



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: **PLAEXP-** _____

FEE: _____

NATIONAL SCENIC AREA APPLICATION – EXPEDITED

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

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

	LENGTH	WIDTH	HEIGHT	SQUARE FEET (SF)	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)			
EXISTING Development								
Dwelling								
Garage								
Other (shed, road etc...)								
PROPOSED Improvements								
Additions (less than 200 SF on buildings at least 500 SF)								
Main/Body								
Trim								
Roof(Fire Resistant)								
Doors								
Windows (frame, sill & sash)								
Window Reflectivity Specs								
Accessory Structure (60-200 SF)								
Main/Body								
Trim								
Roof(Fire Resistant)								
Doors								
Windows (frame, sill & sash)								
Window Reflectivity Specs								

Decks					
Fences and/or Gates					
Demolition of Structures					

ADDITIONAL INFORMATION

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

KEY VIEWING AREAS

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

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

VISUAL SUBORDINANCE / NOT VISUALLY EVIDENT

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

NATURAL BUFFERS

Proposed development meets one of the following:

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

APPLICATION REQUIREMENTS

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

MATERIAL SAMPLES

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

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

GRADING PLAN

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

A grading plan is required: NO YES

COMPLETENESS

- I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31st day after receipt of the application.

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