Fort and Mar-  
 tin Fort to George J. Guernsey, by deed date October 1st 1876  
 and recorded in Vol 6 of deed records of Wasco County Oregon on  
 page 181, and also the following described parcel of land, being  
 lot number seven (7) in Section number twenty nine (29)  
 in Township number two (2) North of Range thirteen (13)  
 East of the Willamette meridian, containing twenty  
 two and ninety one hundredths (22 91/100) acres of land and  
 situate in Wasco County State of Oregon - and also the  
 following described parcels of land and premises to wit: Being  
 lots numbered eight (8) and nine (9) and the north west quarter  
 (1/4) of the North west quarter (1/4) of Section number twenty eight  
 (28) and lots numbered one (1) two (2) and three (3) in Section  
 number nine (9) in Township no two (2) North of Range thirteen (13)

But, excepting and reserving from this sale and conveyance  
 thirty (30) acres of land above described land situate in said  
 section number twenty eight (28) in Township No. two (2) north of  
 Range thirteen (13) East which was conveyed by deed from  
 Isaac L. Henderson to Henry Klein et al. of date April 11th A.D. 1873  
 describe as follows to wit: Commencing twenty chains east and  
 twenty chains south of the corner of Section twenty (20) twenty  
 one (21) twenty eight (28) and twenty nine (29) in Township No.  
 two (2) north of Range thirteen (13) East at a rock about  
 one foot square, situated one (1) chain south of the boundary  
 line; thence east twenty (20) chains, to an established mound  
 thence south fifteen (15) chains to John Jennings claim, thence  
 thence west along said Jennings line twenty (20) chains, thence  
 north fifteen (15) chains to the place of beginning, containing  
 thirty (30) in said Township, County of Wasco, <sup>and</sup> State of Oregon  
 the portions of said described parcels of land herein con-  
 tained is one hundred and fifty nine (159) Acres and twenty  
 one hundredths more or less and above the portion thereof  
 as aforesaid, conveyed to said Henry Klein et al.

Together with the tenements hereditament and appurtenances  
 and also all our estate, right, title and interest at law and  
 equity therein and thereto, as the widow, and the heirs of the said  
 George J. Emerson deceased, including downward right of  
 descent thence in favor and to the heirs and assigns, thence the said  
 George Emerson and Alexander J. Anderson, their heirs and  
 assigns forever, and in the said Ophelia A. Emerson, James M.  
 Emerson, and Mary E. Stewart and Melissa Stewart, husband of  
 the said Mary E. Stewart do hereby covenant to and with the  
 said George Emerson and Alexander J. Anderson, their heirs  
 and assigns, that we are the owners of said premises as the  
 widow and the heirs of the said George J. Emerson deceased,  
 that the same is free from all encumbrances and that we will  
 and our heirs, executors and administrators shall warrant  
 defend the same unto the said George Emerson and Alexander J.  
 Anderson their heirs and assigns forever against the lawful  
 claims and demands of all persons whomsoever.

In witness whereof, we have hereunto set our hands  
 and seals on this 10th day of June, A.D. 1883.

Witnesses and delivered in the presence of  
 J. B. Gordon, J. John Michael  
 J. J. Ware  
 J. R. M. Cornack

Joseph A. Emerson  
 James M. Emerson  
 Mary E. Stewart



FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE LAST ABOVE WRITTEN.

ROBERT C. BRADSHAW

NOTARY PUBLIC FOR OREGON.

(SEAL)

MY COMMISSION EXPIRES OCT 2 ND, 1923.

\*\*\*\*\*

#11464 (

B.E. YOUNG -- TO -- EDWARD C. PHIRMAN

DEED

FILED FOR RECORD SEPTEMBER 16, 1921 AT 4:52 P.M.

KNOW ALL MEN BY THESE PRESENTS, THAT I, B.E. YOUNG, SINGLE, OF THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATIONS, TO ME PAID BY EDWARD C. PHIRMAN OF THE CITY OF THE DALLES, COUNTY OF WASCO, STATE OF OREGON, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO GRANT, BARGAIN SELL AND CONVEY UNTO SAID EDWARD C. PHIRMAN, HIS HEIRS AND ASSIGNS, ALL THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF WASCO, STATE OF OREGON TO-WIT:

ALL OF LOTS THIRTY-ONE (31) AND THIRTY-EIGHT (38), MOSIER VIEW ORCHARDS, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF SAID COUNTY. SUBJECT TO ANY OUTSTANDING INCUMBRANCES AGAINST SAID PROPERTY. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, ALL RIGHT, TITLE AND INTEREST IN AND TO THE SAME.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED GRANTED AND SOLD PREMISES UNTO THE SAID EDWARD C. PHIRMAN, HIS HEIRS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, I, THE GRANTOR ABOVE NAMED HEREUNTO SET MY HAND AND SEAL THIS 27TH DAY OF MAY, 1921.

WITNESSES TO THE EXECUTION THEREOF:

G B KARN JR.,--G G RIPLEY

B E YOUNG

(SEAL)

STATE OF CALIFORNIA }  
COUNTY OF ALAMEDA } SS.

BE IT REMEMBERED, THAT ON THIS 27 DAY OF MAY, A.D. 1921, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED B.E. YOUNG, SINGLE, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

GEORGE R KNOWLES

NOTARY PUBLIC FOR STATE OF CALIFORNIA

(SEAL)

MY COMMISSION EXPIRES JAN 11-1922

\*\*\*\*\*

#11465 (

NETTIE ANDERSON WETLE -- TO -- FRED WETLE

QUITCLAIM DEED

FILED FOR RECORD SEPTEMBER 17, 1921 AT 9:54 A.M.

KNOW ALL MEN BY THESE PRESENTS, THAT I, NETTIE ANDERSON WETLE, IN CONSIDERATION OF ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO ME IN HAND PAID BY FRED WETLE, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, HAVE REMISED, RELEASED AND QUITCLAIMED, AND DO BY THESE PRESENTS REMISE, RELEASE AND FOREVER QUITCLAIM UNTO THE SAID FRED WETLE, MY

HUSBAND, HIS HEIRS AND ASSIGNS, AN UNDIVIDED-ONE HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY, LYING AND SITUATE IN WASCO COUNTY, OREGON:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT WITNESSED BY AN OAK TREE TWO FEET IN DIAMETER, BEARING WEST 4.70 CHAINS, AND RUNNING THENCE NORTH 23.55 CHAINS TO CORNER STAKE, WITNESS TWO OAK TREES; THENCE WEST 50.47 CHAINS TO CORNER STAKE WITNESSED BY MOUND OF STONE, BEING THE CORNER FORMING THE L OF SAID DONATION CLAIM; THENCE SOUTH 23.55 CHAINS TO THE SOUTH BOUNDARY OF SAID CLAIM; THENCE EAST ALONG SAID BOUNDARY 50.47 CHAINS TO THE PLACE OF BEGINNING, BEING THE ENTIRE EAST L OF SAID DONATION CLAIM, CONTAINING 118 ACRES, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED BY ELIZABETH LORD AND WENTWORTH LORD TO GEORGE J. EMERICK BY DEED DATED OCTOBER A D 1876, AND RECORDED IN VOLUME E OF DEED RECORDS OF WASCO COUNTY, OREGON ON PAGE 531.

AND ALSO THE FOLLOWING DESCRIBED PARCEL OF LAND, BEING LOT NUMBERED SEVEN (7) IN SECTION NUMBERED TWENTY-NINE (29) IN TOWNSHIP NUMBERED TWO (2) NORTH OF RANGE THIRTEEN (13) EAST OF THE WILLAMETTE MERIDIAN, CONTAINING 22.91 ACRES OF LAND, AND SITUATED IN WASCO COUNTY, STATE OF OREGON.

AND ALSO THE FOLLOWING DESCRIBED PARCELS OF LAND AND PREMISES, TO-WIT, BEING LOTS EIGHT (8), NINE (9) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION NUMBERED TWENTY-EIGHT (28), AND LOTS ONE (1), TWO (2) AND THREE (3) IN SECTION NUMBERED TWENTY-NINE (29) IN TOWNSHIP TWO (2) NORTH, RANGE THIRTEEN (13) EAST, W.M. EXCEPTING AND RESERVING FROM THIS TRACT 30 ACRES OF LAND SITUATED IN SAID SECTION NUMBERED TWENTY-EIGHT (28), IN TOWNSHIP NUMBERED TWO (2) NORTH OF RANGE THIRTEEN (13) EAST, W.M. WHICH WAS CONVEYED BY DEED FROM SUSAN L. HENDERSON TO HENRY KLINT OF DATE APRIL 11TH, 1873 DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING 20 CHAINS EAST AND 20 CHAINS SOUTH OF THE CORNER OF SECTIONS 20, 21, 28 AND 29 IN TOWNSHIP TWO (2) NORTH OF RANGE THIRTEEN (13) EAST AT A ROCK ABOUT \_\_\_\_\_ FEET SQUARE SITUATED ONE CHAIN SOUTH OF THE COUNTY ROAD; THENCE EAST TO JOHN IRVINE'S CLAIM LINE; THENCE WEST ALONG SAID IRVINE'S LINE 20 CHAINS; THENCE NORTH 15 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 30 ACRES IN SAID TOWNSHIP, COUNTY OF WASCO, AND STATE OF OREGON. THE PORTIONS OF SAID DESCRIBED PARCELS OF LAND HEREIN CONVEYED IS 159.71 ACRES.

AND ALSO THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CORNER TO SECTIONS 20, 21, 28 AND 29, TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M.; THENCE EAST 900 FEET; THENCE NORTH 50°15' EAST 211 FEET; THENCE NORTH 11°40' EAST 786 FEET; THENCE NORTH 22° WEST 452 FEET TO THE NORTH LINE OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 21; THENCE WEST 1055 FEET TO THE SECTION LINE; THENCE SOUTH 1320 FEET TO THE PLACE OF BEGINNING, CONTAINING 34.16 ACRES, MORE OR LESS.

THE SOUTH HALF OF THE SOUTHEAST QUARTER, AND LOTS THREE (3) AND FOUR (4) IN SECTION TWENTY (20), TOWNSHIP TWO (2) NORTH, RANGE THIRTEEN (13) EAST, W.M. CONTAINING 164.59 ACRES.

TOGETHER, WITH ALL AND SINGULAR, THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

TO HAVE AND TO HOLD THE ABOVE UNDIVIDED ONE-HALF INTEREST IN AND TO THE ABOVE DESCRIBED PREMISES UNTO THE SAID FRED WETLE, AND UNTO HIS HEIRS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND SEAL THIS 11TH DAY OF JUNE, 1921.

EXECUTED IN THE PRESENCE OF

ROBERT C. BRADSHAW—M.G. MACK

NETTIE ANDERSON WETLE SEAL

U.S. IR STAMPS CANCELLED \$1.50

STATE OF OREGON }  
COUNTY OF WASCO } ss

ON THIS 11TH DAY OF JUNE, 1921, PERSONALLY APPEARED BEFORE ME NETTIE ANDERSON WETLE, WIFE OF FRED WETLE, PERSONALLY KNOWN TO BE THE SAME PERSON DESCRIBED IN AND AND EXECUTED



490

LOTS ONE (1) AND TWO (2), OF SECTION TWO (2), TOWNSHIP EIGHT (8) SOUTH, RANGE SEVENTEEN (17) EAST, W.M., CONTAINING 79.42 ACRES MORE OR LESS IN WASCO COUNTY, OREGON. TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, AND ALSO ALL HER ESTATE, RIGHT, TITLE AND INTEREST IN AND TO THE SAME.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED AND GRANTED PREMISES UNTO THE SAID EMIL GIOVANNETTI AND JAMES GIOVANNETTI THEIR HEIRS AND ASSIGNS FOREVER. AND FRANCES C. BECKER, THE GRANTOR ABOVE NAMED, DOES COVENANT TO AND WITH EMIL GIOVANNETTI AND JAMES GIOVANNETTI, THE ABOVE NAMED GRANTEE, THEIR HEIRS AND ASSIGNS, THAT SHE WILL, AND HER HEIRS, EXECUTORS AND ADMINISTRATORS SHALL WARRANT AND DEFEND THE ABOVE GRANTED PREMISES AND EVERY PART AND PARCEL THEREOF AGAINST THE ACTS AND DEEDS OF SAID GRANTOR AND ALL PERSONS CLAIMING BY, FROM, THROUGH OR UNDER THE SAID GRANTOR UNTO THE SAID GRANTEE, THEIR HEIRS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, THE GRANTOR HEREUNTO SETS HER HAND AND SEAL THIS 30TH DAY OF JUNE, 1930.

WITNESSES:

FRANCIS V GALLOWAY--BERTHA WHIPPLE

FRANCES C BECKER

(SEAL)

STATE OF OREGON }  
COUNTY OF WASCO } ss.

BE IT REMEMBERED, THAT ON THIS 30TH DAY OF JUNE, 1930, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE WITHIN NAMED FRANCES C. BECKER, AN UNMARRIED WOMAN, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

FRANCIS V GALLOWAY

NOTARY PUBLIC FOR OREGON

(SEAL)

MY COMMISSION EXPIRES JULY 14, 1931.

\$21638

FRED WETLE, ET AL -- TO -- STATE OF OREGON

WARRANTY DEED

FILED FOR RECORD OCTOBER 11, 1930 AT 11:45 P.M.

THIS INSTRUMENT WITNESSETH, THAT WE, FRED WETLE AND NETTIE ANDERSON WETLE, HUSBAND AND WIFE, GRANTORS, FOR THE CONSIDERATION OF THE SUM OF FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS, TO US PAID, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO BARGAIN, SELL AND CONVEY UNTO THE STATE OF OREGON THE FOLLOWING DESCRIBED PREMISES, TO WIT:

A PARCEL OF LAND LYING IN LOT 1 OF SECTION 29 AND IN THE SOUTH  $\frac{1}{2}$  OF THE SE  $\frac{1}{4}$  OF SEC. 20, ALL IN T. 2 N.R. 13 E.W.M. IN WASCO COUNTY, OREGON; BEING A PORTION OF THAT TRACT OF LAND WHICH WAS CONVEYED BY THAT CERTAIN DEED FROM NETTIE ANDERSON WETLE TO FRED WETLE, HER HUSBAND, AS RECORDED IN BOOK 70, PAGE 213 OF THE WASCO COUNTY RECORD OF DEEDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY, SAID POINT BEING 30 FEET DISTANT FROM (AND MEASURED AT RIGHT ANGLES TO) THE CENTER LINE OF SAID COLUMBIA RIVER HIGHWAY AT ENGINEERS STATION 785+73.0, SAID POINT ALSO BEING 721 FEET WEST AND 548 FEET NORTH OF THE SE CORNER OF SECTION 20, T. 2 N.R. 13 E.W.M.; THENCE N. 55°53' W. A DISTANCE OF 600 FEET; THENCE S. 34°07' W. A DISTANCE OF 800.0 FEET; THENCE S. 55°53' E. A DISTANCE OF 600.0 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE SAID COLUMBIA RIVER HIGHWAY; THENCE N. 34°07' E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 800.0 FEET TO THE POINT OF BEGINNING; CONTAINING 11.04 ACRES, MORE OR LESS.

THIS GRANT AND CONVEYANCE IS MADE UPON THE CONDITION THAT TITLE TO THE ABOVE DESCRIBED PROPERTY SHALL FOREVER REMAIN IN THE STATE OF OREGON.

TO HAVE AND TO HOLD THE SAID PREMISES, WITH THEIR APPURTENANCES UNTO THE SAID STATE OF OREGON ITS SUCCESSORS AND ASSIGNS FOREVER.

AND WE THE SAID GRANTORS DO HEREBY COVENANT TO AND WITH THE SAID STATE OF OREGON ITS SUCCESSORS AND ASSIGNS THAT WE ARE THE OWNERS IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL INCUMBRANCES AND THAT WE WILL WARRANT AND DEFEND THE SAME FROM ALL LAWFUL CLAIMS WHATSOEVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24TH DAY OF SEPTEMBER 1930.

DONE IN PRESENCE OF:

FRED WETLE (SEAL)

J.N. BISHOP--W.A. LANGILLE

NETTIE ANDERSON WETLE (SEAL)

STATE OF OREGON,        )  
                              ) ss.  
COUNTY OF WASCO        )

ON THIS 24TH DAY OF SEPTEMBER 1930, PERSONALLY CAME BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED FRED WETLE AND NETTIE ANDERSON WETLE, HIS WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS DESCRIBED IN, AND WHO EXECUTED THE WITHIN INSTRUMENT, AND WHO EACH PERSONALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN NAMED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

J.N. BISHOP

NOTARY PUBLIC FOR OREGON

(SEAL)

MY COMMISSION EXPIRES 5-20-31

.....

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 4th day of April  
A. D. 1936.

Executed in the presence of

DALLAS CITY, a Municipal Corporation,

by H. E. WILLERTON MAYOR (SEAL)

(CORPORATE SEAL)

by J. E. STEERS RECORDER (SEAL)

(No stamps or acknowledgment required).

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#44673  
DALLAS CITY, A MUNICIPAL CORPORATION  
to

DORIS S. WILBURN ET UX

Quitclaim Deed

Filed for Record Apr. 5, 1936 at 3:35 P. M.

KNOW ALL MEN BY THESE PRESENTS, That DALLAS CITY, A Municipal Corporation in consideration of THREE HUNDRED FIFTY Dollars, to it paid by DORIS S. WILBURN AND FRANCES M. WILBURN, husband and wife, do hereby remise, release and forever QUITCLAIM unto the said Doris S. Wilburn and Frances M. Wilburn and unto their heirs and assigns all its right, title and interest in and to the following described parcel of real estate, together with the tenements, hereditaments and appurtenances, situate in The Dallas, County of Wasco, State of Oregon, to-wit:

Lot H, Block 47 of Fort Dallas Military Reservation in Oregon, in Dallas City, Wasco County, Oregon

TO HAVE AND TO HOLD the same to the said Doris S. Wilburn and Frances M. Wilburn and to their heirs and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 4th day of April, A. D. 1936.

Executed in the Presence of

DALLAS CITY, a Municipal Corporation,

BY H. E. WILLERTON MAYOR (SEAL)

(CORPORATE SEAL)

BY J. E. STEERS RECORDER (SEAL)

(No stamp or acknowledgment required).

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#44679  
BRUSILLA E. SALOMON ET VIR ET AL  
to

FRED WATLE ET UX

Warranty Deed

Filed for Record Apr. 6, 1936 at 3:07 P. M.

KNOW ALL MEN BY THESE PRESENTS, That BRUSILLA E. SALOMON AND S. E. SALOMON her husband as Individuals and BRUSILLA E. SALOMON, Trustee of Portland State of Oregon, in consideration of TEN AND NO/100 Dollars, to them paid by Fred Watle and Nettie A. Watle husband and wife, of Wasco County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Fred Watle and Nettie A. Watle, husband and wife their heirs and assigns, all the following bounded and described real property, situated in the County of Wasco and State of Oregon, to-wit:

Lots One (1) and Two (2) in Section Twenty (20) and Lot Three (3) of Section 21, Township 2 North, Range 13 East, T. N.

U. S. L. R. Stamp Cancelled \$1.50

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Fred Watle and Nettie A. Watle their heirs and assigns forever. And Brusilla E. Salomon and S. E. Salomon, her husband as Individuals and BRUSILLA E. SALOMON, TRUSTEE, grantors above named

do covenant to and with the said Fred Wetle and Nettie A. Wetle the above named grantees their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, We the grantors above named, have hereunto set our hands and seals this 5th day of April 1938.

Executed in the Presence of

Drusilla E. Salomon (SEAL)

S. H. SALOMON (SEAL)

DRUSILLA E. SALOMON (SEAL)  
Trustee

STATE OF OREGON )  
 ) SS.  
 )  
COUNTY OF MULTNOMAH

BE IT REMEMBERED, That on this 5th day of April A. D. 1938, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Drusilla E. Salomon and S. H. Salomon, her husband as individuals and Drusilla E. Salomon, Trustee who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(NOTARIAL SEAL)

M. H. Rosencrantz  
Notary Public for Oregon  
My commission expires 4/16/1941

o .....

of said Lot 3; thence North to the Columbia River; thence westerly down stream along the left bank of the Columbia River to the place of beginning. 5. Beginning at a point North 1182.0 feet and West 6.7 feet from the Northeast corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 2 T 2NR 12 E.W.M. Thence S 71° 37' E 339.4 feet; thence S 15° 41' W 105.1 feet; thence N 78° 00' W 302.0 feet; thence N 0° 40' E 145.4 feet to place of beginning. Save and except the right of way of the ROWENA-LYLE FERRY ROAD. Containing 0.98 acre exclusive of the above said road right of way and all in Lot 3, Section 2 T 2NR 12 E.W.M. h. That certain flowage easement between Andrew Peterson and wife and the United States of America, as set forth in Volume 59, at page 187 of the Deed Records of Wasco County, Oregon.

Together with the right of ingress and egress over the adjacent lands of the Grantors for the purpose of constructing, reconstructing, stringing new wires <sup>ON</sup> maintaining and removing said lines and appurtenances and exercising other rights hereby granted.

All rights hereunder shall cease when said lines have been abandoned.

Dated this 26th day of April, 1938.

In the presence of: WILLIAM A. SALISBURY (SEAL)  
Donald A. Salisbury ELLA G. SALISBURY (SEAL)  
STATE OF OREGON )  
) ss.  
COUNTY OF WASCO )

I, HENRY CALLAWAY, a Notary Public in and for said State, do hereby certify that on the 26th day of April, 1938, personally appeared before me, William A. Salisbury and Ella G. Salisbury, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this the day and year first in this certificate above written.

(NOTARIAL SEAL) HENRY CALLAWAY  
Notary Public for Oregon, residing at The Dalles.  
My commission expires March 11, 1942.

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#44763  
WILLIAM MELVILLE WEST ET AL  
TO  
FRED WETLE ET UX  
Quitclaim Deed  
Filed for Record May 2, 1938 at 10:45 A.M.

KNOW ALL MEN BY THESE PRESENTS, That William Melville West, a single man, Elyse Moody West, now Elyse Moody Clark and her husband R. L. Clark, Donald Eugene West a single man, in consideration of Ten and no/100 Dollars, to them paid by Fred Wetle and Nettie A. Wetle, his wife do hereby remise, release and forever QUITCLAIM unto the said Fred Wetle and Nettie A. Wetle, his wife and unto their heirs and assigns all their right, title and interest in and to the following described parcel of real estate, together with the tenements, hereditaments and appurtenances, situate in County of Wasco, State of Oregon, to-wit:

Lots 1 and 2 of Section 20, and Lot 3 of Section 21, Township 2 North, Range 13 East, N.M.

TO HAVE AND TO HOLD the same to the said Fred Wetle and Nettie A. Wetle, his wife, and to their heirs and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 16th day of April, A.D. 1938.

Executed in the Presence of WILLIAM MELVILLE WEST (SEAL)  
R. L. CLARK (SEAL)  
DONALD EUGENE WEST (SEAL)  
ELYSE MOODY CLARK (SEAL)

STATE OF CALIFORNIA

) SS.

CITY AND COUNTY OF SAN FRANCISCO

On this 18th day of April, in the year One Thousand Nine Hundred and Thirty-Eight before me, MARGARET KEENE WHITMORE, a Notary Public in and for said City and County, residing therein, duly commissioned and sworn, personally appeared DONALD EUGENE WEST, A single man Known to me to be the person described in, whose name is subscribed to, and who executed the within and annexed instrument and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office, in the said City and County of San Francisco, the day and year in this certificate first above written.

MARGARET KEENE WHITMORE  
Notary Public in and for the City and County of  
San Francisco, State of California.  
My commission will expire November 22, 1940

(NOTARIAL SEAL)

STATE OF OREGON

) SS.

COUNTY OF MULTNOMAH

On this the 14th day of April, A.D. 1938, personally appeared before me, a Notary Public for Oregon in and for said County and State the within named William Melville West, a single man, Elyse Moody Clark and H.L. Clark, her husband to me personally known to be the identical persons described therein and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Sidney H. Solomon  
Notary Public for Oregon  
My commission expires 12/23/40

(NOTARIAL SEAL)

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File No. 18182  
BOOK 124 PAGE 725

# WARRANTY DEED

(Individual)

This Indenture Witnesseth, That we, Fred Watie and Nettie Anderson Watie, husband and wife grantor, for the consideration of the sum of Twelve Thousand Seven Hundred Sixty-five and 00/100 (\$12,765.00) - - DOLLARS to US, paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

Two parcels of land lying in the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section 28, Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 21, Southeast quarter of the Southeast quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 20; Lots 1 and 7, Section 29, Lot 3, Section 21, Township 2 North, Range 13 East, W. M., Wasco County, Oregon.

Parcel # 1 being that portion of said subdivisions included in a strip of land variable in width, to R.H. right of way Easterly and 150 feet Westerly of the center line of the Columbia River Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 2143+18.83, said Station being 342 feet South and 645 feet East of the West quarter corner of said Section 21; thence on a 2864.79 foot radius curve right (the long chord of which bears South 5° 17' 15" West) 1065.42 feet; thence on a spiral curve right (the long chord of which bears South 18° 36' 30" West) 400 feet; thence South 19° 56' 30" West 2468.35 feet; thence on a spiral curve left (the long chord of which bears South 18° 56' 30" West) 400 feet; thence on a 3819.72 foot radius curve left (the long chord of which bears South 0° 36' 30" West) 2177.80 feet to Engineer's center line Station 2208+30.40; the said center line crossing the North line of Lot 3, Section 21 and the South line of Lot 7, Section 29 approximately at Stations 2143+69 and 2191+82 respectively.

(Bearings used herein are based upon Oregon Co-ordinate System, North Zone.)

The parcel of land to which this description applies contains 24.75 acres, outside of the existing right of way.

As a part of the consideration hereinabove stated, there also is bargained, sold, conveyed and relinquished to the Grantee all existing, future, or potential common law or statutory encumbrances of access between the right of way of the public way identified as the relocated Columbia River Highway and all of the contiguous remaining real property of the Grantors whether acquired by separate conveyances or otherwise, of which the real property covered by this instrument is a part, where said remaining real property abuts on the Easterly and westerly sides of the said public way.

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the Grantors, their heirs and assigns.

Parcel # 2 Beginning on the North line of Lot 3, Section 21 at a point which is 373.09 feet South and 222.4 feet East of the West quarter corner of said Section 21, said point being marked by an iron pipe; thence Easterly (along North line of Lot 3) 318 feet more or less to the Westerly line of Parcel 1; thence Southerly along the Westerly side of Parcel 1 1370 feet more or less to a point opposite and 150 feet distant from Station 2157+84.25; thence Northerly in a straight line 1345 feet more or less to the point of beginning, containing approximately 5.95 acres, outside the existing right of way.

This conveyance is executed and delivered upon the following conditions:

(1) There is reserved a right of access to and the use of the underpass to be constructed at or near Highway Engineer's Station 2175+10.

(2) It is understood that the Grantors shall construct and maintain wing fences to said underpass so as to prevent animals from straying onto the highway.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And we the said grantor, do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that we are the owner, in fee simple of said premises; that they are free from all incumbrances

and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 16 day of December, 1952.  
Done in presence of

Nettie Anderson Wells (SEAL)  
Fred Wells (SEAL)

INDEXED

51604

Warranty Deed

(Individuals)

FROM

Fred Wells et ux

TO

STATE OF OREGON  
by and through its  
STATE HIGHWAY COMMISSION

STATE OF OREGON,  
County of Wasco,

I, D. V. BOLSON, County Clerk and ex officio Recorder of Conveyances, in and for said county, do hereby certify that the within instrument of writing was received for record and recorded in the record of DEEDS of said county at

FILED  
COUNTY CLERK'S OFFICE

1952 DEC 19 AM 9 32

D. V. BOLSON  
COUNTY CLERK

In Book 124 Page 726

Witnessed at my office and signed at  
D. V. BOLSON County Clerk  
By [Signature] Deputy

STATE OF OREGON,

County of Wasco

On this 16 day of Dec, 1952, personally came before me, a Notary Public, in and for said county and state, the within named Fred Wells and Nettie Anderson Wells, his wife, to me personally known to be the identical person described in, and who executed, the within instrument, and who each personally acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.



[Signature of Notary Public]

My commission expires  
NOTARY PUBLIC FOR OREGON  
My Commission Expires Feb 12 1953



FORM No. 1—WARRANTY DEED.

BOOK 126 PAGE 218

**KNOW ALL MEN BY THESE PRESENTS, That** FRED WETLE and BETTIE WETLE,  
 husband and wife,  
 in consideration of Ten and No/100 Dollars,  
 to them paid by HARVEY ALUMINUM INC., a corporation  
 do hereby grant, bargain, sell and convey unto said Harvey Aluminum Inc.  
 its successors hereby and assigns, all the following real property, with the tenements,  
hereditaments and appurtenances, situated in the County of Marion and State  
of Oregon, bounded and described as follows, to-wit:

Beginning at the intersection of the South boundary of the Edward  
 Drake Donation Land Claim No. 38 with the Eaterly right-of-way line of  
 the Union Pacific Railroad, said point being South 769 feet and East 236  
 feet from the one-quarter section corner between Sections 21 and 31, Twp.  
 2 N., R. 13, E.W.M.; thence running Southwesterly along said right-of-way  
 boundary a distance of 5700 feet more or less to the North boundary of  
 land conveyed to Charles Frantz and Genevieve Frantz; thence East 1250.3  
 feet; thence South 1050 feet to the North line of the Edward Donation Land  
 Claim No. 41; thence East 1660 feet more or less to the present River Road;  
 thence North 1°-04' West 25.2 feet; thence North 72°-25' West 212.1 feet;  
 thence North 12°-11' West 433.5 feet; thence North 13°-11' West 1285.1 feet;  
 thence North 13°-41' West 594.8 feet; thence North 60°-42' West 379.1 feet;  
 thence North 32°-31' West 333.5 feet; thence North 54°-21' West 105.8 feet;  
 thence North 27°-35' West 350.8 feet; thence North 59°-1' West 166 feet;  
 thence North 12°-41' East 698.4 feet; thence North 5°-30' West 310.3 feet to  
 a point that is 575.6 feet East of the Section corner common to Sections 20,  
 21, 22 and 23; thence North 5°-30' West 114.1 feet; thence North 59°-16' East  
 181.0 feet; thence North 21°-21' East 124.3 feet; thence North 7°-12' East  
 337.5 feet; thence North 1°-20' East 84.1 feet; thence North 11°-35' West  
 21.5 feet; thence North 35°-49' West 360 feet to the South line of Lot 3,  
 Section 21, Twp. 2 N., Range 13, E.W.M.; thence East 259.0 feet to the South  
 east corner of said Lot 3; thence North along the East line of Lot 3, 561.7  
 feet to the Northeast corner of said Lot 3; thence West along the North line  
 of said Lot 3, 333.0 feet to the point of beginning.

Also a tract of land bounded on the North by the South line of Lot 1,  
 Section 21, Township 2 North, Range 13, E.W.M.; on the South by the North line  
 of the John Irvine Donation Land Claim No. 39; on the East by the West right-  
 of-way line of the Union Pacific Railroad; and on the West by the present  
 Columbia River Highway, SAVE AND EXCEPT that portion thereof heretofore con-  
 veyed to the State of Oregon for the relocated Columbia River Highway and  
 quarry site.

A triangular piece of land bounded on the South by the South line of  
 said Lot 3, northwesterly by the present Columbia River Highway, and easterly  
 by the West line of property heretofore conveyed to the State of Oregon for  
 the relocated Columbia River Highway and quarry site.

To Have and to Hold the above described and granted premises unto the said

Harvey Aluminum Inc., a corporation

its successors

hereby and assigns forever.

And Fred Wetle and Bettie Wetle, husband and wife,

above named do covenant to and with the above named grantee its successors hereby and assigns  
 that they lawfully raised in fee simple of the above granted premises, that the above  
 granted premises are free from all encumbrances,

BOOK 126 PAGE 219

and that they, their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever.

Witness my hand and seal this 21st day of April, 1933.

Executed in the Presence of

Fred Nettie (Seal)

Nettie Nettie (Seal)

(Seal)

(Seal)

STATE OF OREGON,

County of Wasco

ss.

BE IT REMEMBERED, That on this 21st day of May, 1933, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Fred Nettie and Nettie Nettie, husband and wife,

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon

My Commission expires June 1, 1933



WARRANTY DEED

FRED NETTIE AND NETTIE NETTIE

HUSBAND AND WIFE

TO

ALVIN ALLEN

OF

STATE OF OREGON,  
County of Wasco,  
I, D. V. BOSTON, County Clerk and ex officio  
Recorder of Conveyances, in and for said county, do  
certify that the within instrument of writing  
is correct for record and recorded in the record  
DEEDS  
of said county at

CLERK'S OFFICE

1933 JUN 9 AM 4 58

On Page 219

Witness my hand and seal of office at  
The Dalles

D. V. BOSTON, County Clerk

By [Signature]

Notary Public

[Signature]

Deed 1964-21

WARRANTY DEED

FRED WETLE and NETTIE ANDERSON WETLE, husband and wife,  
hereinafter called grantors, convey to WASCO COUNTY, a political  
subdivision of the State of Oregon, all that real property  
situated in Wasco County, State of Oregon, described as:

A strip of land 40 feet in width, said strip of  
land being parallel and adjacent to Division Lane  
and the North line of the John Irvine DLO No. 39,  
from the Southwesterly boundary line of the old  
Columbia River Highway No. 30 right-of-way for a  
distance of 681.19 feet.

and will warrant and defend the same against all persons who  
may lawfully claim the same.

Dated this 18th day of December, 1963.

Fred Wetle  
Nettie Anderson Wetle

STATE OF OREGON )  
                  ) ss.  
County of Wasco )

December 18th, 1963

PERSONALLY APPEARED the above-named Fred Wetle and  
Nettie Anderson Wetle, husband and wife, and acknowledged the  
foregoing instrument to be their voluntary act.

BEFORE ME:

James Earl Smith  
Notary Public for Oregon  
My Commission expires: 11/1/66

640021

STATE OF OREGON, }  
County of Wasco, }

I, H. A. HOWARD, County Clerk and ex  
officio Recorder of Conveyances, in and for  
said county, do hereby certify that the within  
instrument of writing was received for  
record and recorded in the records of

DEEDS of said county at

Jan 6 12 02 58 PM '64

In Book \_\_\_\_\_ On Page \_\_\_\_\_

Witness my hand and seal of office affixed at

The Dalles

H. A. HOWARD, County Clerk

By \_\_\_\_\_ Deputy

Return to \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_

INDEXED COMPARED

Deed 1964-22

WARRANTY DEED

FRED WETLE and NETTIE ANDERSON WETLE, husband and wife,  
hereinafter called grantors, convey to DONALD A. CALDER, Sr.  
and ELLEN K. CALDER, husband and wife, all that real property  
situated in Wasco, County, State of Oregon, described as:

That portion of Lot 7, Section 29, Township  
2 North, Range 13 East of the Willamette  
Meridian remaining in the Southwest corner  
of said Lot 7, bounded by the westerly right  
of way line of the Old Columbia River Highway  
No. 30 and the North line of the John Ervine  
Donation Land Claim No. 30 and the East line  
of the Justin Chenoweth Donation Land Claim  
No. 37, in Wasco County, Oregon, and

That portion of the Southeast corner of the  
Justin Chenoweth Donation Land Claim No. 37  
more clearly defined as follows: Beginning at  
the southeast corner of the Justin Chenoweth  
Donation Land Claim No. 37; thence North 150.93  
feet along the East line of said Justin Chenoweth  
Donation Land Claim No. 37; thence North 23° 15'  
10" West 583.73 feet; thence South 54° 45' 50" West  
429.49 feet; thence South 38° 00' 10" West 219.84  
feet; thence South 20° 40' 00" East 284.68 feet;  
thence North 89° 58' 50" East 616.23 feet to the  
point of beginning.

EXCEPTING FROM THE ABOVE DESCRIPTION a strip  
of land 40 feet in width, adjacent and parallel  
to Division Lane on the Southerly boundary of the  
above-described property, which has heretofore been  
dedeed to Wasco County, a political subdivision of  
the State of Oregon for road purposes, as described  
in Wasco County Deed Records, Volume 64 Page 221.

and covenant that the grantors are the owners of the above-  
described property free from all encumbrances and will warrant  
and defend the same against all persons who may lawfully claim  
the same.

Dated this 15th day of December, 1963.

Fred Wetle  
Nettie Anderson Wetle

INDEXED COMPARED

STATE OF OREGON )

County of Wasco )

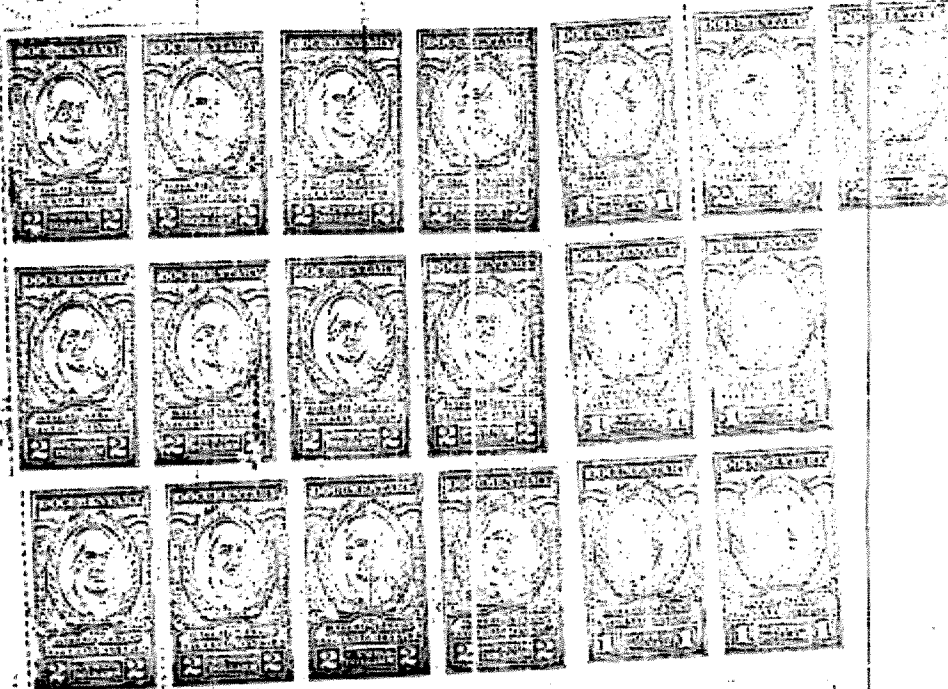
as.

December 14, 1963.

PERSONALLY APPEARED the above-named Fred Wetle and Nettie Anderson Wetle, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

BEFORE ME:

*H. A. Howard*  
Notary Public for Oregon  
My Commission expires: *1/4/66*



page 2 - Warranty Deed

STATE OF OREGON, }  
County of Wasco, }

I, H. A. HOWARD, County Clerk and ex officio Recorder of Conveyances in and for said county, do hereby certify that the within instrument of writing was received for record and recorded in the records of

DEEDS of said county at  
JAN 6 12 03 1964

In Book \_\_\_\_\_ On Page \_\_\_\_\_  
WITNESS my hand and seal of office affixed at  
the Dallas

H. A. HOWARD, County Clerk

by \_\_\_\_\_ Deputy

Return to \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_

Deed 1965-2175

WARRANTY D

FRED WETLE and NETTIE WHITE, husband and wife, hereinafter called grantors, convey to WASCO COUNTY, a municipal corporation and political subdivision of the State of Oregon all that real property situated in Wasco County, State of Oregon, described as:

A parcel of land lying in the Justin Chenoweth D.L.C. #37, Township 2 North, Range 13 East, W.M., Wasco County, Oregon, the said parcel being that portion of said D.L.C. #37 lying Easterly of that property described in that deed to Frank R. and Ruth Stovall, recorded in Book 135, Page 229 of Wasco County Deed Records and included in a strip of land 45 feet in width, lying on the Northeasterly side of the center line of the Chenoweth County Road as said county road has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 16+65.37, said Station being 373.48 feet North and 158.98 feet West of the Southwest corner of the Justin Chenoweth D.L.C. #37, Township 2 North, Range 13 East, W.M.; thence on a 5729.58 foot radius curve left (the long chord of which bears North 70° 47' 45" East) 659.17 feet; thence North 67° 30' East, 34.23 feet; thence on a spiral curve right (the long chord of which bears North 70° 50' East) 200 feet; thence on a 572.96 foot radius curve right (the long chord of which bears South 86° 33' East) 319 feet; thence on a spiral curve right (the long chord of which bears South 63° 56' East) 200 feet; thence South 60° 36' East, 456.16 feet; thence on a spiral curve right (the long chord of which bears South 57° 16' East) 200 feet; thence on a 572.96 foot radius curve right (the long chord of which bears South 38° 41' 30" East) 258.17 feet; thence on a spiral curve right (the long chord of which bears South 20° 07' East) 200 feet; thence South 16° 47' East, 159.30 feet; thence on a 14,335.95 foot radius curve left (the long chord of which bears South 20° 06' East) 1662.50 feet to Engineer's Station 60+03.90 Back equals 60+12.75 Ahead; thence South 23° 26' East, 187.25 feet to Engineer's Station 62+00.

The parcel of land to which this description applies contains 0.01 acre outside of the existing right of way.

PARCEL NO. 2 - A temporary easement for detour road over or across the following described parcel, to-wit:

A parcel of land lying in the Justin Chenoweth D.L.C. #37, Township 2 North, Range 13 East, W.M., Wasco County, Oregon; the said parcel being that portion of said D.L.C. #37 lying Easterly of that property described in that deed to Frank R. and Ruth Stovall, recorded in Book 135, Page 229 of Wasco County Deed Records and included in the following described tract.

Beginning at a point opposite and 45 feet Northeasterly of Engineer's Station 37+43.93 on the center line of the relocated Chenoweth County Road as said center line is described in Parcel No. 1; thence Easterly in a straight line to a point opposite and 100 feet Northeasterly of Engineer's Station 39+00 on said center line; thence Southeasterly and parallel to said center line to a point opposite Engineer's Station 39+82.10 on said center line; thence Southwesterly in a straight line to a

INDEXED

COMPARED

point opposite and 45 feet Easterly of Engineer's Station 40+50 on said center line; thence Northerly, parallel to and 45 feet Northeasterly of said center line to the point of beginning.

The parcel of land to which this description applies contains 0.15 acres out- side of the existing right of way.

and covenant that grantors are the owners of the above described property free of all encumbrances and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

DATED this 12<sup>th</sup> day of October, 1965

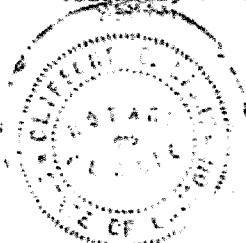
Fred Wetle  
Fred Wetle

Nettie Wetle  
Nettie Wetle

STATE OF OREGON )  
County of Wasco ) ss.

October 12<sup>th</sup>, 1965.

Personally appeared the above-named Fred Wetle and Nettie Wetle and acknowledged the foregoing instrument to be their voluntary act. Before me:



Clifford C. Light  
Notary Public for Oregon  
My Commission Expires:

NOTARY PUBLIC FOR OREGON  
My Commission Expires May 26, 1969

STATE OF OREGON, }  
County of Wasco, }  
I, H. A. HOWARD, County Clerk and ex officio Recorder of Conveyances, in and for said county, do hereby certify that the within instrument of writing was received for record and recorded in the records of DEEDS, of said county at

Micro-Film Number Oct 10 1 56 PM '65

Witness my hand and seal of office affixed at this date.

H. A. HOWARD, County Clerk

Deputy

Return to

Street

City

652175



# Deed 1969-327

FORM No. 632—WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That FRED WETLE, surviving husband of Nettie Wetle, deceased, and now a single person, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. ARLIE BRYANT and CHARLOTTE BRYANT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Wasco, and State of Oregon, described as follows, to-wit: A parcel of land lying in the Southeast quarter (SE $\frac{1}{4}$ ) of Section 20, along with a parcel of land lying in the Southwest quarter (SW $\frac{1}{4}$ ) of Section 21, Township 2 North, Range 13 East, W. M., Wasco County, and State of Oregon; bounded by, on the North by the South boundary of the Edward Crate D.L.C. No. 38, on the East by the Westerly boundary of the Oregon State Highway Commission right-of-way designated as Parcel #2 in Deed Book 124 Page 725 Wasco County Record of Deeds, on the South by the Northerly right-of-way line of the Old Columbia River Highway, on the West by the Easterly boundary of Oregon State Highway Department Quarry site (Deed Q Page 232) and a line running N. 0°36'00" E. from the Northeasterly corner of said Quarry a distance of 1363.81 feet; more fully described as follows:

Beginning at a Bronze Disc marking the intersection of the southerly boundary of Crates D.L.C. No. 38, and the section line between Sections 20 and 21, T. 2N., R. 13 E. W. M. thence N. 89°48'44" W. along the Southerly boundary of Crates D.L.C. a distance of 1164.65 feet, set Iron Rod; thence S. 0°36'00" W. 1363.81 feet to the Northeast corner of State of Oregon Quarry Site; thence tracing a fence line S. 54°33'30" E. 600.00 feet to the Northerly right-of-way line of the Old Columbia River Highway; thence tracing the Northerly right-of-way line in a Northeasterly direction 1335.00 feet more or less to a point on the Easterly boundary of Parcel No. 2 Oregon State Highway Commission property; thence N. 3°29'10" W. along the said Parcel No. 2 a distance of 784.0 feet more or less to the Southerly boundary of Crates D.L.C., thence N. 89°48'44" W. 222.40 feet to the point of beginning. Containing 45.52 acres approximately.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting such liens or encumbrances as may have been created or suffered or permitted by grantees since February 7, 1966

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal of office, this 29th day of February, 1969.

WITNESS grantor's hand this 29th day of February, 1969.

STATE OF OREGON, County of Wasco, ss. February 28, 1969.  
Personally appeared the above named Fred Wetle, surviving husband of Nettie Wetle, deceased, and now a single person, his voluntary act and deed, and acknowledged the foregoing instrument to be

Before me: *Donald E. Hamler*  
Notary Public for Oregon  
My commission expires January 15, 1970.

NOTE—The relation between the symbols @, & not applicable, should be deleted, see Chapter 402, Oregon Laws 1967, as amended to the 1967 Special Session.

## WARRANTY DEED

Fred Wetle, surviving husband and Nettie Wetle, Deceased

TO J. Arlie Bryant, et ux

AFTER RECORDING RETURN TO

STATE OF OREGON, ss. County of Wasco, ss.

I, H. A. HOWARD, County Clerk and ex officio Recorder of Conveyances, in and for said county, do hereby certify that the within instrument of writing was received for record —

Mar 13 10 19 1969

and recorded in the —

records of said County under Micro Film

NUMBER: 650327

Witness my hand & seal of office at the Office of H. A. HOWARD, County Clerk, Deputy  
By *Donald E. Hamler*  
Notary Public for Oregon  
Address *Hamlet, Ore.*

INDEXED

COMPILED

By

Deputy

Agreement 1969-1559

OPTION FOR PURCHASE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That FRED WETLE, a single man, hereinafter called First Party, for and in consideration of the sum of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) to him in hand paid does hereby bargain, give and grant to EAST CASCADE INVESTMENT COMPANY, INC., an Oregon corporation, hereinafter called Second Party, for the period of six (6) months from the date hereof, the sole, exclusive and irrevocable right and privilege of purchasing that certain tract of land, situate, lying and being in the County of Wasco, State of Oregon, and more particularly described as follows, to-wit:

That part of Government Lot 1, Section 29, Township 2 North, Range 13 East of the Willamette Meridian lying westerly of the Old Columbia River Highway;

That portion of the following described tract located in Section 29, Township 2 North, Range 13 East of the Willamette Meridian lying westerly of the Old Columbia River Highway, to-wit:

All of Government Lots 2 and 3; beginning at the Southeast corner of the Chenoweth Donation Land Claim; thence West 50.47 chains to a point; thence North 23.55 chains to the "L" corner of the Chenoweth Donation Land Claim; thence East 50.47 chains; thence South to the point of beginning.

Government Lots 1, 2, 3 and 4; South half of the Southeast quarter of Section 20, Township 2 North, Range 13 East of the Willamette Meridian—.

That portion of Government Lot 3 lying westerly of the Old Columbia River Highway; that portion of the Southwest quarter of the Southwest quarter lying westerly of Interstate Highway 80N, all in Section 21, Township 2 North, Range 13 East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM the following five (5) parcels:

Parcel 1: Those premises more particularly described in Deed from Fred Wetle and Nettie Anderson Wetle, husband and wife, grantors to Donald A. Calder, Sr., and Ellen K. Calder, husband and wife, grantees, dated December 18, 1963 and recorded January 6, 1964 in the Deed Records of Wasco County, Oregon, as micro-film image #64-0022.

Parcel 2: Those premises more particularly

described in Deed from Fred Wetle and Nettie Wetle, husband and wife, grantors to Wasco County, a municipal corporation and political subdivision of the State of Oregon, grantees, dated October 12, 1965 and recorded October 18, 1965 in the Deed Records of Wasco County, Oregon, micro film image #65-2175.

Parcel 3: Premises more particularly described in Deed from Fred Wetle, surviving husband of Nettie Wetle, deceased, and now a single person, grantor, to J. Arlie Bryant and Charlotte Bryant, husband and wife, dated February 24, 1969 and recorded March 13, 1969 in Deed Records of Wasco County, Oregon, as micro film image #69-0327.

Parcel 4: Beginning at a point on the westerly line of the Old Columbia River Highway which is 721 feet West and 548 feet North of the southeast corner of Section 20, Township 2 North, Range 13 East of the Willamette Meridian; thence North 55° 53' West 600 feet; thence South 34° 7' West 800 feet; thence South 55° 53' East 600 feet to a point on the westerly right of way line of said highway; thence North 34° 7' East along said highway right of way 800 feet to the point of beginning, all in Section 20, Township 2 North, Range 13 East of the Willamette Meridian.

Parcel 5: A tract of land bounded on the North by the South line of Lot 3, Section 21, Township 2 North, Range 13 East of the Willamette Meridian, on the South by the North line of the John Ervine Donation Land Claim #39; on the East by the westerly right of way line of the Union Pacific Railroad; and on the West by the present Columbia River Highway; SAVE AND EXCEPT that portion heretofore conveyed by Fred Wetle and Nettie Wetle to the State of Oregon for the relocated Columbia River Highway and quarry site. ALSO a triangular piece of land bounded on the South by the South line of Lot 3, Section 21, Township 2 North, Range 13 East of the Willamette Meridian; northwesterly by the present Columbia River Highway and easterly by the West line of the property heretofore conveyed by Fred Wetle and Nettie Wetle to the State of Oregon for the relocated Columbia River Highway and quarry site, all located in Section 21, Township 2 North, Range 13 East of the Willamette Meridian.

FURTHER SAVING AND EXCEPTING THEREFROM any portion of the above described premises which may be located within the boundaries of public roads or highways.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT THERETO.

The agreed purchase price for said above described premises is TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$210,000.00) to be

**691559**

paid (if Second Party shall elect to purchase hereunder) in manner and form as follows, to-wit:

The option price paid for this option, to-wit: Two Thousand and no/100 Dollars (\$2,000.00) is to be applied upon the total purchase price.

The balance of Two Hundred Eight Thousand and no/100 Dollars (\$208,000.00) is payable on or before the expiration date of this option.

First Party expressly reserves the right to reside in his residence property bounded by an existing fence, and to have free domestic water supplied thereto, for so long as he shall desire. In no event shall this right extend beyond the natural life of First Party.

First Party expressly grants to Second Party the right to enter upon the premises during the period this option is in effect, so long as Second Party commits no waste to or upon said premises.

In case Second Party shall elect to purchase the afore-described premises, and shall pay or offer to pay said consideration to said First Party, in time, manner and form as hereinbefore specified, then First Party upon his part agrees forthwith to convey said premises free of all encumbrances to Second Party by good and sufficient Deeds with covenants of warranty, together with title insurance insuring good marketable title; but in case Second Party shall not within said six (6) months period of time elect to purchase said premises of the aforesaid, then this agreement shall at the expiration of said six (6) months period become at once null and void, and said First Party may and shall retain to his own use and benefit all money or monies before that time paid hereunder.

Notwithstanding any provisions aforesaid, First Party shall deposit a good and sufficient Warranty Deed in usual form with usual covenants of warranty conveying said premises in fee simple to Second Party, its successors or assigns, in escrow with Kargl, Elwood and Geiger, Inc., The Dalles, Oregon, with instructions to said escrow agent to deliver said Warranty Deed to Second Party upon full

691559

620 M.T.

The aforescribed premises are to be conveyed subject to the encumbrance of the following two (2) leases:

1. Lease for 99 years dated February 28, 1953, by and between Fred Wetle and Nettie A. Wetle, husband and wife, lessors, and Chenoweth Grange No. 591, lessee, covering a portion of the aforescribed premises.

2. Undated lease for one(1) year commencing April 1, 1965 with option to renew for one (1) year and continuing from month to month thereafter, by and between Fred Wetle and Nettie Wetle, lessors, and Frank Stovall and Ruth Stovall, lessees, covering a portion of the aforescribed premises.

The true and actual consideration paid for this transfer

1. \$2,000.00.

WITNESS First Party's hand this 18<sup>th</sup> day of August.

1969.

Fred K. H. H. (SEAL)

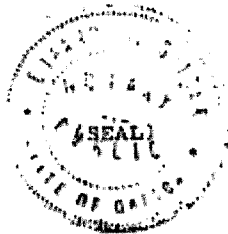
STATE OF OREGON)  
County of Wasco)

August 18, 1969

Personally appeared the above named <sup>0</sup>FRED WETLE, a single man, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Elaine J. Berger  
Notary Public for Oregon  
My commission expires: 4-15-70



STATE OF OREGON, )  
County of Wasco. ) ss

I, H. A. HOWARD, County Clerk and ex officio Recorder of Conveyances, in and for said county, do hereby certify that the within instrument of writing was received for record.

and recorded in the **Aug 18 10 12 AM '69**

records of said County under Micro  
NUMBER: 691559

691559

Witness my hand and seal affixed at Dallas  
this 1st day of May, 1901.  
A. HOWARD, County Clerk

MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on 1-16, 1979,  
ERNEST KUCK as vendor(s) and  
SPEE-DEE HAULERS, INC., an Oregon corporation as vendee(s)  
made and entered into a certain land-sale contract wherein said vendor(s) agreed to sell to said vendee(s) and the  
latter agreed to purchase from said vendor(s) the fee-simple title in and to the following described real property in  
Wasco County, State of Oregon, to-wit:

SEE REVERSE SIDE HEREOF

The true and actual consideration for the transfer, set forth in said contract, is \$ 250,000.00, payable \$ 72,500.00  
down on the signing of said contract and the balance payable in ☐ monthly, ☐ quarterly, ☐ semi-annual, ☒ annual  
installments (indicate which) of not less than \$ 22,500 each; all deferred payments bear interest at the rate  
of 8 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum 1-16, 1979.

Ernest A. Kuck

NOTE: The foregoing memorandum shall be recorded by the conveyer not later  
than 15 days after the "land-sale contract" is executed and the parties are  
bound thereby. ORS 93.623

STATE OF OREGON, }  
County of Wasco } ss.  
1-16, 1979.  
Personally appeared the above named  
ERNEST KUCK

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Ernest A. Kuck  
Notary Public for Oregon  
My commission expires 4-15-82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_, president and that the latter is the  
\_\_\_\_\_, secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

ERNEST KUCK

VENDOR'S NAME AND ADDRESS

SPEE-DEE HAULERS, INC.  
W. 2nd & Hostetler  
The Dalles, Oregon 97058

VENDEE'S NAME AND ADDRESS

After recording return to:

SPEE-DEE HAULERS, INC.  
W. 2nd & Hostetler  
The Dalles, Oregon 97058

Until a change is requested all our statements shall be sent to the following address:

SPEE-DEE HAULERS, INC.  
W. 2nd & Hostetler  
The Dalles, Oregon 97058

790126

STATE OF OREGON, }  
County of Wasco, } ss.

I, SUE A. PROFFIT, County Clerk and ex  
officio Recorder of Conveyances, in and for  
said county, do hereby certify that the within  
instrument of writing was received for  
record —

JAN 16 10 36 AM '79

and recorded in the  
DEED

records of said County under Micro Film

NUMBER 790126 (3)

INDEXED

Deputy

Witness my hand and seal of said County of Wasco, Oregon, this 16 day of JAN, 1979.  
SUE A. PROFFIT, County Clerk  
Deputy



EXHIBIT "A"

PARCEL I:

Lots 1, 2, 3, 4 and the S½SE¼ of Section 20, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, EXCEPTING THEREFROM that part of Lot 1 and the S½SE¼ lying East of the following described line: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is West 721 feet and North 548 feet from the Southeast Corner of said Section 20; thence N. 55° 53' W. 600 feet and the true point of beginning of the herein described line; thence N. 0° 36' E. 1363.81 feet to the North line of said Lot 1 and there terminating.

ALSO EXCEPTING THEREFROM the following described tract: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is 721 feet West and 548 feet North of the Southeast corner of said Section 20; thence N. 55° 53' W. 600 feet; thence S. 34° 07' W. 800 feet; thence S. 55° 53' E. 600 feet to a point on the Westerly right of way line of said Old Columbia River Highway; thence N. 34° 07' E. along said right of way line 800 feet to the point of beginning.

PARCEL II:

All of Lot 3 and that part of Lots 1 and 2 lying West of the Old Columbia River Highway in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, EXCEPTING THEREFROM that part conveyed to the State of Oregon by deed recorded October 11, 1930 in Volume 82, Page 490, Deed Records for Wasco County, Oregon.

PARCEL III:

All that part of the following described tract lying West of the Old Columbia River Highway:

Beginning at the Southeast corner of Donation Land Claim No. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon; thence North along the East line of said Claim 1554.3 feet to the Southerly Northeast corner of said Claim; thence West along the Northerly line of said Claim 3331.02 feet to the interior "L" of said Claim; thence South 1554.3 feet to the South line of said Claim; thence East along said South line 3331.02 feet to the point of beginning. EXCEPTING THEREFROM the following described tract:

Beginning at the Southeast Corner of said Claim No. 37; thence

790126<sup>(3)</sup>

620 W 3

79-011

Description continued:

North along the East line of said Claim 150.93 feet; thence N.  $23^{\circ} 16' 10''$  W. 583.73 feet; thence S.  $54^{\circ} 45' 50''$  W. 429.49 feet; thence S.  $38^{\circ} 00' 10''$  W. 219.84 feet; thence S.  $20^{\circ} 40' E.$  284.68 feet to the South line of said Claim; thence East along said line 616.28 feet to the point of beginning.

TOGETHER WITH:

Any and all pertinent water rights

SUBJECT TO:

A lease, including the terms and provisions thereof, by and between Fred Wotie et ux and Chenoweth Grange No. 391, which lease is not of record, but is disclosed by Memorandum of Lease, dated February 28, 1953 and recorded August 18, 1969 as MF No. 69-1560, Microfilm Records for Wasco County, Oregon. (NOTE: The term of this lease is for 99 years from the date thereof.)

Rights of the public in and to that portion of the herein described property lying within the boundaries of roads and highways.

790126<sup>(3)</sup>

620 W-2



PARCEL I:

Lots 1, 2, 3, 4 and the S½SE¼ of Section 20, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, EXCEPTING THEREFROM that part of Lot 1 and the SE¼SE¼ lying East of the following described line: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is West 721 feet and North 548 feet from the Southeast corner of said Section 20; thence North 55° 53' West 600 feet and the true point of beginning of the herein described line; thence North 0° 36' East 1363.61 feet to the North line of said Lot 1 and there terminating.

ALSO EXCEPTING THEREFROM the following described tract: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is 721 feet West and 548 feet North of the Southeast corner of said Section 20; thence North 55° 53' West 600 feet; thence South 34° 07' West 800 feet; thence South 55° 53' East 600 feet to a point on the Westerly right of way line of said Old Columbia River Highway; thence North 34° 07' East along said right of way line 800 feet to the point of beginning.

PARCEL II:

All of Lot 5 and that part of Lots 1 and 2 lying West of the Old Columbia River Highway in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon. EXCEPTING THEREFROM that part conveyed to the State of Oregon by deed recorded October 11, 1930 in Volume 82, Page 490, Deed Records for Wasco County, Oregon.

PARCEL III:

All that part of the following described tract lying West of the Old Columbia River Highway:

Beginning at the Southeast corner of Donation Land Claim No. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon; thence North along the East line of said Claim 1554.3 feet to the Southerly Northeast corner of said claim; thence West along the Northerly line of said Claim 3331.02 feet to the interior "L" of said Claim; thence South 1554.3 feet to the South line of said Claim; thence East along said South line 3331.02 feet to the point of beginning. EXCEPTING THEREFROM the following described tract:

Beginning at the Southeast corner of said Claim No. 37; thence North along the East line of said Claim 150.93 feet; thence North 23° 16' 10" West 583.73 feet; thence South 54° 45' 50" West 429.49 feet; thence South 38° 00' 10" West 219.84 feet; thence South 20° 40' East 284.68 feet to the South line of said Claim; thence East along said line 615.28 feet to the point of beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records, unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Rights of the public in and to that portion of the herein described property lying within the boundaries of roads and highways.
6. A Lease, including the terms and provisions thereof, by and between Fred Mettler et al and Chenoweth Grange No. 391, which lease is not of record, but is disclosed by Memorandum of Lease, dated February 28, 1953 and recorded August 18, 1969 as MP No. 69-1560, Microfilm Records for Wasco County, Oregon. (NOTE: The term of this lease is for 99 years from the date thereof.)

651370(p)

**ODOT**  
**File 6387-006**  
**1A-22-30**

SPEE-DEE HAULERS, an Oregon corporation, Grantor, for the true and actual consideration of \$100.00 does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

A parcel of land lying in the Justin Chenoweth D.L.C. No. 37, Township 2 North, Range 13 East, W.M. Wasco County, Oregon and being a portion of that property described in that deed to Spee-Dee Haulers, Inc., recorded July 14, 1988 as Microfilm No. 88-1970, Records of Wasco County; the said parcel being that portion of said property lying between lines at right angles to the "OH" center line at Engineer's Stations "OH" 24+585 and "OH" 24+680 and included in a strip of land variable in width, lying on the westerly side of said center line which center line is described as follows:

Beginning at Engineer's center line Station "OH" 24+498.300, said station being 317.628 meters South and 396.154 meters West of the Northeast corner of Section 28, Township 2 North, Range 13 East, W.M.; thence South 6° 13' 29" East 7.163 meters; thence on a 582.125 meter radius curve left (the long chord of which bears South 14° 30' 29" East 167.731 meters) 188.317 meters; thence South 22° 47' 26" East 267.341 meters; thence on a 174.836 meter radius curve right (the long chord of which bears South 10° 11' 50" East 78.157 meters) 76.774 meters; thence South 2° 23' 49" West 2.105 meters to Engineer's center line Station "OH" 25+020.

Station	to	Station	Width on Westerly Side of Center Line
*OH*24+595		*OH*24+615	8 in a straight line to 17
*OH*24+615		*OH*24+673.780	17 in a straight line to 17
*OH*24+673.780		*OH*24+680	17 in a straight line to 8.144

The parcel of land to which this description applies contains 550 square meters more or less, outside of the existing right of way.

**AFTER RECORDING RETURN TO  
OREGON DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY SECTION  
417 TRANSPORTATION BLDG.  
SALEM OR 97310**

Property Address: \_\_\_\_\_

**963868**

AD-11929

963868(2)

FILED 24300 CTY  
THE 24300 CTY

SEP 3 11 09 AM '96

STATE OF NEW YORK  
COUNTY OF ALBANY

**DEED**

James H. [unclear] County Clerk  
[unclear] 21st  
[unclear] [unclear]

APR 19 1968

TOGETHER WITH all abutter's rights of access between the Columbia River Highway Southside of Engineer's Station "OH" 24+585 and Grantor's remaining real property.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

Grantor agrees the consideration recited herein is just compensation for the property, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the public way.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 14th day of AUG, 1996.

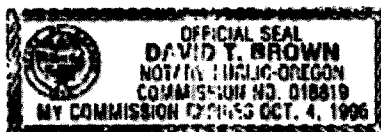
SPEE-DEE HAULENS

By Bert L. Hodges  
President

By \_\_\_\_\_  
Secretary

STATE OF OREGON, County of Wasco

August 14, 1996. Personally appeared Bert L. Hodges  
and \_\_\_\_\_, who, being sworn, stated that they are the President and Secretary of Spee-Dee Hauless, and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:



David T. Brown  
Notary Public for Oregon

My Commission expires 10-4-96



AFTER RECORDING RETURN TO:  
Ronald M. Somers  
Attorney at Law  
P.O. Box 618  
The Dalles, Oregon 97058

MEMORANDUM OF CONTRACT OF SALE

DATED: July 7, 1998

BETWEEN: Spee-Dee Haulers, Inc. ("Seller")  
P.O. Box 35  
The Dalles, Oregon 97058

AND: Munsen Paving, LLC ("Purchaser")  
1022 West 9th Street  
The Dalles, Oregon 97058

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchaser Seller's interest in that certain property in Wasco County, Oregon, more particularly described as follows:

Lots 1, 2, 3, 4, and the S1/2SE1/4 of Section 20, Township 2, North Range 13 East of the Willamette Meridian, Wasco County, State of Oregon, EXCEPTING THEREFROM that part of Lot 1 and the SE1/4SE1/4 lying East of the following described line: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is West 721 feet and North 548 feet from the Southwest corner of said Section 20; thence North 55°53' West 600 feet and the true point of beginning of the herein described line; thence North 0°36' East 1363.81 feet to the North line of said Lot 1 and there terminating.

ALSO EXCEPTING THEREFROM the following described tract: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is 721 feet West and 548 feet North of the Southeast corner of said Section 20; thence North 55°53' West 600 feet; thence South 34°07' West 800 feet; thence South 55°53' East 600 feet to a point on the Westerly right of way line of said Old Columbia River Highway; thence North 34°07' East along said right of way line 800 feet to the point of beginning.

TOGETHER WITH a thirty foot (30') non-exclusive easement, for ingress and egress only, over the tract of an existing road on certain property retained by Seller, which is known as Tax Lot 100, Section 29, Township 2 North, Range 13 East, Willamette Meridian, Wasco County, State of Oregon; said road commences at Chenoweth Road, which is also known as West Tenth Street, and travels over the retained property of the Seller to the property purchased by Purchaser herein. As a condition of this easement, Purchaser shall have the easement surveyed and staked as soon as is practical; Purchaser shall also bring the road up to county specification;

Purchaser shall be responsible for maintaining the easement; Purchaser shall ensure that gates are installed and used to prevent Seller's cattle from leaving the retained property of the Seller.

SUBJECT to Seller's retained right to keep and maintain an existing lighted Christmas Star in place upon the property, including the right of ingress and egress to the star, and further including the right to maintain a generator on the flat surface below the star.

FURTHER SUBJECT to the right to graze cattle on the property which is retained by Seller. Purchaser may terminate this right only, by constructing a fence to prevent the cattle from entering the property from Seller's adjacent retained property.

FURTHER SUBJECT to the Terms and Conditions of the Memorandum of Lease Agreement between Fred Wetle et ux and Chenoweth Grange No. 391, dated February 28, 1953 and recorded August 18, 1959, as microfilm no. 691560.

The property described herein have been zoned or classified for farm use. At any time that the property is disqualified for such use, the property will be subject to additional taxes or penalties and interest.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on July 1, 2000. The true and actual consideration for this conveyance is \$350,000.00. Which is allocated as follows, \$75,000.00 for real property, \$200,000.00 for raw materials, and \$75,000.00 for the easement granted herein.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING ANY INTEREST IN OR TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements shall be sent to the following address: Munsen Paving, LLC, 1022 West 9th Street, The Dalles, Oregon 97058.

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:

  
Spee-Dee Hauwers, Inc.  
Bert Hodges, President

Purchaser:

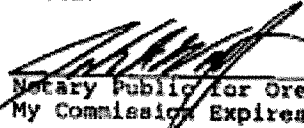
  
Munsen Paving, LLC  
Randy Munsen, Managing Member

STATE OF OREGON )  
 ) ss.  
County of Wasco )

July 7, 1998

Personally appeared the above named Bert Hodges, President of Spee-Dee Haulers, Inc., and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for Oregon  
My Commission Expires: 8/2/1998

STATE OF OREGON )  
 ) ss.  
County of Wasco )

July 7, 1998

Personally appeared the above named Randy Munsen, Managing Member of Munsen Paving, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



  
Notary Public for Oregon  
My Commission Expires: 8/2/1998

984176(3)  
FILED WASCO CTY  
THE CLERK OF  
AUG 12 2 02 PM '98  
COUNTY CLERK  
STATE OF OREGON, } ss.  
County of Wasco,  
I certify that this document was received  
and recorded in the  
AUG 12 2018  
Karin Lefgren, County Clerk  
AUG 20 10 Recording

984176(3)

After recording return to:

SOMERS & WOLF  
ATTORNEYS AT LAW  
106 EAST FOURTH STREET  
P.O. BOX 618  
THE DALLES, OR 97058

20012981

Microfilm No.

FILED WASCO CTY  
THE DALLES OR.

JUL 18 11 55 AM '01

KAREN R. LEBRETON  
COUNTY CLERK

STATE OF OREGON, } ss  
County of Wasco,

I certify that this document was received  
and recorded in the

DEED

Karen LeBreton, County Clerk

A/T 10/11 LC 10 Recording 15

STATUTORY WARRANTY DEED

20012981

Grantor: Spee-Dee Haulers, Inc.  
P.O. Box 35  
The Dalles, OR 97058

Grantee: Munsen Paving, LLC  
150 River Road  
The Dalles, OR 97058

Until a change is requested, all  
tax statements shall be sent to: Munsen Paving, LLC  
150 River Road  
The Dalles, OR 97058

The true and actual consideration paid for this transfer,  
stated in terms of dollars, is \$150,000 and other valuable  
considerations. [See ORS 93.030.]

Spee-Dee Haulers, Inc., Grantor, conveys and warrants to  
Munsen Paving, LLC, Grantee, the following described real property,  
free of encumbrances except as specifically set forth herein:

Lots 1, 2, 3, 4, and the S1/2SE1/4 of Section 20, of Township  
2, North Range 13 East of the Willamette Meridian, Wasco County,  
State of Oregon, EXCEPTING THEREFROM that part of Lot 1 and the  
SE1/4SE1/4 lying East of the following described line: Beginning at  
a point on the Westerly right of way line of the Old Columbia River  
Highway, which is West 721 feet and North 548 feet from the  
Southwest corner of said Section 20; thence North 55°53' West 600  
feet and the true point of beginning of the herein described line;  
thence North 0°36' East 1363.81 feet to the North line of said Lot

1 - STATUTORY WARRANTY DEED

20012981 (3)

20012981

1 there terminating.

ALSO EXCEPTING THEREFROM the following described tract: Beginning at a point on the Westerly right of way line of the Old Columbia River Highway, which is 721 feet West and 548 feet North of the Southeast corner of said Section 20; thence North 55°53' west 600 feet; thence South 34°07' West 800 feet; thence South 55°53' East 600 feet to a point on the Westerly right of way line of said Old Columbia River Highway; thence North 34°07' East along said right of way line 800 feet to the point of beginning.

TOGETHER WITH a thirty foot (30') non-exclusive easement, for ingress and egress only, over the tract of an existing road on certain property retained by Seller, which is known as Tax Lot 100, Section 29, Township 2 North, Range 13 East, Willamette Meridian, Wasco County, State of Oregon; said road commences at Chenoweth Road, which is also known as West Tenth Street, and travels over the retained property of the Seller to the property purchased by Purchaser herein. As a condition of this easement, Purchaser shall have the easement surveyed and staked as soon as is practical; Purchaser shall also bring the road up to county specifications; Purchaser shall be responsible for maintaining the easement; Purchaser shall ensure that gates are installed and used to prevent Seller's cattle from leaving the retained property of the Seller.

SUBJECT to Seller's retained right to keep and maintain an existing lighted Christmas Star in place upon the property, including the right of ingress and egress to the star, and further including the right to maintain a generator on the flat surface below the star.

FURTHER SUBJECT to the right to graze cattle on the property which is retained by Seller. Purchaser may terminate this right only, by constructing a fence to prevent the cattle from entering the property from Seller's adjacent retained property.

FURTHER SUBJECT to the Terms and Conditions of the Memorandum of Lease Agreement between Fred Wetle et ux and Chenoweth Grange No. 391, dated February 28, 1953 and recorded August 18, 1969, as microfilm no. 691560.

The property described herein has been zoned or classified for farm use. At any time that the property is disqualified for such use, the property will be subject to additional taxes or penalties and interest.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13 day of July, 2001.

2 - STATUTORY WARRANTY DEED

20012981 (3)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Bert L. Hodges  
Grantor  
Spee-Dee Haulers, Inc.  
Bert Hodges, President

STATE OF OREGON        )  
                              ) ss.  
County of Wasco        )

Personally appeared the above named Bert Hodges, President of Spee-Dee Haulers, Inc., and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 7-16-2005



20012981

3 - STATUTORY WARRANTY DEED

20012981 (3)



Deed 2022-2478

**WASCO TITLE, INC.** 14-53514

After recording return to: (Name, Address, Zip)

Taner Elliott

397 Summit Ridge Drive East, The Dalles, OR 97058

Until requested otherwise, send all tax statements to:

Same As Above

**GRANTOR:**

Spee-Dee Haulers, Inc.

1661 East 21st Street, The Dalles, OR 97058

**GRANTEE:**

Taner Elliott

397 Summit Ridge Drive East, The Dalles, OR 97058

ORDER NO: 14-53514

TAX ACCOUNT NO. 1914

Wasco County Official Records **2022-002478**  
DEED-D  
Str=3 LAUREN **06/29/2022 11:02:01 AM**  
\$20.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$120.00**

I, Lisa Gambée, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Space Above Reserved for Recorder's Use

## STATUTORY WARRANTY DEED

Spee-Dee Haulers, Inc., an Oregon corporation, Grantor, conveys and warrants to Taner Elliott, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Wasco County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is \$1,300,000.00 (Here, comply with the requirements of ORS 93.030.)

Dated this 29 day of June, 2022

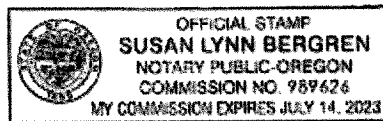
SPEE-DEE HAULERS, INC  
Wadonna L. Bansch, Pres  
Wadonna L. Bansch  
President

State of Oregon

ss

County of Wasco

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 2022 by Wadonna L. Bansch on behalf of the entity



Before me:

Susan Bergren  
Notary Public for Oregon  
My commission expires 7-14-2023

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

All of Lot 3 and that part of Lots 1 and 2 lying West of the Old Columbia River Highway in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon. EXCEPTING THEREFROM that part conveyed to the State of Oregon by deed recorded October 11, 1930 in Volume 82, Page 490, Deed Records for Wasco County, Oregon

Parcel 2:

All that part of the following described tract lying West of the Old Columbia River Highway:

Beginning at the Southeast corner of JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon; thence North along the East line of said Claim 1554.3 feet to the southerly Northeast corner of said claim; thence West along the northerly line of said Claim 3331.02 feet to the interior "L" of said Claim; thence South 1554.3 feet to the South line of said Claim; thence East along said South line 3331.02 feet to the point of beginning. EXCEPTING THEREFROM the following described tract:

Beginning at the Southeast corner of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North along the East line of said Claim 150.93 feet; thence North 23° 16' 10" West 583.73 feet; thence South 54° 45' 50" West 429.49 feet; thence South 38° 00' 10" West 219.84 feet; thence South 20° 40' East 284.68 feet to the South line of said Claim; thence East along said line 616.28 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land in the Southeast portion of the JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, in Section 29, Township 2 North, Range 13 East of Willamette Meridian, Wasco County, Oregon.

Beginning at a 2 inch iron pipe driven in the ground, said pipe is located North 177.15 feet and West 675.77 feet from the Southeast corner of JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North 21° 05' 30" West 90.00 feet to a 2 inch iron pipe driven in the ground; thence North 37° 31' 13" East 135.00 feet to a 2 inch iron pipe driven in the ground; thence South 52° 28' 47" East 116.00 feet to a 2 inch iron pipe driven in the ground; thence South 36° 15' 40" West 113.60 feet to a 2 inch iron pipe driven in the ground; thence South 68° 54' 30" West 80.00 feet to the point of beginning

ALSO EXCEPTING THEREFROM a tract of land in the Southeast portion of the JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37 in Section 29, Township 2 North, Range 13 East of the Willamette Meridian, Wasco County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence North 00° 23' 00" along the East line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 40 feet; thence North 89° 45' 30" West parallel with the South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 159.84 feet to the true point of beginning, said point also being the Southwest corner of that tract of land recorded on Microfilm Image No. 64-0023 Wasco County, Oregon; thence North 23° 39' 00" West along the westerly line of said tract 312.15 feet to the Northwest corner of said tract; thence North 66° 21' 00" East along the northerly line of said tract 200.60 feet to the westerly right of way of the Old Columbia River Highway No. 30; thence North 23° 40' 30" West along the said westerly right of way of the Old Columbia River Highway No. 30, 305.75 feet; thence leaving said right of way South 54° 18' 29" West 430.31 feet; thence South 37° 31' 13" West 85.56 feet to the most northerly corner of that tract of land as recorded on Microfilm Image No. 65-0559, Wasco County, Oregon; thence along the boundary of said tract South 52° 28' 47" East 116.00 feet; thence continuing along said boundary of said tract South 36° 15' 40" West 113.60 feet; thence continuing along the boundary of said tract South 68° 54' 30" West 80 feet to the westerly boundary of that tract of land recorded on Microfilm

Image No. 64-0022, thence South 21° 05' 30" East along said West boundary 144.19 feet to a point that is 40 feet, when measured at right angles from the South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37; thence South 89° 45' 30" East 40 feet North and parallel with said South line of said JUSTIN CHENOWITH DONATION LAND CLAIM NO. 37, 463.79 feet to the point of beginning.

ALSO SAVE AND EXCEPTING THEREFROM the lands described in Warranty Deed Microfilm No. 96-3868, recorded September 3, 1996, Records of Wasco County, Oregon

Deed 2022-3015

WASCO TITLE, INC. 14-536025

Until a change is requested, all tax  
statements shall be sent to:  
Wasco County Administrative Officer  
511 Washington St.  
The Dalles, OR 97058

Wasco County Official Records	<b>2022-003015</b>
DEED-D	
Str#3 LAUREN	<b>08/12/2022 01:01:00 PM</b>
\$20.00 \$11.00 \$10.00 \$80.00 \$19.00	<b>\$120.00</b>
I, Lisa Gambaee, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records	

After recording return to:  
Campbell Phillips PC  
Attn: Kristen A. Campbell  
P.O. Box 2449  
The Dalles, OR 97058

Grantor:  
Taner Elliott  
397 Summit Ridge Drive East  
The Dalles, OR 97058

Grantee:  
Wasco County, a political subdivision of the State of Oregon  
511 Washington St.  
The Dalles, OR 97058

Consideration: \$1,500,000.00

#### WARRANTY DEED

Taner Elliott, Grantor, conveys and warrants to Wasco County, a political subdivision of the State of Oregon, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Wasco and State of Oregon, to-wit

**See Legal Description attached hereto as Exhibit A**


**Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.**

The true consideration for this deed is \$1,500,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE

UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

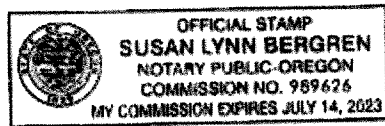
Dated: August 12, 2022

  
\_\_\_\_\_  
Taner Elliott

STATE OF OREGON           )  
  ) ss.  
County of Wasco        )

August 12, 2022.

Personally appeared the above named Taner Elliott and acknowledged the foregoing instrument to be his voluntary act and deed.



  
\_\_\_\_\_  
Notary Public for Oregon

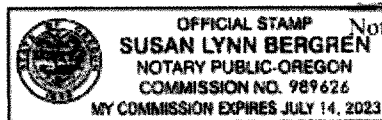
WASCO COUNTY

By:   
\_\_\_\_\_  
Tyler Stone, Administrative Officer

STATE OF OREGON           )  
  ) ss.  
County of Wasco        )

August 11, 2022.

Personally appeared the above named Tyler Stone, Administrative Officer of Wasco County, a political subdivision of the State of Oregon, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
\_\_\_\_\_  
Notary Public for Oregon



EXHIBIT A  
LEGAL DESCRIPTION

Parcel 1:

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9/27/23, 7:51 AM

Wasco County Mail - Inquiry: Trash Stations in Mobile Home Parks/R.V. Parks



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

## Inquiry: Trash Stations in Mobile Home Parks/R.V. Parks

3 messages

Daniel Dougherty <danield@co.wasco.or.us>  
To: Eric Grendel <ericg@ncphd.org>

Tue, Sep 26, 2023 at 4:00 PM

Hi Eric,

I hope all is well in your world.

Does North Central Public Health have requirements for trash/dumping stations for Mobile Home or R.V. Parks?

Our code just provides: *Sanitary dumping stations as required by the Approving Authority.*

Thanks for the help.

Respectfully,

Daniel



Daniel Dougherty | Senior Planner  
PLANNING DEPARTMENT

danield@co.wasco.or.us | <http://www.co.wasco.or.us/departments/planning/index.php>

541-506-2560 | Fax 541-506-2561  
2705 E Second Street | The Dalles, OR 97058

### Office Notice about COVID-19

Welcome back! We have resumed in-person customer service. Office hours are Tuesday and Thursday, 10am to 4pm with a lunchtime closure. Appointments can be accommodated on Fridays.

**Email is still the best way to reach me!**

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

9/27/23, 7:51 AM

Wasco County Mail - Inquiry: Trash Stations in Mobile Home Parks/R.V. Parks

*It is informational only and a matter of public record.*

**Eric Grendel** <[ericg@ncphd.org](mailto:ericg@ncphd.org)>  
To: Daniel Dougherty <[daniel@co.wasco.or.us](mailto:daniel@co.wasco.or.us)>

Wed, Sep 27, 2023 at 7:47 AM

Hi Daniel,

Yes we do. 333-031-0007 Solid Waste:

- (1) Solid waste shall be disposed of in a manner which complies with the rules of the Department of Environmental Quality, OAR 340-061-0040, 340-061-0045, 340-061-0050 and 340-061-0060, governing solid waste;
- (2) Solid waste shall be stored in individual garbage containers, storage bins or storage vehicles. All such containers, bins or vehicles shall: (a) Have tight-fitting lids, covers or closable tops; (b) Be durable, rust-resistant, watertight, rodent-proof and readily washable.
- (3) The premises of each recreation park shall be kept orderly and free of litter and refuse.
- (4) All solid waste shall be collected for disposal at regular intervals so as not to create: (a) Vector production and sustenance; (b) Objectionable odors; (c) Any overflowing of solid waste or other unsanitary conditions.
- (5) Solid waste containing putrescible waste shall be collected for disposal at regular intervals not to exceed seven days.
- (6) Solid waste shall be transported in a manner which complies with the rules of the Department of Environmental Quality, OAR 340-061-0075(1) and (2).

**Eric Grendel**

Environmental Health, REHS  
North Central Public Health District  
419 E. 7th St. The Dalles, OR 97058  
[ericg@ncphd.org](mailto:ericg@ncphd.org)  
Ph: (541) 506-2622  
Cell: (541) 993-0021  
(He/Him)

[Quoted text hidden]

**Daniel Dougherty** <[daniel@co.wasco.or.us](mailto:daniel@co.wasco.or.us)>  
To: Eric Grendel <[ericg@ncphd.org](mailto:ericg@ncphd.org)>

Wed, Sep 27, 2023 at 7:51 AM

Excellent.

Many thanks!

9/27/23, 7:51 AM

Respectfully,

Daniel

[Quoted text hidden]

Wasco County Mail - Inquiry: Trash Stations in Mobile Home Parks/R.V. Parks

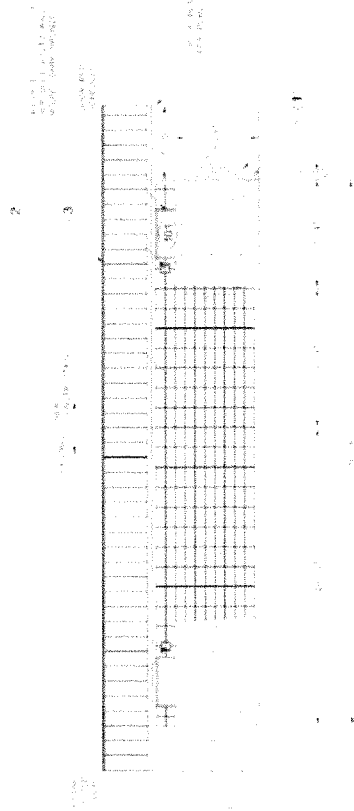
[illegible]

Figure 1

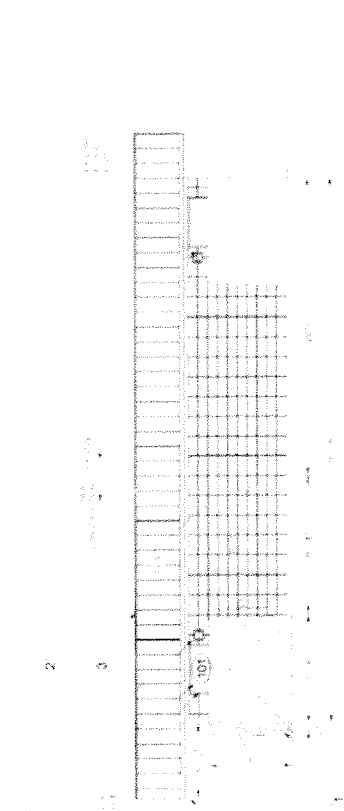
Figure 1

# Example Restroom Elevation Plans

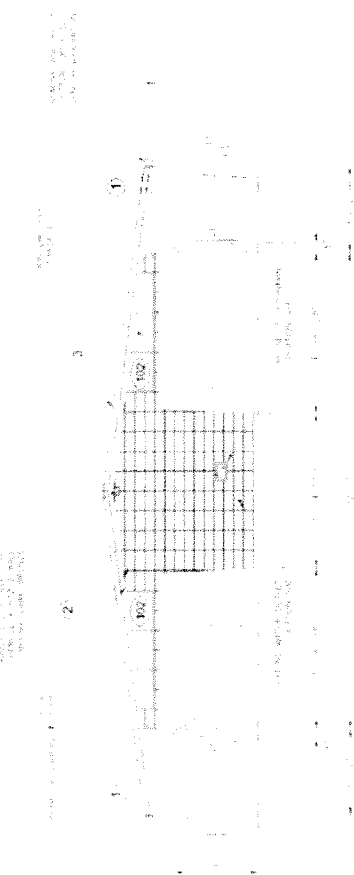
Scale: 1/4" = 1'-0"



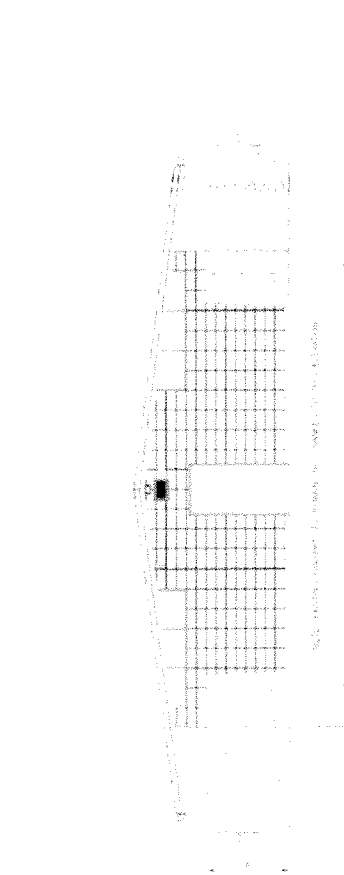
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

- FINISH SCHEDULE**
- 1. 1/2\"/>

- NOTES**
- 1. 1/2\"/>

1. 1/2\"/>

1. 1/2\"/>



# Rubbermaid FG396400DGRN Description

The Rubbermaid FG396400DGRN Plaza™ trash receptacle is dark green with a textured exterior to conceal damage. Constructed of strong plastic, it is durable enough to withstand heavy use in indoor and outdoor environments. This container can hold as much as 50 gallons of waste and is fitted with spring-loaded doors to restrict unpleasant odors.

## Product Features



**ERGONOMIC HAND HOLDS**  
Provide a comfortable grip

**DURABLE PLASTIC CONSTRUCTION**  
Withstands heavy use without cracking or breaking

**50-GAL. CAPACITY**  
Accommodates a large amount of waste

**TEXTURED EXTERIOR**  
Conceals scratches and damage

## Product Details

- Part of the Plaza series
- 50-gal. capacity
- Made of sturdy plastic
- Hand holds facilitate comfortable transportation
- Dark green with textured finish
- Can be used indoors and outdoors
- Tie-down feature
- Spring-loaded doors speed up liner replacement and contain odors
- Overall dimensions: 24<sup>3</sup>/<sub>4</sub> in. W x 25<sup>1</sup>/<sub>4</sub> in. D x 42<sup>1</sup>/<sub>8</sub> in. H

## Rubbermaid FG396400DGRN Specifications

Manufacturer	Rubbermaid
Application	Outdoor
Capacity (gallons)	50
Color	Green
Exterior Construction	Plastic
For Use With	Bags
Height (in)	42.13
Length (in)	24.75
Shape	Rectangular
Warranty	3-year Limited
Width (in)	25.25
Series	Plaza™
Product	Trash Cans
Product Type	Cleaning & Janitorial
Weight	73.30

## From The Manufacturer

Plaza™ Container, 50 gallon, 24-3/4"W x 25-1/4"D x 42-1/8"H, two spring-loaded swing door, side mounted hinged door, tie-down feature, textured finish, lock latch, dark green, FM & CSFM approved

*\*Image may not depict product color, inclusions or accessories*

Wastequip 125540C-WEB-GRN 2 Cubic Yard Green Steel Front End Loading Dumpster with Casters (3,200 lb. Capacity)

Leave a review Item # 99JFELC540GN MFR # 125540C-WEB-GRN



Conveniently collect and consolidate trash using this Wastequip 125540C-WEB-GRN 2 cubic yard green steel front end loading dumpster with casters. The fork pockets have been welded at critical stress points to ensure longevity and minimize damage caused by the forklift. The fork pockets also feature a fully welded no-step gusset across the top for extra support and safety. In addition, their 3-way flared design easily guides forks into the pockets. With its 12 gauge walls, 10 gauge bottom, and 3,200 lb. capacity, it is sure to meet your waste disposal needs.

Made of heavy gauge steel, this dumpster is built to withstand the stress of continual use, and it has been primed on the inside and outside to reduce corrosion and last long-term. The rounded bumper pads at the front help prevent damage to the front of the container. Additionally, the floor channels and front and back walls are capped at both ends for added support and to keep debris from getting inside. This dumpster features two high-density polyethylene, single-walled lids that are connected to a metal rod to hinge at the back. Complete with 6" casters, this unit is designed for ultimate convenience and maneuverability.

WASTEQUIP MANUFACTURING COMPANY, LLC 125540C-WEB-GRN SPECS		
Quantity	1/Each	
Shipping Weight	540 lb.	
Length	70 3/4 - 81 7/8 inches	
Width	34 - 39 3/4 inches	
Height	40 15/16 - 45 1/4 inches	
Capacity	2 cu. yd.	3,200 lb.

Color	Green
Features	Casters Made in America
Installation Type	Stackable Freestanding
Material	Steel
Shape	Rectangle
Type	Dumpsters
Volume Capacity	2 cu. yd.

**Overall Dimensions:**  
Length: 34"  
Width: 82 9/16"  
Height (front): 36 1/2"  
Height (back): 46 3/16"  
Capacity: 3,200 lb.



# CONTEMPORARY HAND WASH BASIN

## GW Series

### MODEL GWQ84

#### Wash-N-Go!™

PEDESTAL MOUNTED BOTTLE FILLER  
WITH DRINKING FOUNTAIN AND  
HAND WASH BASIN

#### STANDARD FEATURES

- Adult ADA compliant
- Pushbutton and hands free sensor operated bottle filler
- Stainless steel, anti-rotation non-squirt bubbler
- Hands free sensor faucet or hand operation
- Resistant to sunlight, heat, moisture and wear
- 16 Gage, 304 stn stl hand wash basin
- 18 Gage, 304 stn stl drinking fountain bowls
- 12 Gage, heavy duty stn stl construction with corrosion and scratch resistant finish
- 100 mesh inlet strainer
- Lead and cyst filter (Not available with FRU option)
- Access cover, heavy duty stn stl vandal resistant

#### SUGGESTED SPECIFICATIONS

Pedestal mounted hand wash with bottle filler and drinking fountain shall be Murdock model GWQ84 series. Construction shall be 12 gage, all stainless steel with 18 gage stainless steel fountain bowl and 16 gage stainless hand wash basin. Hand wash shall be activated by a 9 Volt DC hands free sensor operated battery faucet with 0.5 GPM Laminar flow outlet to minimize splash (specify faucet operation). Pedestal shall have four mounting holes. Access covers shall be secured with vandal-resistant stainless steel screws. Bottle filler shall be activated by a 9 volt sensor or a pushbutton as standard. Unit shall contain a 100 mesh inlet strainer, lead and cyst filter. Bottle filler to include 6-AA battery pack and laminar flow spout. Self-closing pushbuttons, needing less than 5 pounds force, shall activate internally mounted valves with adjustable stream regulators. Bubblers shall be stainless steel with non-squirt feature and operate on water pressure range of 20-105 psig. Unit to comply with ANSI A117.1, Public Law 111-380 (NO-LEAD), CHSC 116875 and NSF/ANSI 61, Section 9. Fixture meets ADA and ADA Standing Person, requirements when mounted appropriately.



Model GWQ85-SO-PF Shown

#### MODEL:

(Must Specify)

- ☐ GWQ84 Satin Stainless Finish
- ☐ GWQ85 Green Powder-Coated (Shown)
- ☐ GWQ86 Red Powder-Coated
- ☐ GWQ87 Blue Powder-Coated

Custom color finishes available upon request.

#### WASH BASIN OPERATION:

(Must Specify)

- ☐ -SO-BAT Sensor operation, Battery powered faucet
- ☐ -SO Sensor operation faucet, Plug-In transformer
- ☐ -H Slow self closing metering faucet

#### OPTIONAL ACCESSORIES:

(additional costs may be incurred)

- ☐ -GW000-SH Pump Soap Holder
- ☐ -IAP In-ground anchor plate <sup>1</sup>
- ☐ -IGM In-ground 14" mounting
- ☐ -LOGO Customer specified logo
- ☐ -MO Bottle filler operated by pushbutton only
- ☐ -PF Pet fountain <sup>1</sup>
- ☐ -WF3 Water filter - 3000 Gallon capacity <sup>1</sup>

Contact factory for freeze resistant models.

Options Notes:

<sup>1</sup> See separate option sheet.

Complies  
with the  
following  
standards:



Member of  
U.S. Green  
Building  
Council



Recyclable  
Product



Water  
Conserving  
Product

⚠ WARNING: Cancer and Reproductive Harm - [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)

**MURDOCK MFG.** • 15125 Proctor Avenue • City of Industry, CA 91746 USA  
Phone 800-453-7465 or 626-333-2543 • Fax 626-855-4860 • [www.murdockmfg.com](http://www.murdockmfg.com)

Member of  
MORRIS GROUP



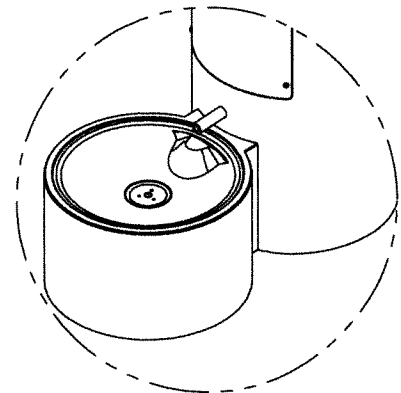
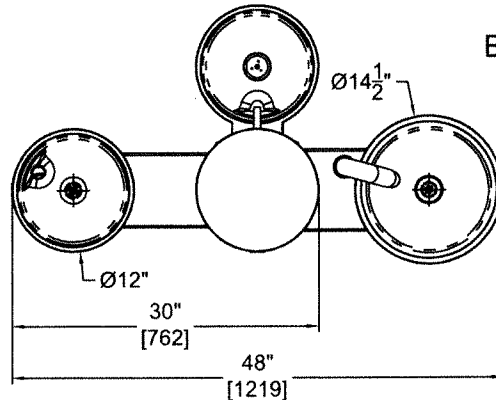
# CONTEMPORARY HAND WASH BASIN

\* Valve specifications:  
Minimum/Maximum Pressure  
30 to 100 psi.

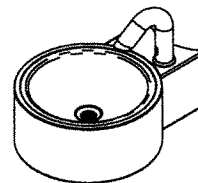
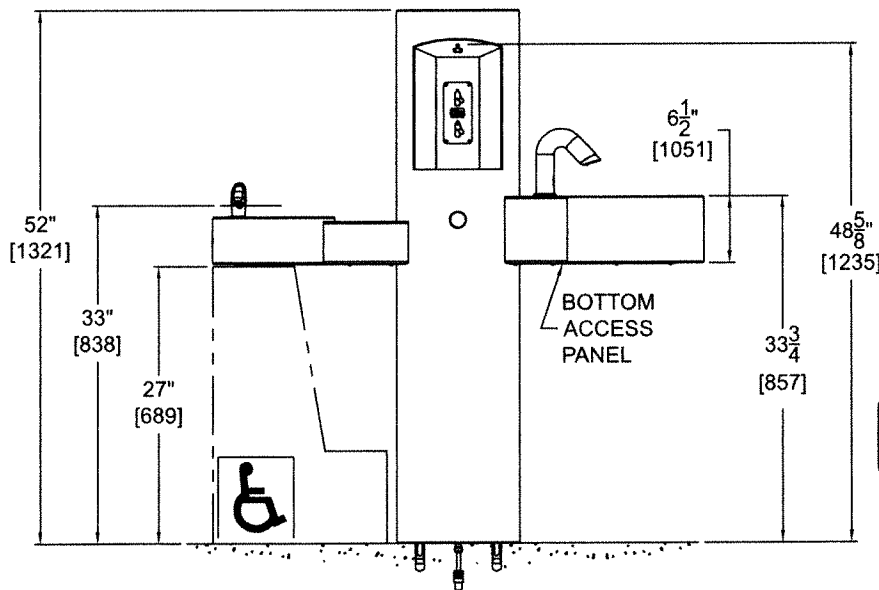
## GW Series

### MODEL GWQ84

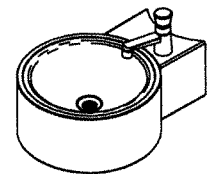
PEDESTAL HAND WASH BASIN WITH  
BOTTLE FILLER AND DRINKING FOUNTAIN



**OPTIONAL -PF PET  
FOUNTAIN  
DETAIL**



GWQ74-SO



GWQ74-H

Murdock Mfg.™ warrants that its products are free from defects in material or workmanship under normal use and service for a period of one year from date of shipment. Murdock's liability under this warranty shall be discharged solely by replacement or repair of defective material, provided Murdock™ is notified in writing within one year from date of shipment, F.O.B. Industry, California.

SELECTION SUMMARY  
& APPROVAL FOR  
MANUFACTURING

Model Number & Options \_\_\_\_\_ Quantity \_\_\_\_\_  
Company \_\_\_\_\_  
Contact \_\_\_\_\_ Title \_\_\_\_\_  
Signature (Approval for Manufacturing) \_\_\_\_\_ Date \_\_\_\_\_

All dimensions are subject to manufactures tolerance of plus or minus 1/2" nominal and subject to change without notice. Murdock assumes no responsibility for use of void or superseded data. Dimensions may change with the addition of optional accessories. Murdock Mfg.™, Member of Morris Group International™. Please visit [www.murdockmfg.com](http://www.murdockmfg.com) for most current specifications.

**MURDOCK MFG.** • 15125 Proctor Avenue • City of Industry, CA 91746 USA  
Phone 800-453-7465 or 626-333-2543 • Fax 626-855-4860 • [www.murdockmfg.com](http://www.murdockmfg.com)

Member of MORRIS GROUP

GWQ84

New: 06/16/20



**OFFSITE WETLAND DETERMINATION REPORT**  
**OREGON DEPARTMENT OF STATE LANDS**

775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

**BATCH**  
**WD#: 2023-0421**

At your request, an offsite wetland determination has been conducted on the property described below.

County: Wasco

City: The Dalles

Agent Name & Address: Stephanie Krell, Wasco County, 511 Washington St., Ste. 101, The Dalles, OR 97058

Township: 2N

Range: 13E

Section: 29

Q/Q:

Tax Lot(s): 100

Project Name: RV Park Upgrade and expansion

Site Address/Location: Off Highway 30 at Chenoweth Creek


- ☒ The National Wetlands Inventory or Local Wetlands Inventory shows a wetland/water on the property.
- ☐ The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- ☐ It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetlands maps, the county soil survey and other information. An onsite investigation by a qualified professional is the only way to be certain that there are no wetlands.
- ☒ There may be wetlands/waterways on the property that are subject to the state Removal-Fill Law.
- ☐ A state permit is required for  $\geq 50$  cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
- ☒ A state permit may be required for any amount of fill, removal, or other ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
- ☐ A state permit may be required for this project because this project impacts an Essential Salmonid waterway
- ☐ The proposed parcel division may create a lot that is largely wetland and thus create future development problems.
- ☐ A wetland delineation by a qualified wetland consultant is recommended prior to site development. The wetland delineation report should be submitted to DSL for review and approval.
- ☐ A permit may be required by the Army Corps of Engineers: Kayla Woods (503) 808-4337

**Note:** This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: Based on a review of the available information, work within the existing RV park footprint and adjacent areas avoids impacts to jurisdictional wetlands and waters. A buffer is recommended between the proposed RV expansion and Chenoweth Creek.

Chenoweth Creek is Essential Salmonid habitat. Therefore, best management practices for sediment and erosion control are recommended during site improvements.

Determination by:

 Chris Stevenson

Date: 9/22/2023

☐ This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

☒ This is a preliminary jurisdictional determination and is advisory only.

Copy To: Stephanie Krell, stephaniek@co.wasco.or.us ☐ Enclosures: Map and ORPD form

☐ Wasco County Planning

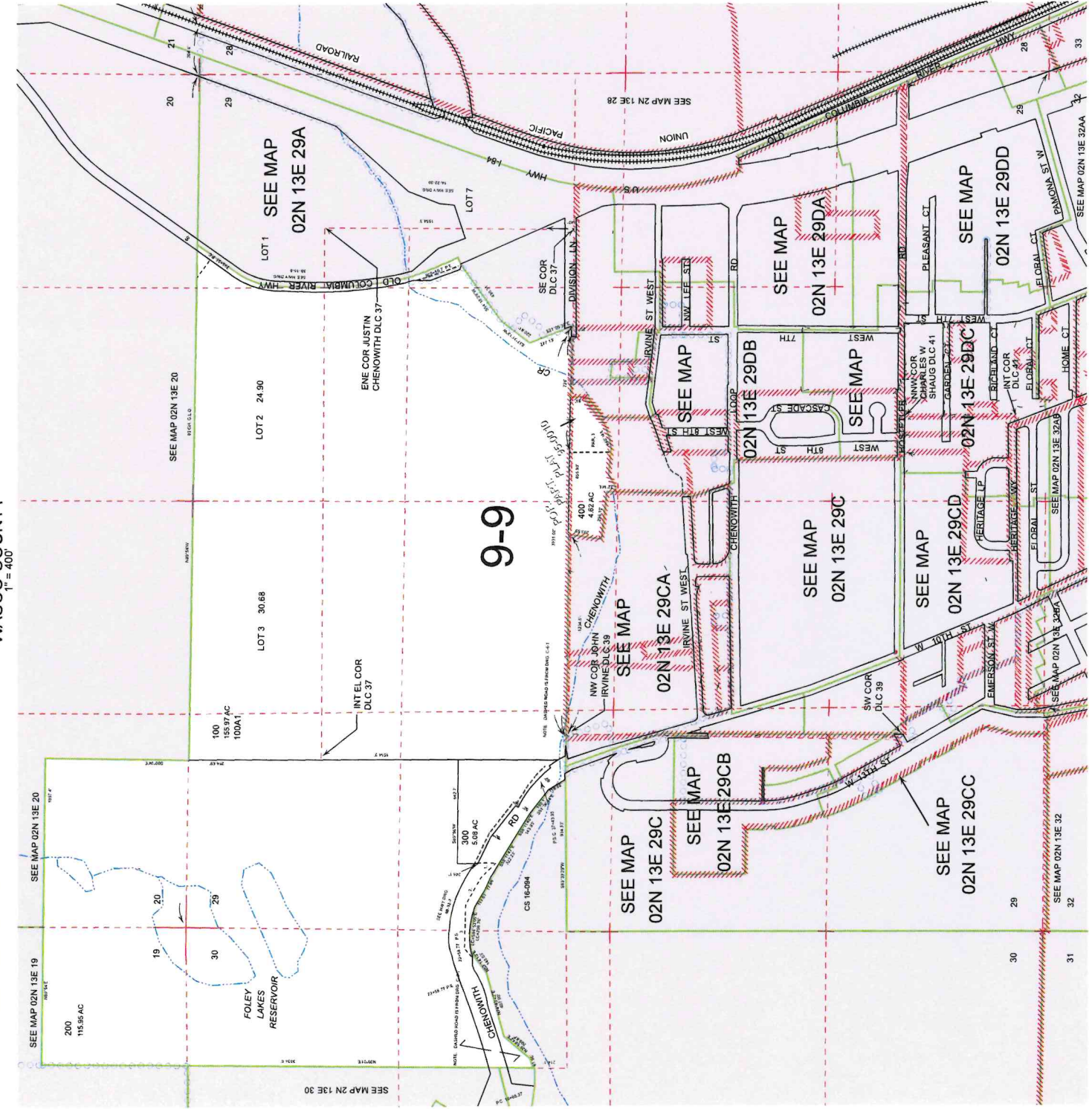
**FOR OFFICE USE ONLY**

<b>Entire Lot(s) Checked?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Waters Present</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe		<b>Request Received:</b> 9/20/2023	
<b>LWI Area:</b> N/A <b>LWI Code:</b> N/A <b>Latitude:</b> 45.304231 <b>Longitude:</b> -121.218979 <b>Related DSL File #</b> APP 59824 adjacent					
<b>Has Wetlands?</b> <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Unk		<b>ESH?</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N		<b>Wild &amp; Scenic?</b> <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <b>State Scenic?</b> <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <b>Coast Zone?</b> <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Unk	
<b>Adjacent Waterbody:</b> Chenoweth Creek <b>NWI Quad:</b> The Dalles <input type="checkbox"/> Scanned <input type="checkbox"/> Mailings Completed <input type="checkbox"/> Data Entry Completed					

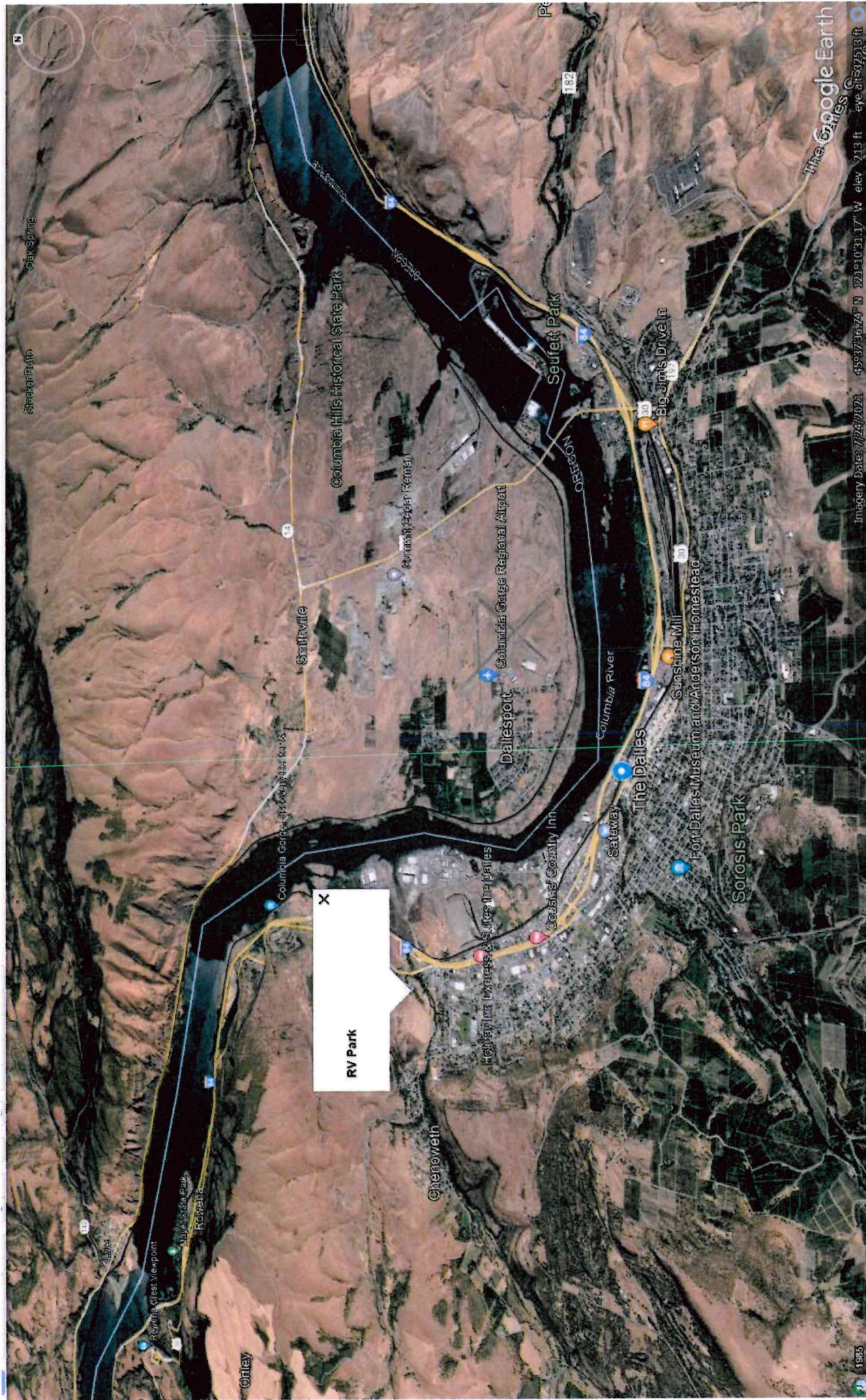
SECTION 29 T.2N. R.13E. W.M.  
WASCO COUNTY

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

0 100 200 400 Feet











## INTERGOVERNMENTAL CONSULTATION FORM

### STATE AGENCY REVIEW

A REVIEW OF A PROPOSED OUTDOOR RECREATION PROJECT  
FOR WHICH STATE GRANT ASSISTANCE HAS BEEN REQUESTED.

Project Name: RV Park Revival and Expansion
Applicant Agency: Wasco County
Requested Return Date: 9/29/2023

**To Agency Addressed:** If you intend to comment, but cannot respond by the return date, please notify us immediately. If no response is received by the due date, it will be assumed that you have no comment and the file will be closed.

### STATE AGENCY REVIEW AND COMMENT

We have reviewed the project notice and have reached the following conclusions on its relationship to our plans and programs:

- ☐ It has no effect.
- ☒ We have no comment.
- ☐ Effects, although measurable, would be acceptable.
- ☐ It has adverse effects. (Explain in Remarks Section.)
- ☐ We are interested, but require more information to evaluate the proposal.  
(Explain in Remarks Section.)
- ☐ Additional comments for project improvement. (Attach if necessary).

### REVIEW AGENCY REMARKS:

Please see attached Offsite Wetland Determination

Agency: Oregon Department of State Lands

Reviewed By: Chris Stevenson Title: Jurisdiction Coordinator

Email address: chris.stevenson@dsl.oregon.gov Phone: (503) 798-7622

**Return to:** Stephanie Krell  
511 Washington St., Ste. 101  
The Dalles, OR 97058  
[stephaniek@co.wasco.or.us](mailto:stephaniek@co.wasco.or.us)




**Oregon Parks and Recreation Department  
Local Government Grant Program – Project Application**

**Land Use Compatibility Statement (LUCS)**

**What is a LUCS?** A Land Use Compatibility Statement (LUCS) is the form OPRD uses to ensure that proposed projects are consistent with local land use requirements.

**How to Complete the LUCS:** The applicant completes Section 1. Section 2 must be completed by the local Planning Official. The applicant then submits the completed LUCS to OPRD as part of the Grant Project Application.

<b>SECTION 1: Applicant &amp; Site Information</b>			
Print Applicant Name: Stephanie Krell		Applicant Signature: 	
Property Owner Name: Wasco County			
Subject Property Address (Or adjacent to): 2N 13E 29 100			
Site Description: 6 acres of existing infrastructure for an RV and tent camping park. 48 sites are designated for RVs and 30 sites are designated for tent camping.			
Describe the planned use for the property: This project aims to comprehensively upgrade and expand an existing RV park located in the city of The Dalles in Wasco County, offering a rejuvenated haven for travelers and citizens seeking an outdoor experience.			
Township(s) 2N	Range(s) 13E	Section(s) 29	Tax Lot(s) 100

**SECTION 2 must be filled out by a Local Planning Official**

<b>SECTION 2: Determination of Compliance with Local Land Use Requirements</b>	
The subject property is: <input type="checkbox"/> Inside <input type="checkbox"/> Outside City Limits <input type="checkbox"/> Inside <input type="checkbox"/> Outside UGB	
Current Comprehensive Plan Designation:	Current Zoning:
Is a Comprehensive Plan or Zoning Amendment Proposed?    YES <input type="checkbox"/> NO <input type="checkbox"/>	
If YES, list the proposed plan designation:	Proposed zoning:
Does the activity, use, or development require land use review to determine compliance with land use regulations?    YES <input type="checkbox"/> NO <input type="checkbox"/>	
<b>If NO, it means that no local land use review is needed. Skip to Local Planning Official Information below.</b>	
<b>If YES, what is the status of the land use application:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Under Review <input type="checkbox"/> Not Yet Received	
List file number(s):	Is the decision final: YES <input type="checkbox"/> NO <input type="checkbox"/>
Comments:	
<b>Local Planning Official Information:</b>	
Jurisdiction:	
Print Planning Official's Name & Title:	
Mailing Address:	
City:	Zip Code:
Phone:	Fax:
Email:	

Planning Official's Signature:	Date:
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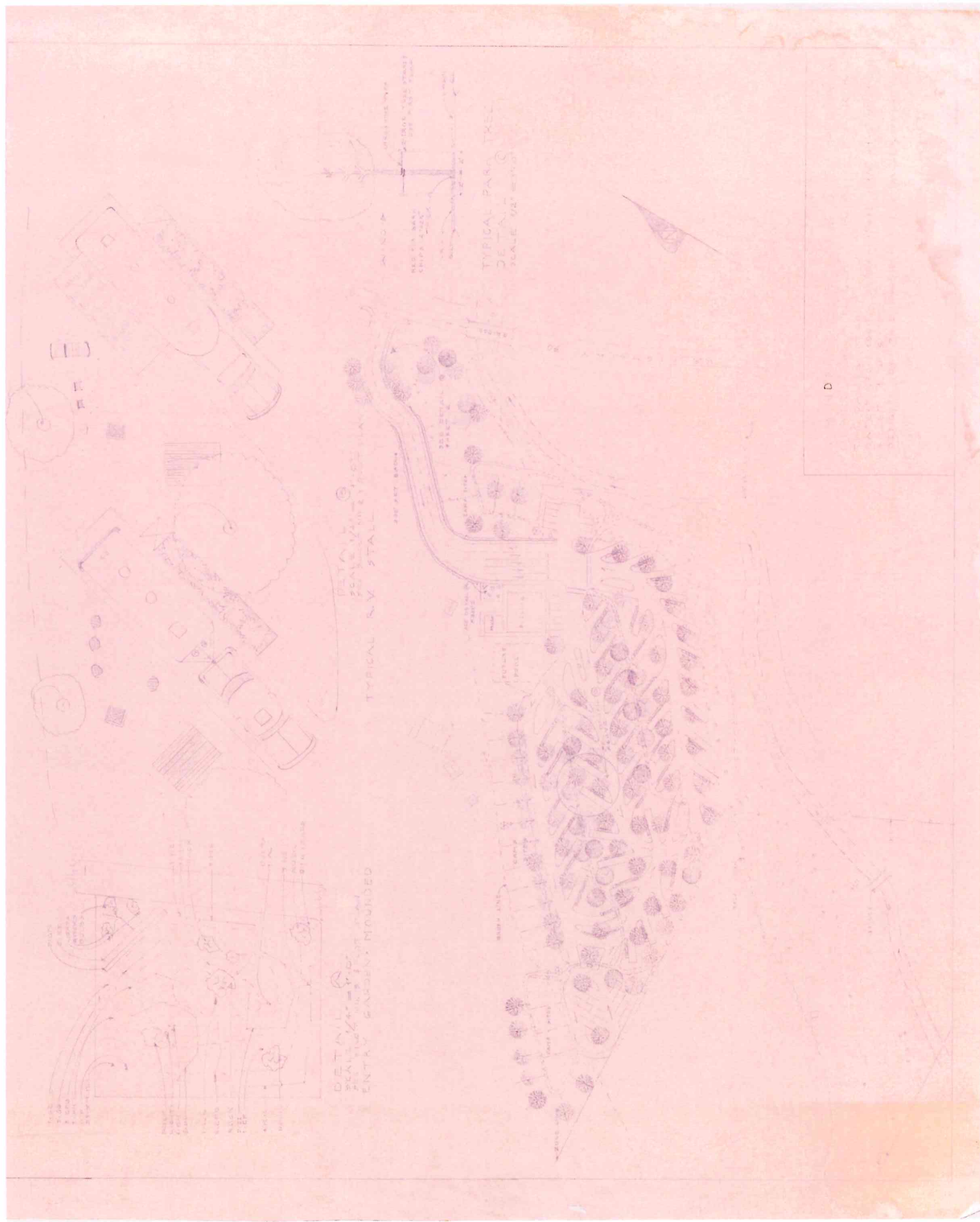
HANDFORTH & LARSON, INC.  
P.O. BOX 219  
MANZANITA, OR. 97130  
(503) 366-6384

LAKE RANCH RV PARK

THE GALLERY, OR.
















HANDFORTH S. LARSON, INC.  
P.O. BOX 215  
MANZANITA, CO. 81301  
(503) 368-5394

FIELD

[illegible]

HANDBOOK FOR  
 B. D. BOX 219  
 LARSON, NC.  
 MAY 1964  
 (500) 500-5000

JACK RANCH RV PARK

3  
 500-5000  
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 500-5000

LEGEND  
 1. 100' WIDE  
 2. 50' WIDE  
 3. 25' WIDE  
 4. 10' WIDE  
 5. 5' WIDE  
 6. 2' WIDE  
 7. 1' WIDE  
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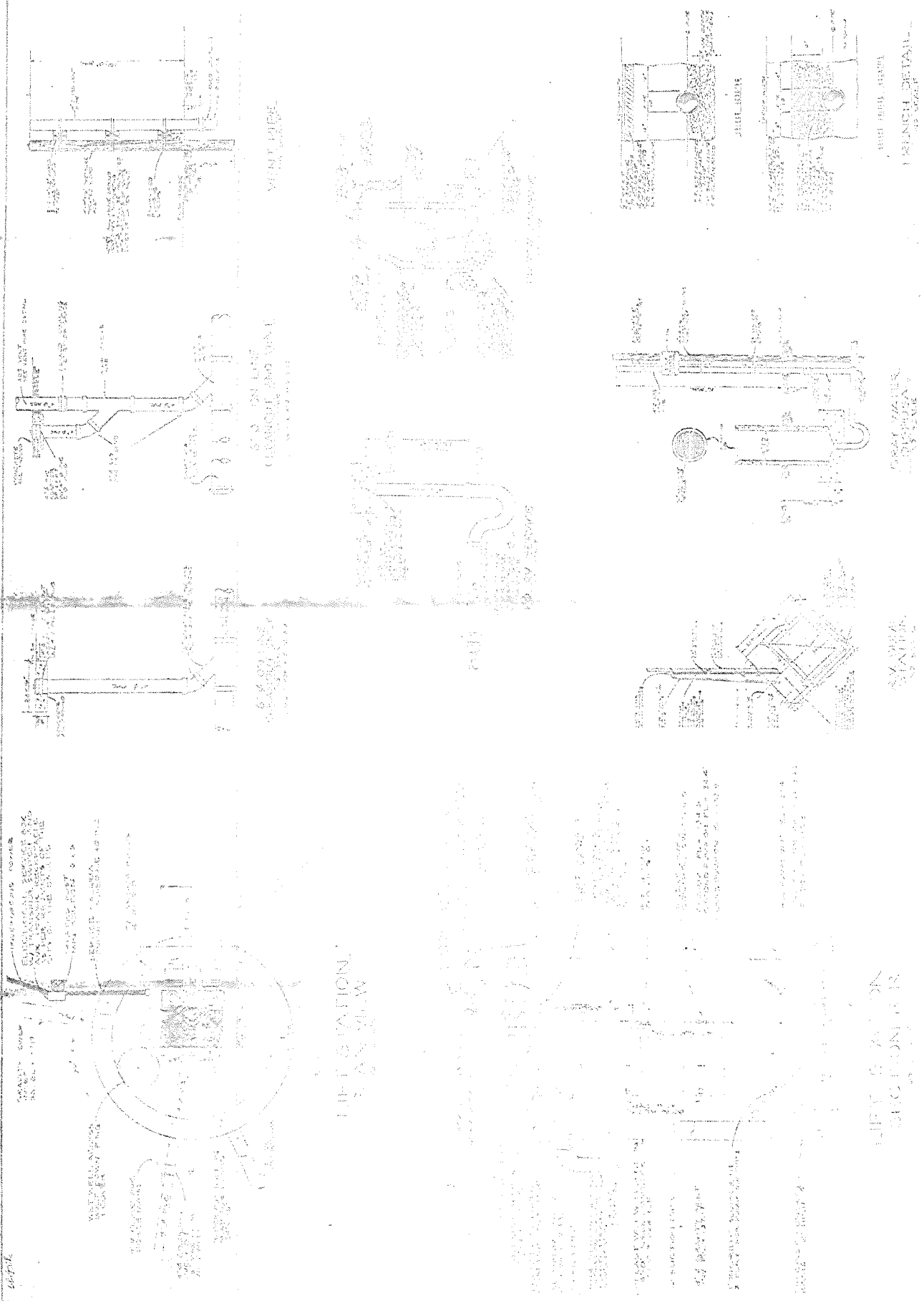
SEWER

HAND/ORTH LARSON & BARRETT, INC.  
100 N. 10TH ST. SUITE 210  
MINNEAPOLIS, MN 55401  
(612) 338-5554 FAX (612) 338-5847

024 RANCH RD PARK

SEWER LIFT STATION  
AND  
SEWER DETAIL

15  
SHEET  
OF SEVEN



# State Agency Contact Memo

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DATE: 9/20/23

TO: [Oregon Department of State Lands \(DSL\)](#)

FROM: Wasco County

SUBJECT: **Intergovernmental Review** of Proposed Project for which State Grant Assistance is being requested.

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Attached is a copy of:

- 1) an **Environmental Checklist**,
- 2) a **project narrative**,
- 3) a **project location map**, and
- 4) a blank **State Agency Review form** for the

RV Park Revival and Expansion project,

in [The Dalles, Wasco County, Oregon](#).

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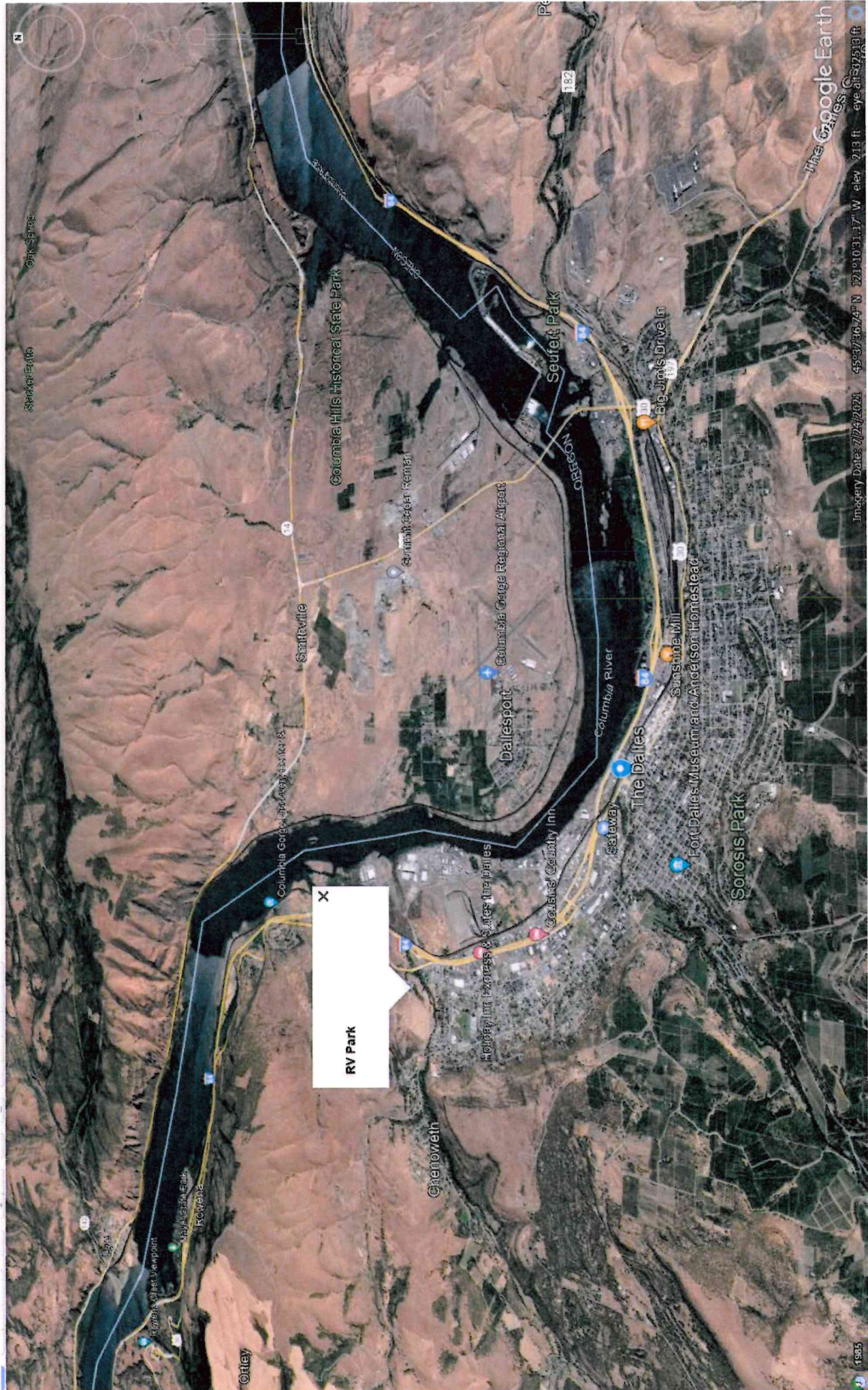
Brief Narrative:

This project aims to comprehensively upgrade and expand an existing RV park located in the city of The Dalles in Wasco County, offering a rejuvenated haven for travelers seeking an outdoor experience. In addition to the upgrade and expansion of RV and tent sites, the project will include construction of ADA compliant public restrooms and showers for visitors.

We would appreciate your review of the project and the accompanying documents, as well as completion and return of the enclosed **State Agency Review form** to our agency. If concerns about this project are noted on the form, we will be in contact with the person signing the form to address those concerns.

Thank you!





The Google Earth

Imagery Date: 7/24/2021 45°37'36.74" N 121°10'31.17" W elev 213 ft eye alt 32513 ft

1935





## INTERGOVERNMENTAL CONSULTATION FORM

### STATE AGENCY REVIEW

*A REVIEW OF A PROPOSED OUTDOOR RECREATION PROJECT  
FOR WHICH STATE GRANT ASSISTANCE HAS BEEN REQUESTED.*

Project Name: RV Park Revival and Expansion
Applicant Agency: Wasco County
Requested Return Date: 9/29/2023

**To Agency Addressed:** If you intend to comment, but cannot respond by the return date, please notify us immediately. If no response is received by the due date, it will be assumed that you have no comment and the file will be closed.

### STATE AGENCY REVIEW AND COMMENT

We have reviewed the project notice and have reached the following conclusions on its relationship to our plans and programs:

- ☒ It has no effect.
- ☐ We have no comment.
- ☐ Effects, although measurable, would be acceptable.
- ☐ It has adverse effects. (Explain in Remarks Section.)
- ☐ We are interested, but require more information to evaluate the proposal.  
(Explain in Remarks Section.)
- ☐ Additional comments for project improvement. (Attach if necessary).

### REVIEW AGENCY REMARKS:

Check with DEQ on a 1200C construction stormwater permit.

Agency: Oregon DEQ

Reviewed By: Greg Svelund Title: RST Liaison

Email address: greg.svelund@deq.oregon.gov Phone: 5416474194

**Return to:** Stephanie Krell  
511 Washington St., Ste. 101  
The Dalles, OR 97058  
[stephaniek@co.wasco.or.us](mailto:stephaniek@co.wasco.or.us)

## ENVIRONMENTAL CHECKLIST

<b>Project Name:</b> <i>RV Park Revival and Expansion in Wasco County</i>
<b>Organization/Sponsor Name:</b> Wasco County
<b>1. Brief Project Description: What is the Proposed Action? What will this grant fund?</b>
<b>This project aims to comprehensively upgrade and expand an existing RV park located in the city of The Dalles in Wasco County, offering a rejuvenated haven for travelers seeking an outdoor experience.</b>
<b>2. Alternatives to Proposed Action(s): Are there project Alternatives? If so, please describe.</b>
N/A

### 3. Environmental Impacts Checklist

ISSUES	QUESTION	IMPACT			DEGREE OF IMPACT
	Will the project.....?	None	Minor	Major	Note conditions or attach documentation for all Minor or Major Impacts. Attach additional pages if necessary.
Access Control	Change access to properties (close, change location, make one way)	x			
Air Quality	Degrade air quality	x			
Bicycle and Pedestrians	Impact bicycle and/or pedestrian movement	x			
Construction Impacts	Cause construction impact (erosion, noise, air, vibration, etc.)		x		Minimal construction impacts due to bathroom installation
Controversy	Have controversy or likely to cause controversy	x			

ISSUES	QUESTION	IMPACT			DEGREE OF IMPACT
	Will the project.....?	None	Minor	Major	Note conditions or attach documentation for all Minor or Major Impacts. Attach additional pages if necessary.
Endangered Species	Impact any endangered, threatened or species of special concern due to the project location or design	x			
Energy Impacts	Have major energy implications	x			
Erosion	Involve major soil disturbance (depth or volume) or have erosion potential due to landform, wind patterns or water volume	x			
Excess Materials	Involve disposal of excess material outside planned construction limits	x			
Farmlands	Require any right-of-way	x			
Floodplain	Cross or lie adjacent to any floodplain area	x			
Groundwater, Geology, Earth borne	Impact groundwater, geology, or cause earth borne vibrations				
Accessibility	Impact sidewalk or curb and gutter (design for)	x			
Historical, Archeological, Cultural	Impact any historical structures				
	Require excavation/ re-grading		x		Potential regrading of road into property
Land Use	Be consistent with local and regional land use plans	x			

ISSUES	QUESTION	IMPACT			DEGREE OF IMPACT
	Will the project.....?	None	Minor	Major	Note conditions or attach documentation for all Minor or Major Impacts. Attach additional pages if necessary.
Minerals	Impact commercial minerals and/or peat resources present	x			
Noise	Impact noise sensitive receptors	x			
Parks, Recreation, 4(f), Recreation 6(f), (LWCF)	Use significant public park, recreational or wildlife or waterfowl refuges, scientific and natural areas or any historic site? Will the project impact any LWCF land	x			
Right-of-way	Require any R/W (easements)	x			
Relocation	Require any relocation of homes or businesses	x			
Stream/river Modifications	Change the course, current, or cross section of any stream or river	x			
Social	Impact public safety (i.e., police/fire protection)	x			
	Impact sensitive groups (children, handicapped, minorities, poor, etc.)	x			
	Impact accessibility to schools, churches, recreation facilities	x			
	Impact community cohesion	x			

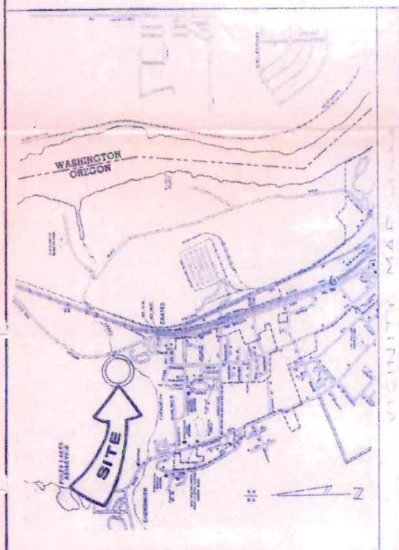
ISSUES	QUESTION	IMPACT			DEGREE OF IMPACT
	Will the project.....?	None	Minor	Major	Note conditions or attach documentation for all Minor or Major Impacts. Attach additional pages if necessary.
Transportation	Require road rerouting, closing, or redevelopment	x			
	Be accessible by mass transportation	x			
Visual Quality	Impact visual quality (view to or from facility)	x			
Water Quality	Impact water quality of lakes, streams, wetlands, etc.	x			
Wetlands	Have wetlands present within construction limits	x			
	Destroy or improve/create wetland habitat	x			
Wild and Scenic Rivers	Impact a state or federal wild and scenic river, federal candidate wild and scenic river	x			

1. Is project in compliance with applicable laws and regulations? ☒ Yes ☐ No
2. Are there any overhead utilities? ☐ Yes ☒ No
3. Have you attached comments received from State Natural Resource Agencies?  
☐ Yes ☐ No

Prepared by (Print Name) \_\_\_\_\_ Name/Title \_\_\_\_\_ Date \_\_\_\_\_

(Signature) \_\_\_\_\_ Date \_\_\_\_\_

УДК 62-50





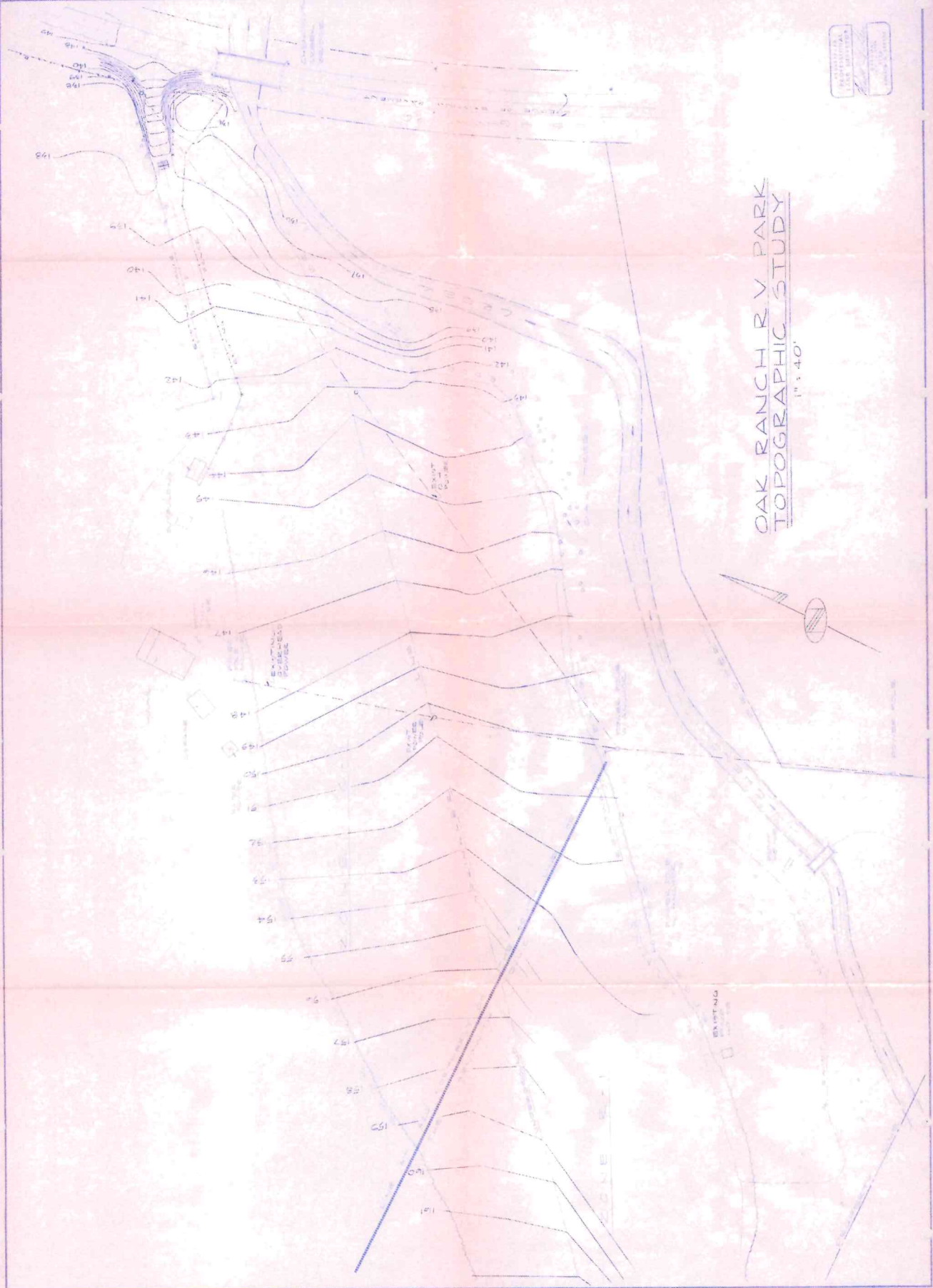
HANDGORTH & LARSON, INC.  
P.O. BOX 219  
MANZANITA, OR. 97130  
(503) 368-5394

OAK RANCH RV PARK

THE DALEY, OR.

TOPOGRAPHIC STUDY MAP

DATE: 10/1/77  
DRAWN BY: J. L. LARSON  
CHECKED BY: J. L. LARSON  
SHEET: 2  
OF TWO



HANDFORTH & LARSON, INC.  
P.O. BOX 218  
MANZANITA, OR. 97130  
(503) 368-5394

CHALK RANCH RV PARK

ENTRANCE ROAD PLAN  
AND DETAILS

DATE: 11/15/88  
DRAWN BY: J. LARSON  
CHECKED BY: J. LARSON  
SCALE: 1"=20'  
SHEET: 1  
OF 1

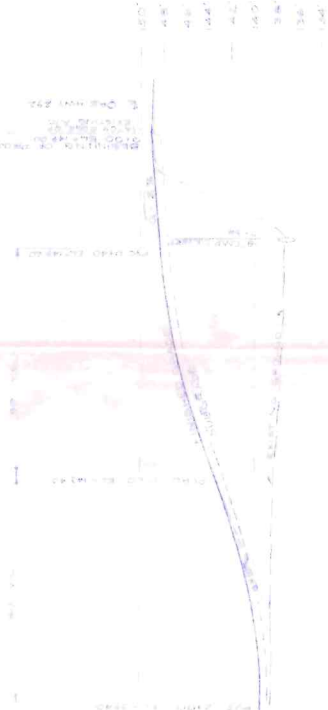


# PROFILE

SCALE: 1"=20'

# PLAN

SCALE: 1"=20'



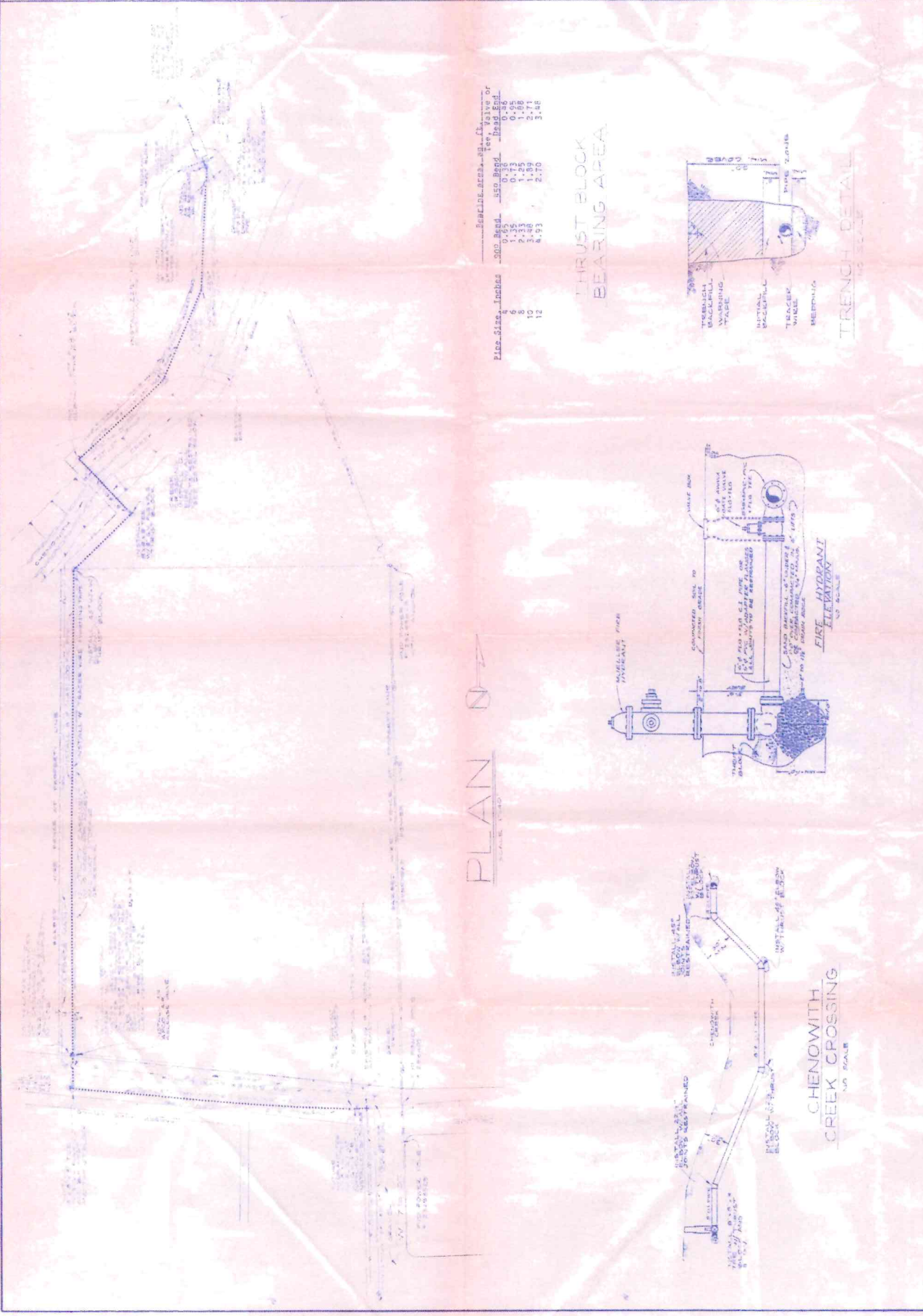


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 MANZANITA, OR. 97130  
 (503) 368-8384

PLAN  
 AND  
 DETAILS

IRVINE STREET WEST  
 WATERLINE EXTENSION  
 PART OF THE  
 1960S  
 GROUND  
 THE BARBER, WILCO COUNTY, OREGON

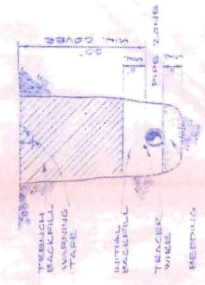
SHEET  
 OF 100  
 DATE: 1988  
 DRAWN BY: J. LARSON  
 CHECKED BY: J. LARSON  
 PROJECT NO.: 88-001



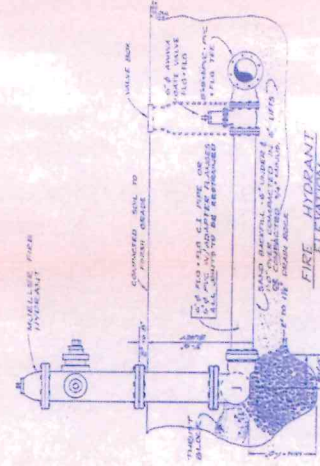
Thrust Block  
 BEARING AREA

Pipe Size, inches	300' Bend	180' Bend	90' Bend	45' Bend
6	0.92	0.92	0.92	0.92
8	2.15	1.95	1.95	1.95
10	3.48	1.99	2.71	2.71
12	4.93	2.70	3.48	3.48

THRUST BLOCK  
 BEARING AREA



TRENCH DETAIL



HYDRANT  
 DETAIL



CHENOWETH  
 CREEK CROSSING

2

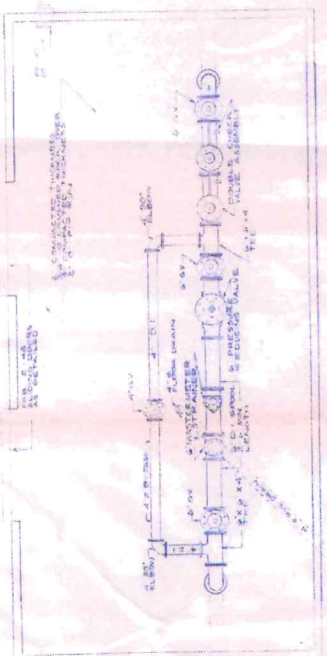
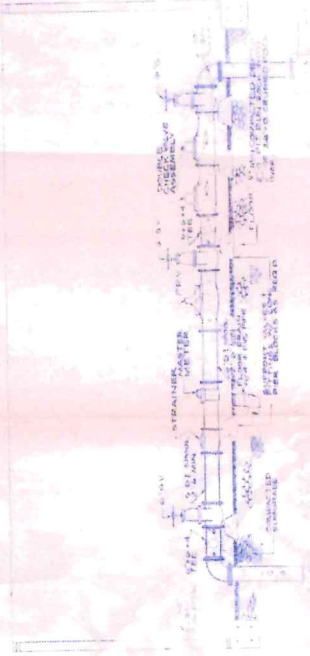
WATERLINE EXTENSION  
METER BUILDING

MASTER METER  
METER BUILDING

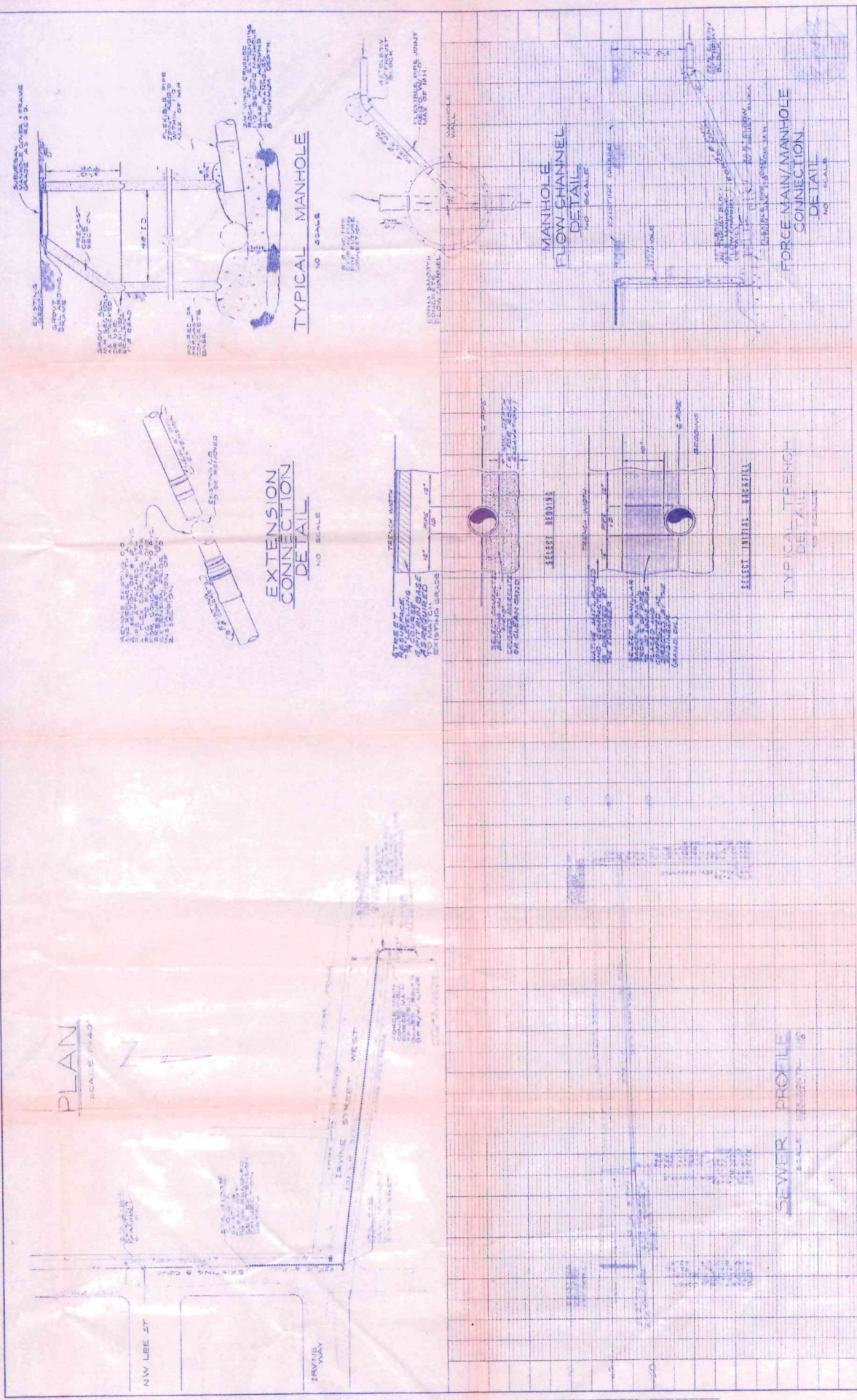
HANDFORTH & LARSON, INC.  
P.O. BOX 219  
MANZANITA, OR. 97130  
(503) 368-5394

METER BUILDING

ELEVATION

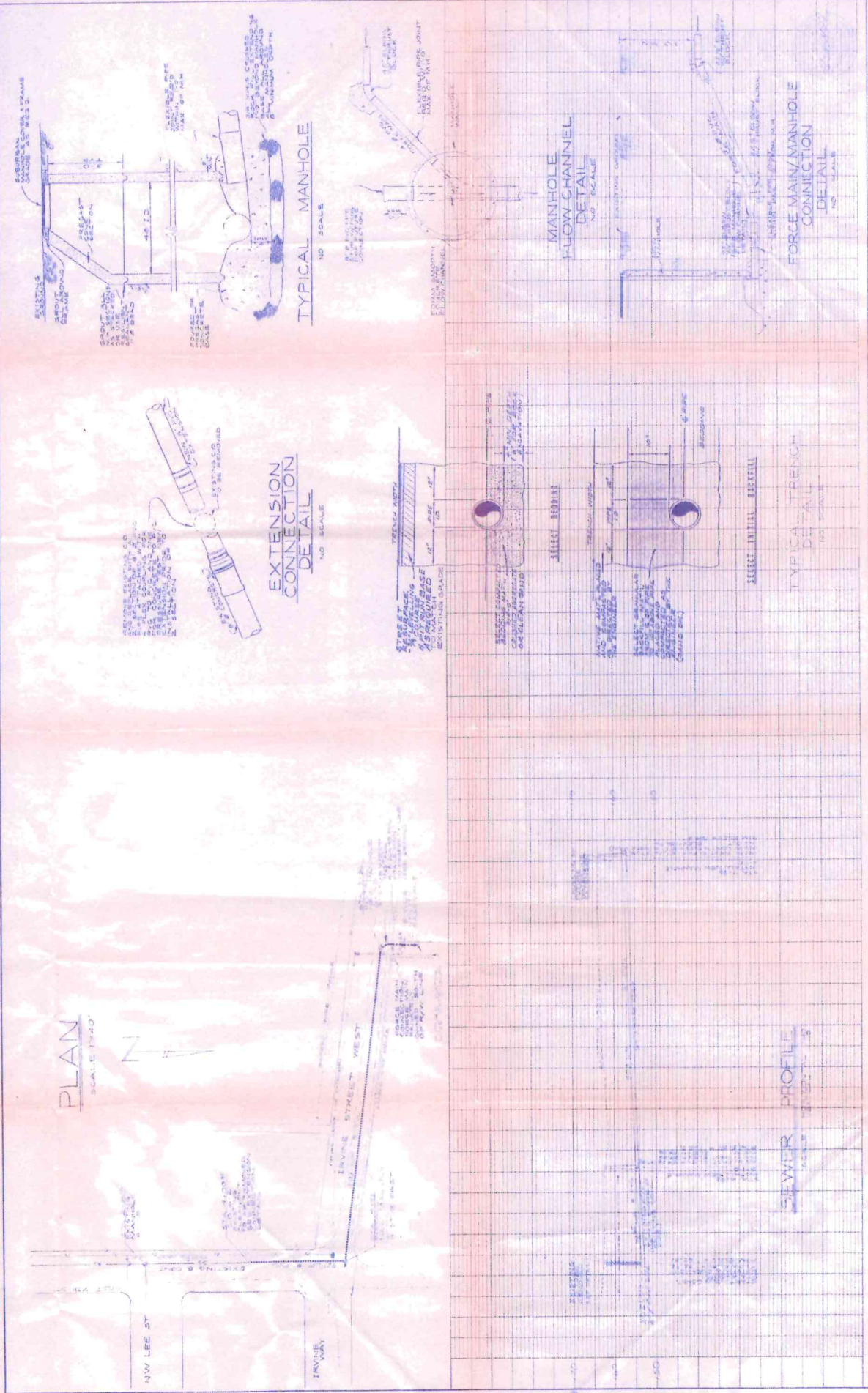






Date: FIELD: DES: DRW: CHK:	BANDFORTH & LARSON, INC. ENGINEERING & SURVEYING P.O. BOX 219 HAZZANITA, OREGON 97130 (503) 365-5354	NO. DATE	REVISION	BY	IRVINE STREET WEST SANITARY SEWER EXTENSION PART OF THE CITY OF THE DALLES SANITARY SEWER	SEWER EXTENSION BERT HODGES NE 1/4, SEC 24, T24N, R3E W1/2 THE DALLES, WASCO COUNTY, OREGON	JOB # 100 SHEET 1
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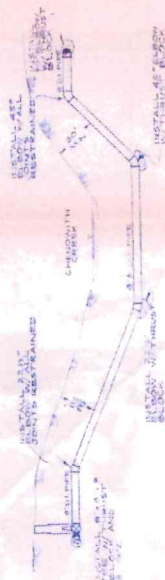
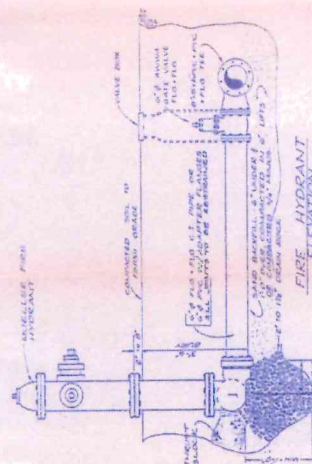
DATE: FIELD: CHECK: CHK NO.:	RANDOLPH & LARSON, INC. ENGINEERING & SURVEYING P.O. BOX 219 MANZANITA, OREGON 97130 (503) 365-5394	NO.	DATE	REVISION	BY	IRVINE STREET WEST SANITARY SEWER EXTENSION PART OF THE CITY OF THE DALLES SANITARY SEWER	SEWER EXTENSION BEFORE US 96 SE 1/4 SEC 25 TEN RISE W.W. THE DALLES WASH CO. OREGON	JOB #	SHEET
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Pipe Size, Inches	100 yd	50 yd	Per. Value or
10	0.05	0.06	0.05
8	0.05	0.05	0.05
6	0.05	0.05	0.05
4	0.05	0.05	0.05
3	0.05	0.05	0.05
2	0.05	0.05	0.05
1	0.05	0.05	0.05

THRUST BLOK  
GEARING AREA



CHENOWETH  
CREEK CROSSING



DATE: 10/1/80  
DRAWN BY: J. LARSON  
CHECKED BY: J. LARSON  
APPROVED BY: J. LARSON

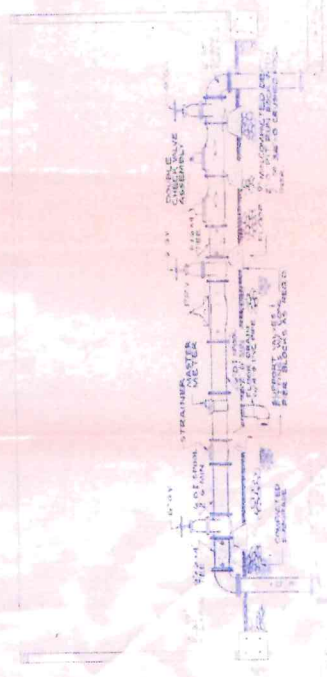
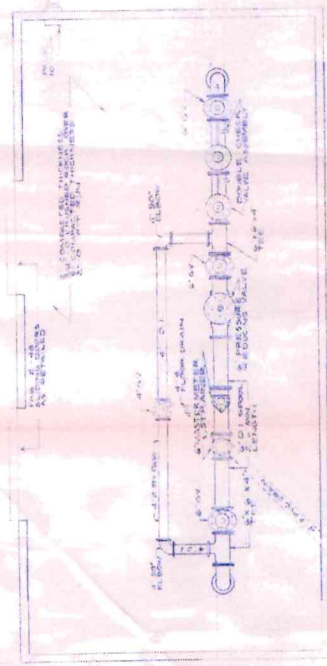
FAVINE STREET WEST  
WATERLINE EXTENSION

MASTER METER  
METER BUILDING

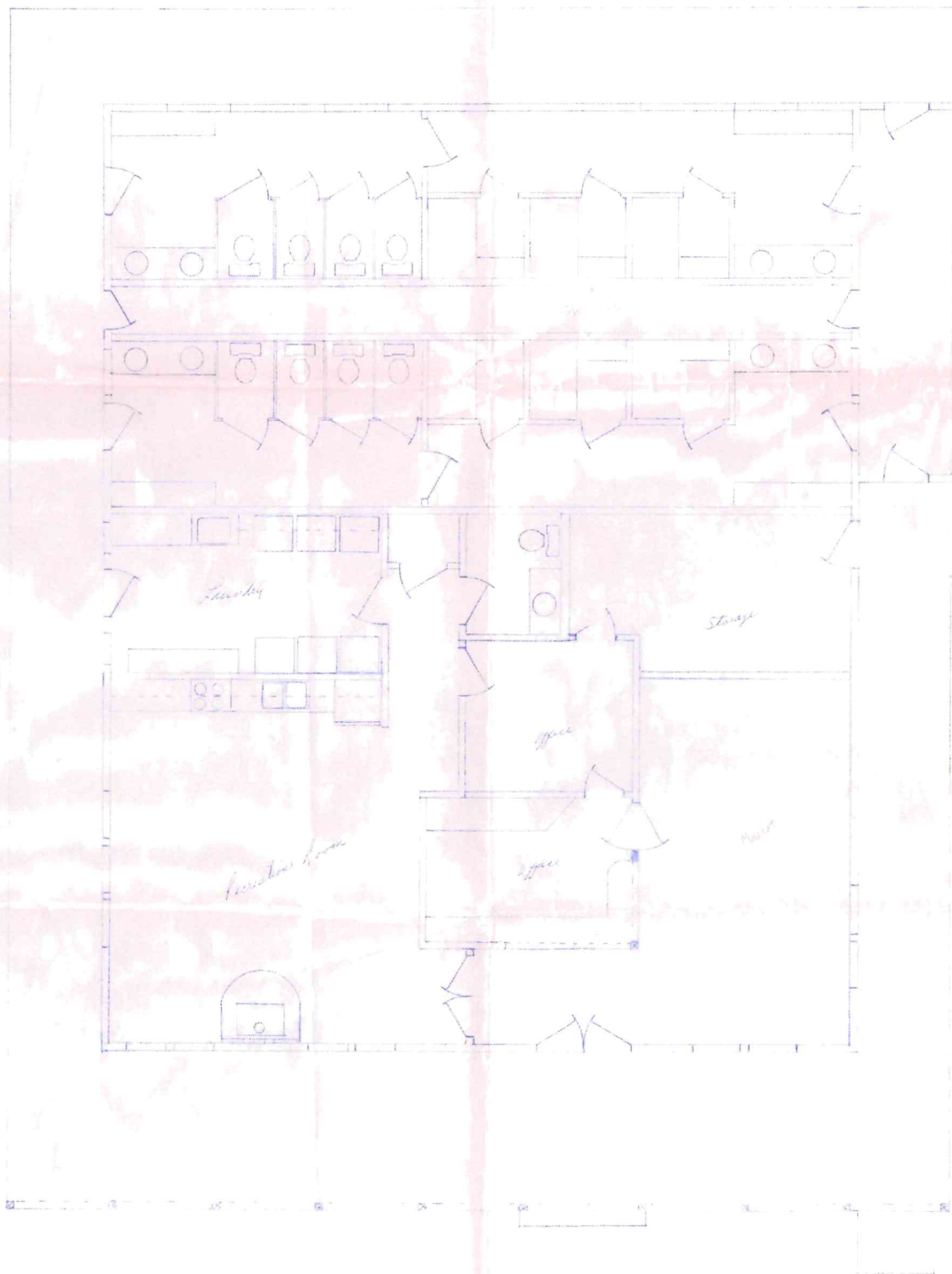
HANDFORTH & LARSON, INC.  
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(503) 368-5394

METER INSTALLATION

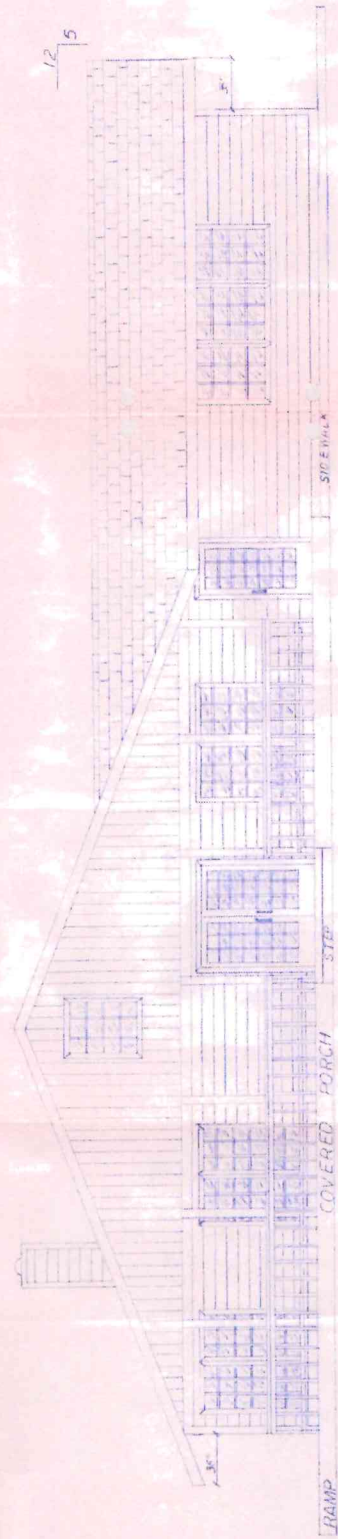
10/1/80











FRONT ELEVATION

OAK RANCH R.V. PARK

THE DALLES, ORE.

SCALE 1/4" = 1' 0"



2N

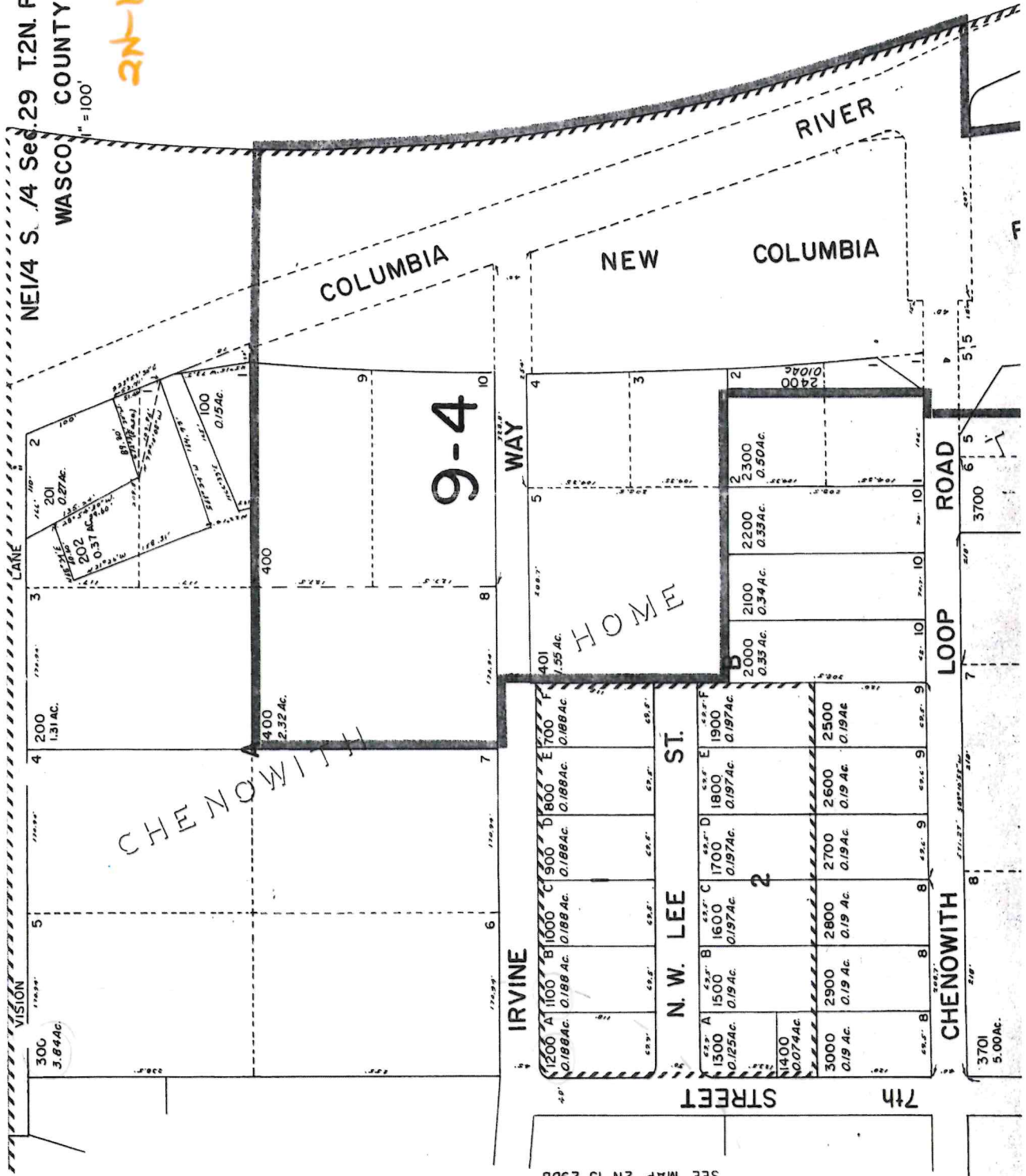
NE 1/4 S. 1/4 Sec. 29 T2N. R13. W. M.

WASCO COUNTY

" = 100'

2N-13-29DA

CA



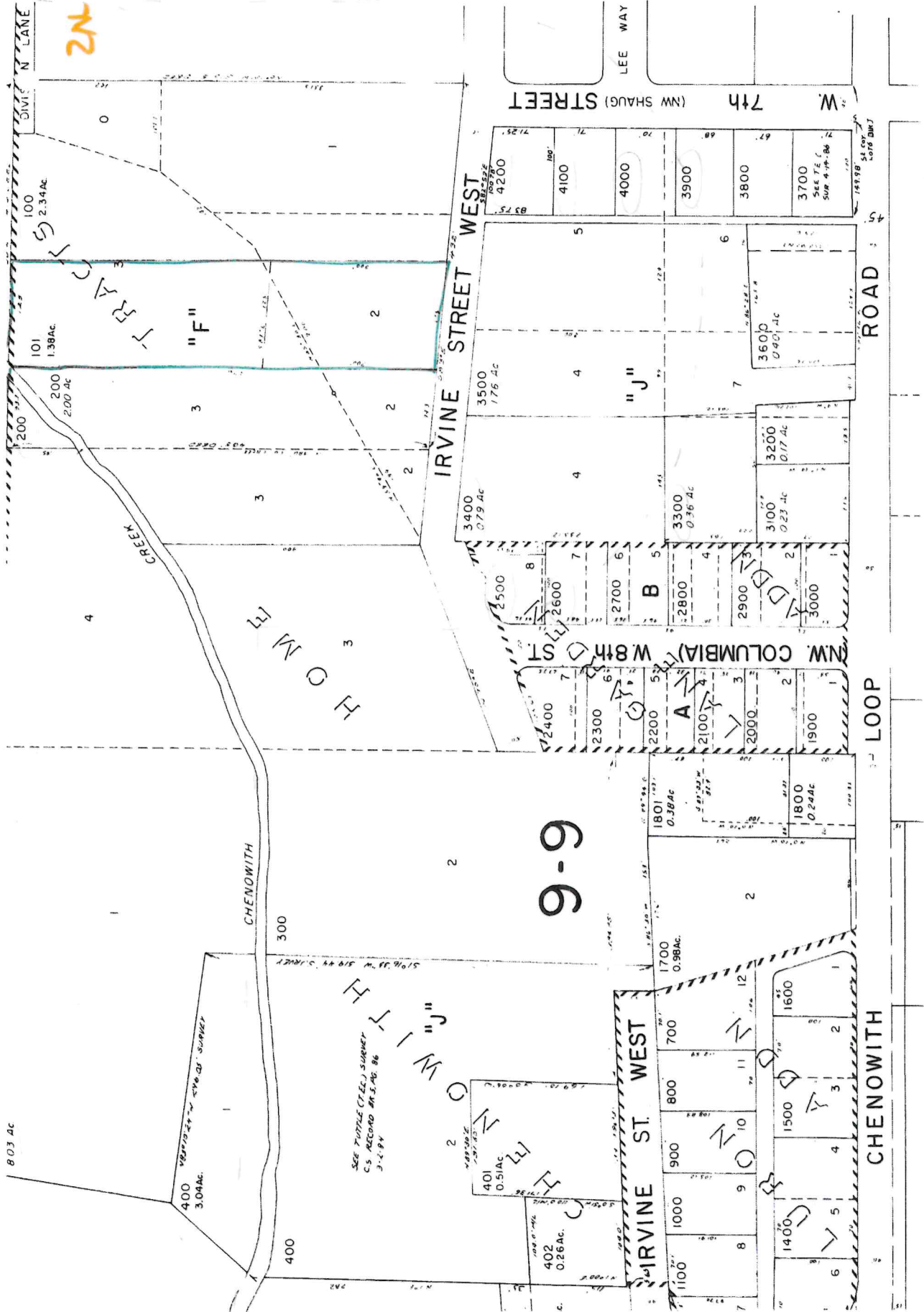
SEE MAP 2N 13 29DB

SEE MAP 2N 13



2N 13-29DB

SEE MAP 2N 13 29DA



WASCO COUNTY

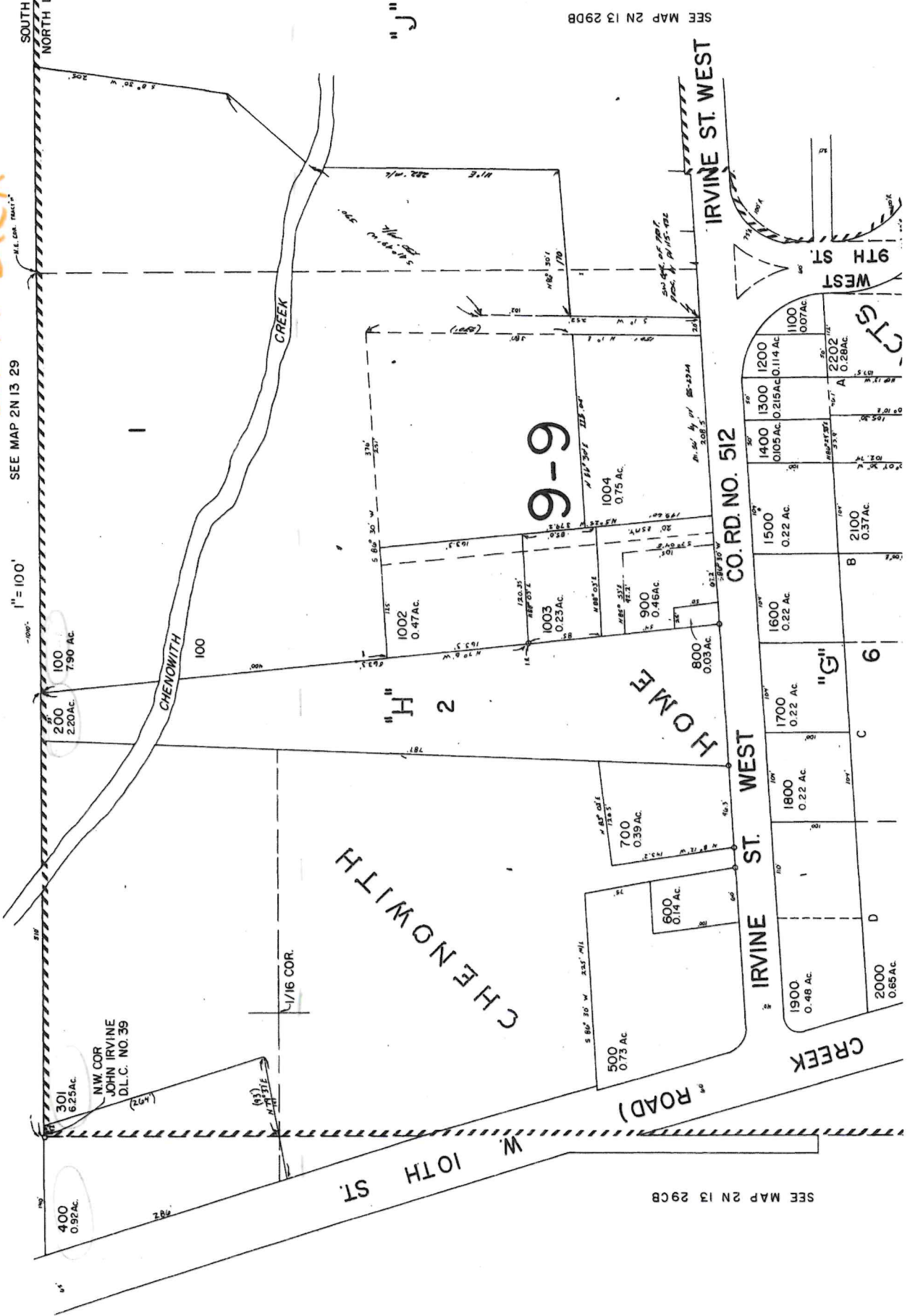
2N-17-29CA

SEE MAP 2N 13 29

1" = 100'

SOUTH LINE CHENOWITH D.L.  
NORTH LINE IRVINE D.L.C.  
CANCELLE  
2201  
2101  
2200  
1000  
401  
300  
2203  
1001

CENTER  
SECTION



SEE MAP 2N 13 29DB

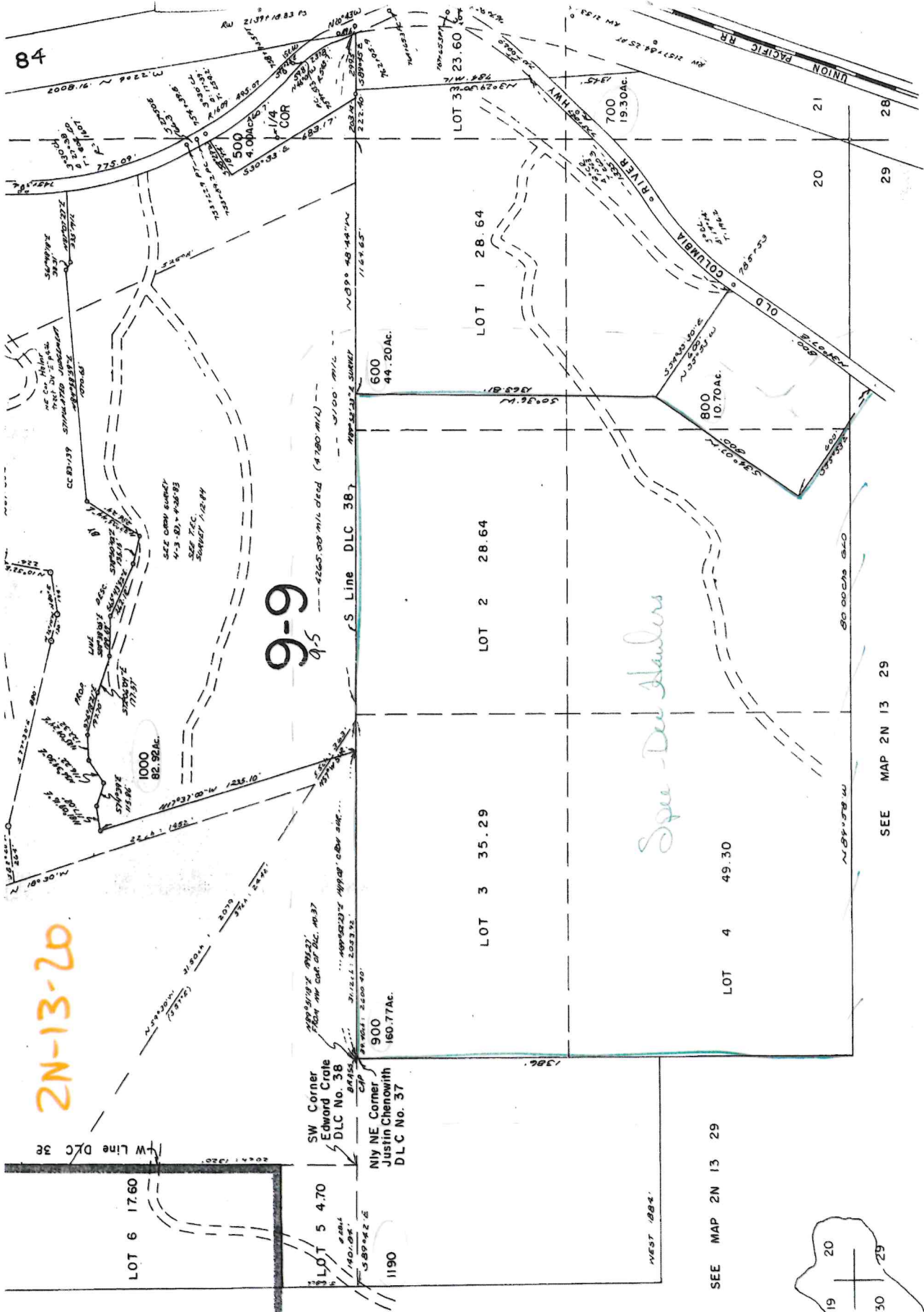
SEE MAP 2N 13 29CB

84

2N-13-20

9-9  
95

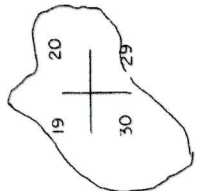
Spec - Dev Shaders



SEE MAP 2N 13 19

SEE MAP 2N 13 29

SEE MAP 2N 13 29

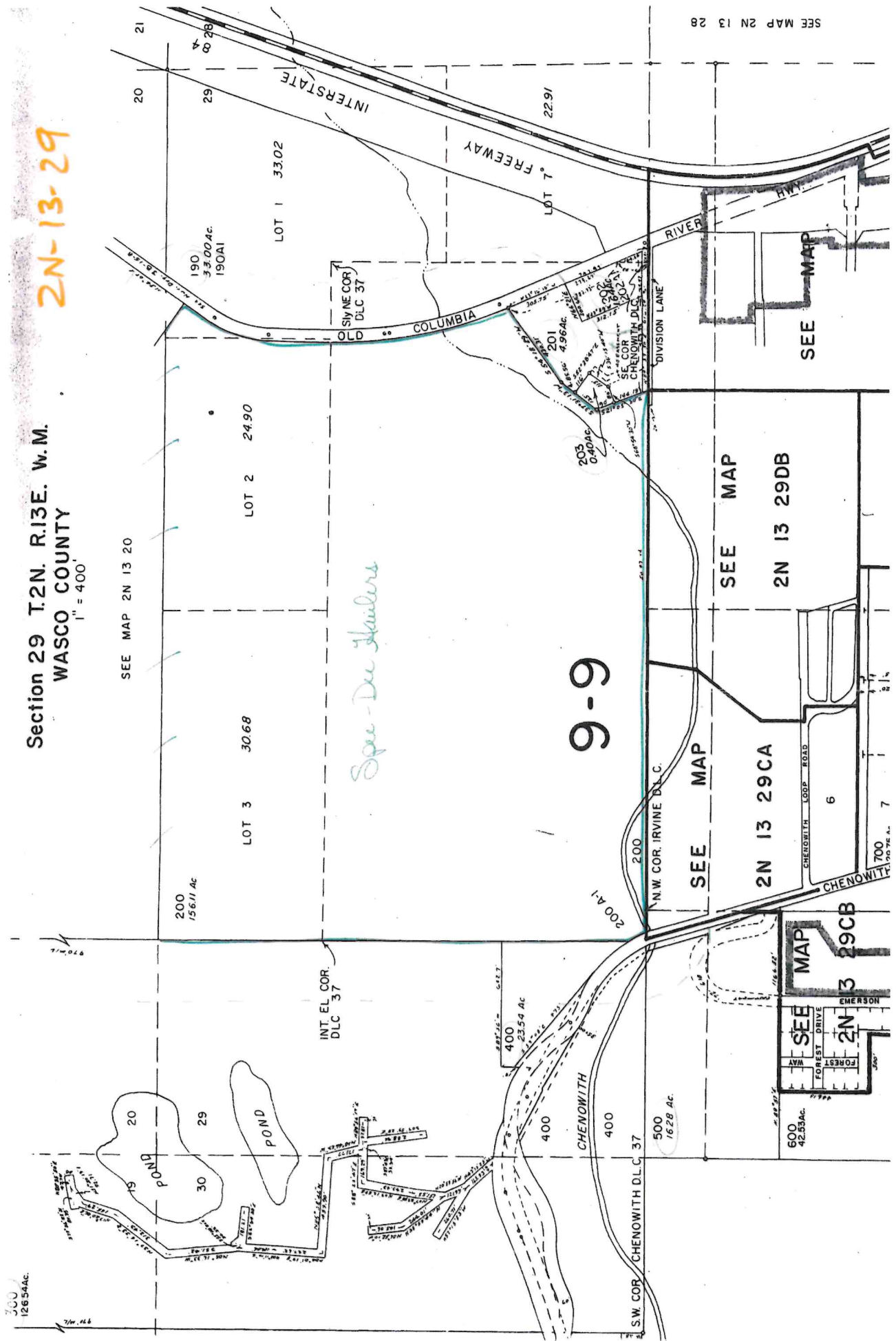




500  
126.54Ac.

Section 29 T.2N. R.13E. W.M.  
WASCO COUNTY  
1" = 400'

2N-13-29



SEE MAP 2N 13 28



Oregon Parks and Recreation Department  
Local Government Grant Program – Project Application

Land Use Compatibility Statement (LUCS)

**What is a LUCS?** A Land Use Compatibility Statement (LUCS) is the form OPRD uses to ensure that proposed projects are consistent with local land use requirements.

**How to Complete the LUCS:** The applicant completes Section 1. Section 2 must be completed by the local Planning Official. The applicant then submits the completed LUCS to OPRD as part of the Grant Project Application.

<b>SECTION 1: Applicant &amp; Site Information</b>			
Print Applicant Name: Stephanie Krell		Applicant Signature:	
Property Owner Name: Wasco County			
Subject Property Address (Or adjacent to): 2N 13E 29 100			
Site Description: 6 acres of existing infrastructure for an RV and tent camping park. 48 sites are designated for RVs and 30 sites are designated for tent camping.			
Describe the planned use for the property: This project aims to comprehensively upgrade and expand an existing RV park located in the city of The Dalles in Wasco County, offering a rejuvenated haven for travelers and citizens seeking an outdoor experience.			
Township(s) 2N	Range(s) 13E	Section(s) 29	Tax Lot(s) 100

**SECTION 2 must be filled out by a Local Planning Official**

<b>SECTION 2: Determination of Compliance with Local Land Use Requirements</b>	
The subject property is: <input type="checkbox"/> Inside <input type="checkbox"/> Outside City Limits <input type="checkbox"/> Inside <input type="checkbox"/> Outside UGB	
Current Comprehensive Plan Designation: <u>RC</u> Current Zoning: <u>GMA A-1 (160)</u>	
Is a Comprehensive Plan or Zoning Amendment Proposed? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If YES, list the proposed plan designation: Proposed zoning:	
Does the activity, use, or development require land use review to determine compliance with land use regulations? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If NO, it means that no local land use review is needed. Skip to Local Planning Official Information below.	
If YES, what is the status of the land use application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Under Review <input type="checkbox"/> Not Yet Received	
List file number(s): <u>921-23-000143-PLNG</u>	Is the decision final: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Comments: <u>Application is consistent w/ permitted uses allowed in zone. Review needed to determine impacts to resource.</u>	
<b>Local Planning Official Information:</b>	
Jurisdiction: <u>Wasco County</u>	
Print Planning Official's Name & Title: <u>Kelly Howsley Glover Planning Director</u>	
Mailing Address: <u>2705 E 2nd St</u>	
City: <u>The Dalles</u>	Zip Code: <u>97058</u>
Phone: <u>541-506-2560</u>	Fax:
Email: <u>kelly@gco.wasco.or.us</u>	

Planning Official's Signature:

A large, stylized handwritten signature in blue ink, written over the signature line and extending upwards.

Date:

9/28/23