

# NATIONAL SCENIC AREA LAND USE PERMIT

Hood River County Community Development  
601 State Street  
Hood River, OR 97031  
Phone: (541) 387-6840 Fax: (541) 387-6873

**Fee** \_\_\_\_\_

**Collected by** \_\_\_\_\_

**Date Submitted** \_\_\_\_\_

**(Please use dark ink)**

Applicant(s) \_\_\_\_\_

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Project Address \_\_\_\_\_  
\_\_\_\_\_

Phone (daytime) \_\_\_\_\_

Owner(s) (if different) \_\_\_\_\_

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Phone (daytime) \_\_\_\_\_

Township \_\_\_\_\_

Range \_\_\_\_\_

Section \_\_\_\_\_

Tax Lot \_\_\_\_\_

Acreage \_\_\_\_\_

Zone \_\_\_\_\_

GMA/SMA \_\_\_\_\_

Fire Dist \_\_\_\_\_

Water Dist \_\_\_\_\_

Irrigation Dist \_\_\_\_\_

Sanitation \_\_\_\_\_

Access \_\_\_\_\_

Existing Use of Parcel:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Use of Adjacent Parcels:

North: \_\_\_\_\_

East: \_\_\_\_\_

South: \_\_\_\_\_

West: \_\_\_\_\_

***PROJECT DESCRIPTION***

---

Detailed Description of Proposed Use and/or Development: \_\_\_\_\_

---

---

---

---

---

---

---

---

Footprint Size of Proposed Structure(s): \_\_\_\_\_

---

---

Total Square Footage of Proposed Structure(s): \_\_\_\_\_

---

---

Building Height(s) and Number of Stories: \_\_\_\_\_

---

---

Exterior Siding Color(s): \_\_\_\_\_

Exterior Trim Color(s): \_\_\_\_\_

Exterior Roof Color(s): \_\_\_\_\_

Other Exterior Color(s): \_\_\_\_\_

---

(please submit samples of all proposed exterior colors)

Proposed Exterior Building Materials: \_\_\_\_\_

---

---

---

Length, Width, and Type of Road(s): \_\_\_\_\_

---

---

---

Percent Slope of Proposed Development Site(s): \_\_\_\_\_

---

---

---

Cubic Yards of Grading Activities For All Proposed Structures, Including Buildings, Roads, Ditches, etc.  
( $L \times W \times H \div 27 = \text{cubic yd}$ ): \_\_\_\_\_

---

---

---

Amount and Type of Vegetation to be Removed or Planted: \_\_\_\_\_

---

---

---

**NOTE:** In the Rural Residential Zone of the GMA, “Accessory buildings” larger than 200 sq. ft. in area or taller than 10 feet in height have the following limitations:

- 24” height limit; and,
- The combined footprints for all detached accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing building and proposed buildings.

## ***SITE PLAN***

---

A site plan drawn in black ink at a scale that provides enough detail to accurately and clearly depict the proposed development must be included with your submitted application.

If the parcel is large, planning staff suggests that your submitted site plan show only the portion of the parcel affected by the proposed development, together with a vicinity map that shows the entire parcel and the general location of proposed development. If this is pursued, be sure to show enough of the parcel or some adjacent features, such as roads, so that the planners can orient themselves on your map.

---

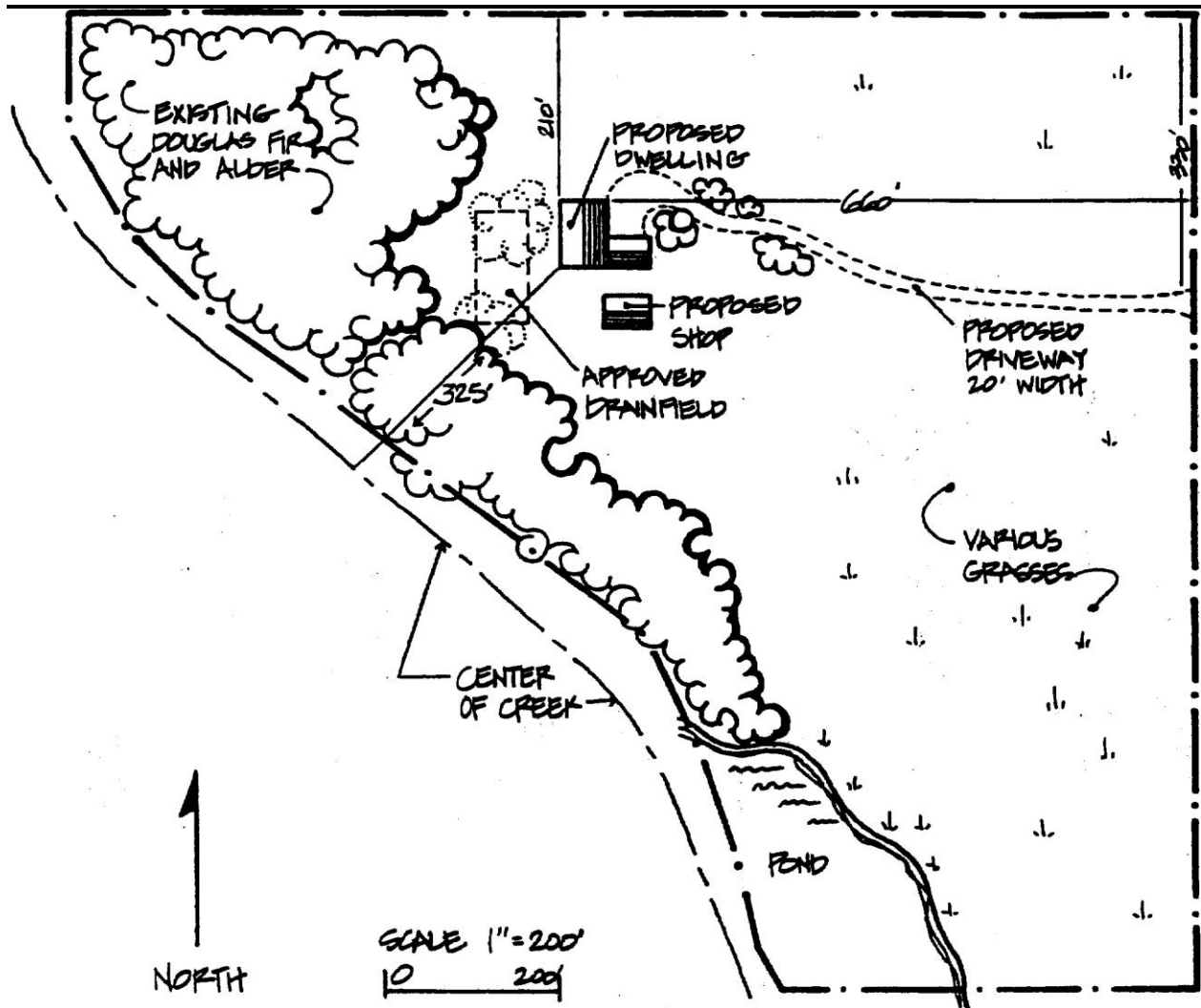
- ❑ Setbacks from property lines, streams, ponds or wetlands
- ❑ Location and width of existing and proposed roads, driveways and trails
- ❑ Scale and north arrow
- ❑ Location and size of existing and proposed buildings and/or roads
- ❑ Boundaries of parcel with dimensions
- ❑ Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting
- ❑ Significant terrain features or landforms
- ❑ Portions of the parcel in farm or forest use
- ❑ Groupings and species of trees or other vegetation on the parcel
- ❑ Location and species of vegetation to be removed or planted
- ❑ Bodies of water and water courses
- ❑ Location and depth of all proposed grading and ditching (disregard if Grading Plan submitted)
- ❑ Elevation drawings showing the outside appearance of proposed buildings
- ❑ Grading Plan (*Please see page 11 for details to determine whether or not you need to provide a grading plan*).
- ❑ Landscaping plan (*if new landscaping proposed, especially for screening purposes*)
- ❑ Vicinity map (*if needed to augment your site plan*)

Site plans not drawn to scale or failing to include the information of the preceding page will not be accepted.

Depending on the complexity and nature of the proposal, you may want to hire a professional to prepare an adequate site plan. Site plans allow the planner and other interested parties to clearly understand the nature of the proposal and its relationship to the parcel, as well as surrounding parcels of land. Submitted site plans are considered legally binding documents.

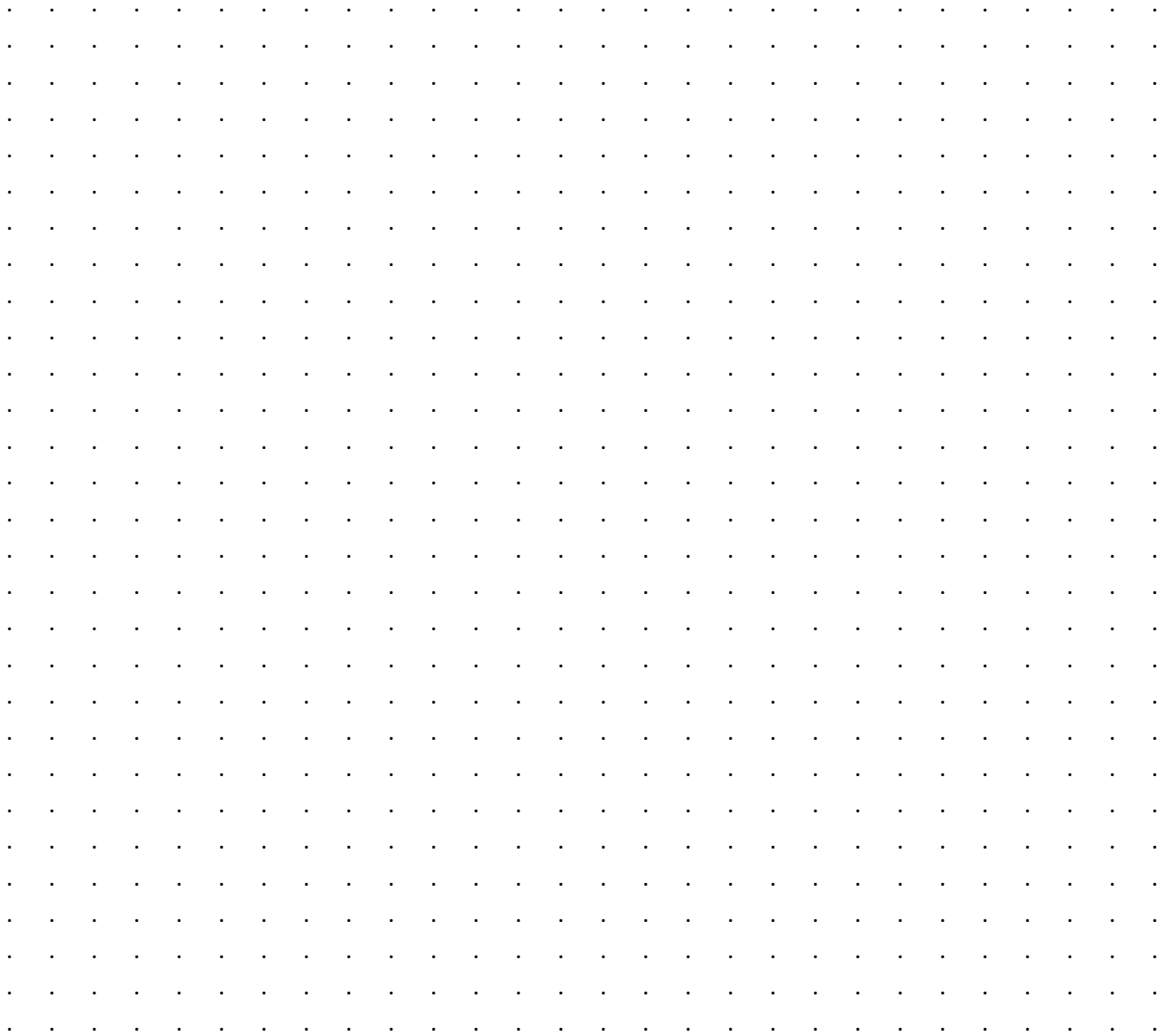
**Please note**, development occurring beyond the size, scale, scope, or configuration provided on a final site plan cannot be approved without a new application, unless it is determined to be a minor amendment pursuant to Article 75, Section 140. Either processes will require payment of an application fee and will cause delays. Similarly, all accessory development, such as retaining walls, decks, pathways/sidewalks, fences, parking areas, etc. need to be shown on your submitted site plan to be considered as part of this review. Failure to do so may cause you to have to re-apply for that particular development.

**SAMPLE SITE PLAN**



*Site plan*

---



Each grid equals 50' x 50' at scale of 1" = 200'.

---

Applicant: \_\_\_\_\_

File # \_\_\_\_\_

Map & Tax Lot: \_\_\_\_\_

## ***ADDITIONAL INFORMATION***

Projects listed under the headings below will require additional information. If any of the following box(es) apply to your project, please contact the County Planning Department to discuss additional requirements pertaining to your project.

Please note that the following identified projects are not necessarily the only projects that may require additional information. Please discuss your project with the County Planning Department to determine if any additional information is required to complete your application.

### **Projects in the General Management Area**

- Agricultural buildings and agricultural labor housing
- Project within 1,000 feet of sensitive wildlife and plants sites or water resources
- Single-family dwelling in conjunction with agricultural use
- Single-family dwelling not in conjunction with agricultural use (Large-Scale Agriculture)
- Single-family dwelling for an agricultural operator's relative
- Single-family dwellings on lands designated Large or Small Woodland
- Temporary hardship dwelling
- Communications and utility facilities on lands visible from Key Viewing Areas.
- New livestock grazing; new fences, livestock watering facilities, and corrals; or soil, water, and vegetation conservation activities on lands designated Agricultural-Special
- Production and/or development of mineral resources and expansion of existing quarries
- Uses located in or providing recreational access to the Columbia River or its fish-bearing tributaries

### **Projects in the Special Management Area**

- Single-family dwellings on lands designated Forest, Agricultural, or Public Recreation.
- Agricultural buildings and agricultural labor housing
- Clearing trees for new agricultural use
- Any new use or development on lands designated Open Space

### **Cultural Resource Reconnaissance Survey and Historical Surveys**

- Residential development of two or more dwellings.
- Recreation facilities
- Commercial or industrial development
- Public transportation facilities
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances.

### **Projects Requiring Sensitive Plant and Wildlife Surveys**

- Land divisions that create four or more parcels
- Recreational facilities that contain parking areas for 10 cars, overnight camping, etc.
- Public transportation facilities that are outside improved rights-of-way
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, etc.

## ***KEY VIEWING AREAS***

---

**Key viewing areas** are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas visible in Hood River County are listed below.

Please check the following key viewing areas which can be seen from of your property.

- |   |   |
|---|---|
| <input type="checkbox"/> Historic Columbia River Highway    | <input type="checkbox"/> Columbia River                                   |
| <input type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Oregon Highway 35                                |
| <input type="checkbox"/> Washington State Route 14          | <input type="checkbox"/> Pacific Crest Trail                              |
| <input type="checkbox"/> Panorama Point Park                | <input type="checkbox"/> Beacon Road                                      |
| <input type="checkbox"/> Cape Horn                          | <input type="checkbox"/> Washington State Route 141 or 142                |
| <input type="checkbox"/> Dog Mountain Trail                 | <b><i>Special Management Area Only:</i></b>                               |
| <input type="checkbox"/> Cook-Underwood Road                | <input type="checkbox"/> Old Washington State Route 14 (County Road 1230) |
| <input type="checkbox"/> Bonneville Dam Visitor Centers     | <input type="checkbox"/> Wyeth Bench Road                                 |

---

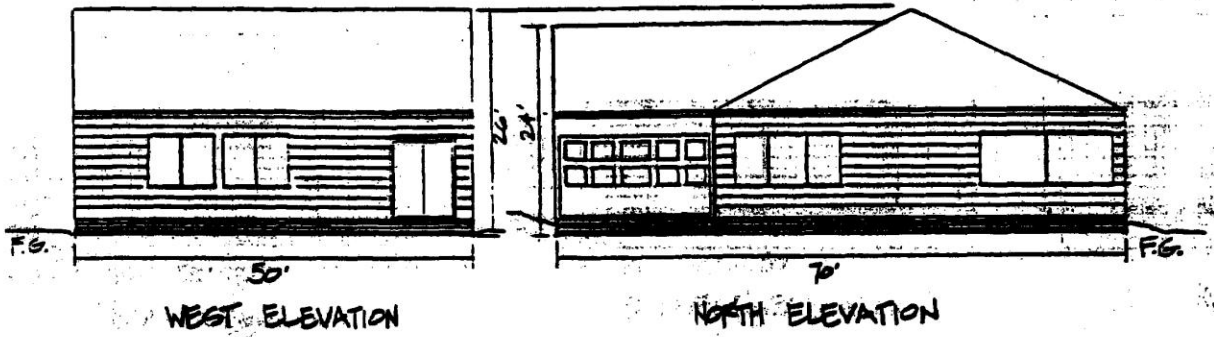
**Landscape Details.** If your project is visible from a Key Viewing Area(s), siting, existing topography, colors and other tools are used to blend your development into the landscape. Trees and other landscaping may be necessary to further screen the development. Site plans and project descriptions should include details showing how your project will be screened from key viewing areas, including:

- Location of plants used*
- Number of plants*
- Size and type of plants*
- Irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- Location, number, size, and type of location of existing on-site vegetation*
- Location of existing and proposed topographical features which would screen your project*

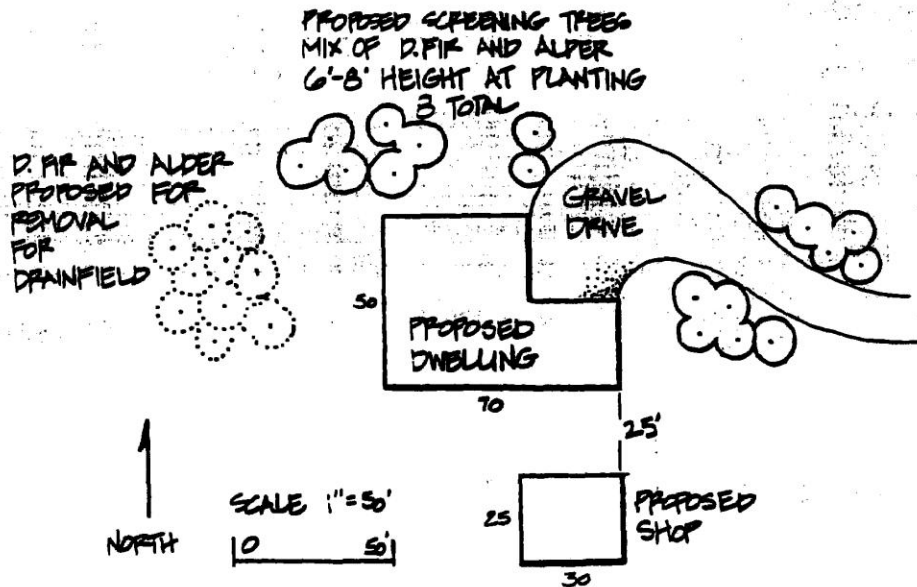
**Elevation Drawings.** Elevation drawings showing the appearance of all proposed structures are required for all new buildings and must depict the entire length and width of each structure as seen from a horizontal view. Drawings must also include the finished grade and be drawn to scale.



SAMPLE ELEVATION DRAWING

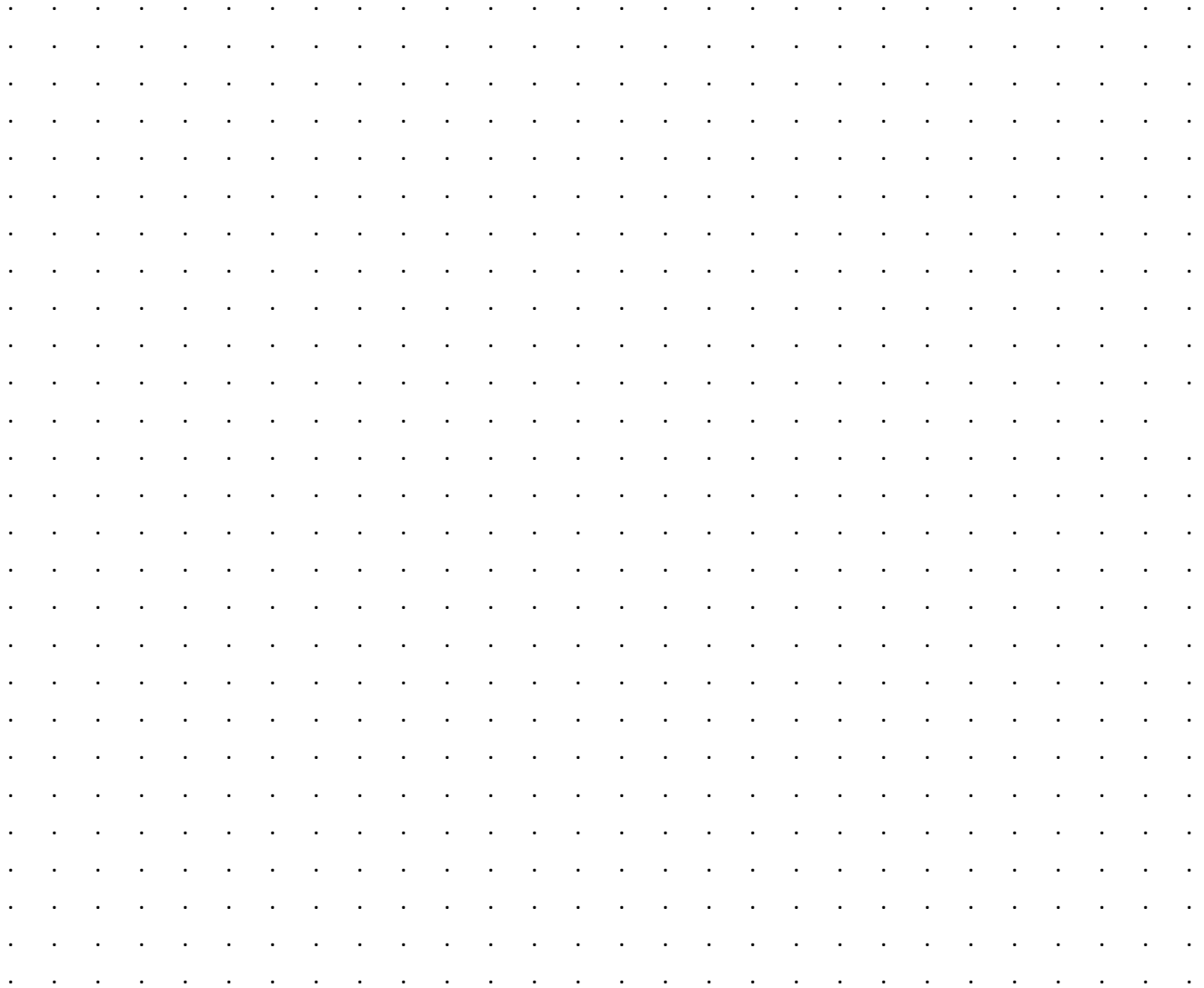


SAMPLE LANDSCAPING PLAN



***Elevation Drawing***

---



Each grid equals 2' x 2' at scale of 1" = 8'.

---

Applicant: \_\_\_\_\_

File # \_\_\_\_\_

Map & Tax Lot \_\_\_\_\_

## ***GRADING PLAN***

A grading plan that complies with the requirements of Article 75, Section 520(2)(z) of the County Zoning Ordinance is required for the following:

- In the General Management Area, all applications for structural development involving more than 100 cubic yards of grading with slopes between 10 and 30 percent shall include a grading plan;
- In the General Management Area, all proposed structural development on sites visible from key viewing areas and involving more than 200 cubic yards of grading, regardless of slope; shall include a grading plan; and
- In the Special Management Area, all applications for structural development involving more than 100 cubic yards of grading with slopes greater than 10 percent (*except trails*) shall include a grading plan.

The grading plan must include the following:

- 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:
  - Existing and proposed final grades.
  - Location of all areas to be graded, with cut banks and fill slopes delineated.
  - 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:
  - Its purpose.
  - An estimate of the total volume of material to be moved.
  - The height of all cut banks and fill slopes.
  - 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.*)
- 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.
- A description of any other interim or permanent erosion control measures to be used.

## ***SPECIAL INSTRUCTIONS AND INFORMATION***

---

1. **Please contact the Hood River County Planning Department** if you need assistance or if you have any questions. Planners are available between 8:00 a.m. to noon and 1:00 p.m. and 5:00 p.m., Monday through Friday.
2. **It is highly suggested that you schedule an appointment** to discuss your project with a planner before submitting your application for review. These pre-application visits are a good opportunity to make certain that your application is complete or to learn more about how the review is conducted and which development guidelines apply to your project. In many cases, a planner can offer suggestions which can expedite the approval process.
3. **It is the applicant's responsibility (burden of proof) to provide adequate information** for staff and others to able to satisfactorily review and consider you application. Only complete applications are eligible for review.
4. **A complete application is sent to the United States Forest Service - National Scenic Area Office** for a evaluation of the project with regards to cultural resources. This evaluation will involve a site visit to the property, review of inventory maps, etc. This process will take from two to four weeks to complete and could affect the review time of your application.
5. **Applicants are required to corner stake and flag all proposed building sites** at the time of application. Access onto the property shall also be staked and flagged at point of entry. These activities enable the planner to better identify the proposed project area.
6. **Approval of a National Scenic Area Land Use Permit is contingent upon** the lawful creation of the subject property. A "lawful" lot or parcel was either created by deed or land sales contract prior to January 1, 1976 or by partition or subdivision on or after January 1, 1976.
7. **Any decision made by County Planning Department is tentative** and may be appealed to the County Planning Commission by you or anyone with standing within fifteen (15) days of the decision. The filing fee for an appeal is \$250. No development may be undertaken or initiated within this appeal period.
8. **The development aspects of your application shall expire** either (1) when construction has not commenced within 2 years of the decision or (2) when the structure has not been completed within 2 years of the date of commencement of construction.
9. **The County Planning Director may grant an extension of up to 12 months total**, if it is determined that conditions, such as health, finances, weather, etc., for which the applicant was not responsible, would prevent the applicant from commencing his/her operation within the original time limitation.

***APPLICATION CHECKLIST***

---

Unless otherwise indicated, the following information is required as part of all National Scenic Area applications:

- Completed Application Form
- Scaled Site Plan
- Scaled Elevation Drawings
- Key Viewing Area Checklist
- Applicant/Property Owner Signatures
- Filing Fee
- Staked and Flagged Project Areas
- Grading Plan (*if required*)
- Landscape Details (*if new landscaping proposed, especially for screening purposes*)
- Additional Information, as deemed necessary by the County Planning Department

**Only applications with the above required information can be accepted.** Pursuant to Article 75, Section 100 of the Hood Rive County Zoning Ordinance, this department has 14 days to review the application for completeness and notify the applicant of any deficiencies.

***SIGNATURES***

---

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes County planning staff reasonable access to the site in order to evaluate the application.

By signing below, I acknowledge that the information provided in this application is accurate to the best of my knowledge.

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

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

Property Owner(s)  
Signature (if different from applicant): \_\_\_\_\_ Date: \_\_\_\_\_

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