



WALLOWA COUNTY
Planning Department
101 S River Street #105
Enterprise, Oregon 97828
541-426-4543 ext. 1170

PERMIT#: _____
E-PERMIT#: _____
DATE FILED: _____
TOTAL FEE: _____
CHECK #: _____

VARIANCE APPLICATION

LEGAL OWNER: _____

APPLICANT: _____ REF#: _____

PROJECT ADDRESS: _____ TWP: _____

MAILING ADDRESS: _____ RANGE: _____

APPLICANT PHONE NUMBER: _____ SECTION: _____

APPLICANT E-MAIL: _____ TAX LOT: _____

CONTACT/ PHONE NUMBER _____ ACRES: _____
(if different): _____

CONTACT/ EMAIL _____ ZONE: _____
(if different): _____

PROJECT DESCRIPTION: _____

TO BE PROCESSED, YOUR APPLICATION MUST INCLUDE MAPS SHOWING:

1. PROPERTY LINES, ACCESS, AND EASEMENTS
2. EXISTING AND PROPOSED STRUCTURES WITH SETBACKS TO PROPERTY LINES
3. ANY LIVE WATER, SEPTIC SYSTEM, SURFACE WATER (RIVER, PONDS, DITCHES, ETC), AND DOMESTIC WATER

**ATTACH A NARRATIVE
JUSTIFICATION FOR
THE REQUESTED
VARIANCE**

I hereby certify that the information furnished by me is correct to the best of my knowledge and issuance of this permit is based on this information. Any error committed by the issuing authority shall not excuse me from complying with any other applicable state and local laws and ordinances. I understand that any deviation other than that allowed by law may nullify the validity of this permit. I understand that if processing this permit requires more than 5 hrs. of staff time and \$25 in supplies and materials, I am responsible for the additional fee and will be charged staff time at \$35 per hour and other items at cost.

APPLICANT _____ DATE _____

COUNTY USE ONLY

ACTION Planning Department: _____ Approved: _____
TAKEN: Planning Commission: _____ Denied: _____

Conditions of Approval: _____

PERMIT AUTHORIZATION: _____

DATE OF ACTION

DATE OF EXPIRATION



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VICINITY MAP & PLOT PLAN REQUIREMENTS

Vicinity and Plot Plan maps are required for all Zone and Conditional Use Permit applications. Please refer to the attached examples. Maps do not have to be professionally drawn but must include **ALL** the information listed below—use the checklist to confirm all the required information is included on your application maps.

Vicinity Map

- ☐ Nearest highway
- ☐ Nearest incorporated town
- ☐ North arrow
- ☐ Approximate property location

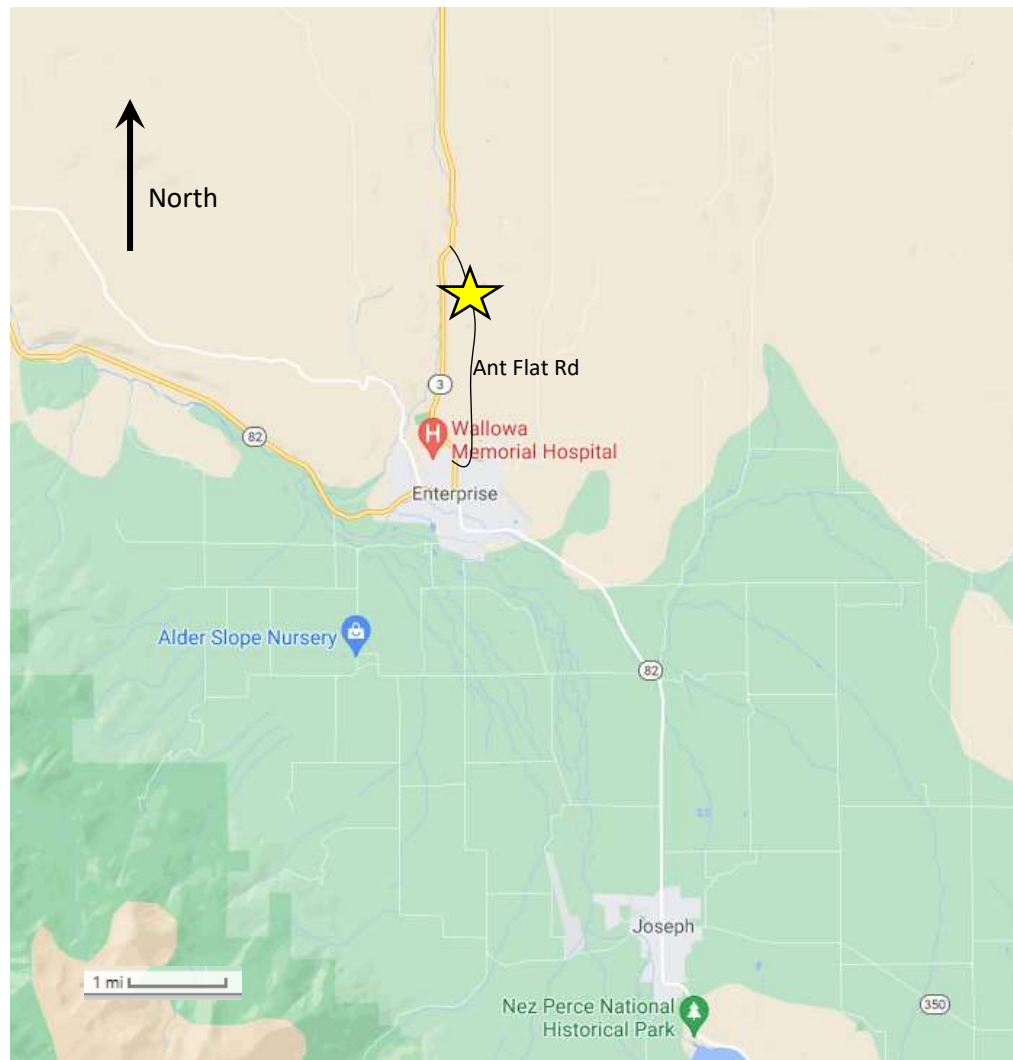
Plot Plan

- ☐ Property lines reflecting the shape of the property
- ☐ Location, position and dimensions of all existing and proposed structures
- ☐ Distance from all existing and proposed structure to all four sides of property lines
- ☐ North Arrow
- ☐ Access—the name of the road accessing the property, the name and location of all roads in the area, and where the driveway entrance will be
- ☐ Location of any property easements (position, length, width)
- ☐ Location AND type of domestic water supply and source
- ☐ Septic system location, if applicable. Include tank and drain field locations and distance from water source.
- ☐ Areas of surface water (i.e., river, ponds, ditches, etc.) and distance to structures from the top of the bank
- ☐ Fuel breaks according to Article 25, Flood, Wildfire, and Natural Hazards



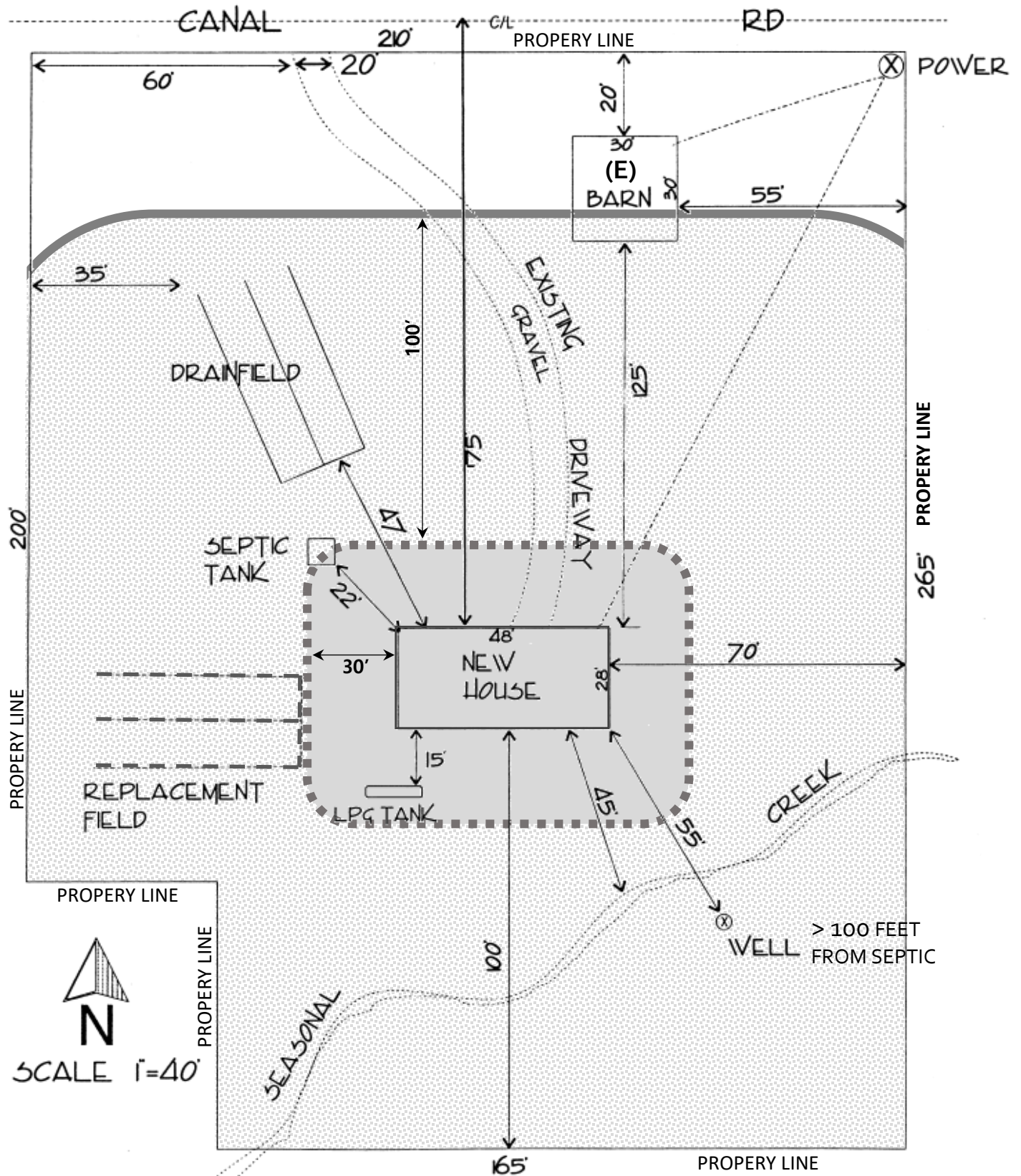
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Example Vicinity Map



★ Approximate property location

EXAMPLE PLOT PLAN



- | | |
|---|---|
|  <p>PRIMARY FUEL BREAK AREA</p> <ul style="list-style-type: none"> • LEVEL 1 = 30 FEET + IF >10% SLOPE • LEVEL 2 = 20 FEET |  <p>SECONDARY FUEL BREAK AREA</p> <ul style="list-style-type: none"> • LEVEL 1 = 100 FEET • LEVEL 2 = 80 FEET |
|---|---|



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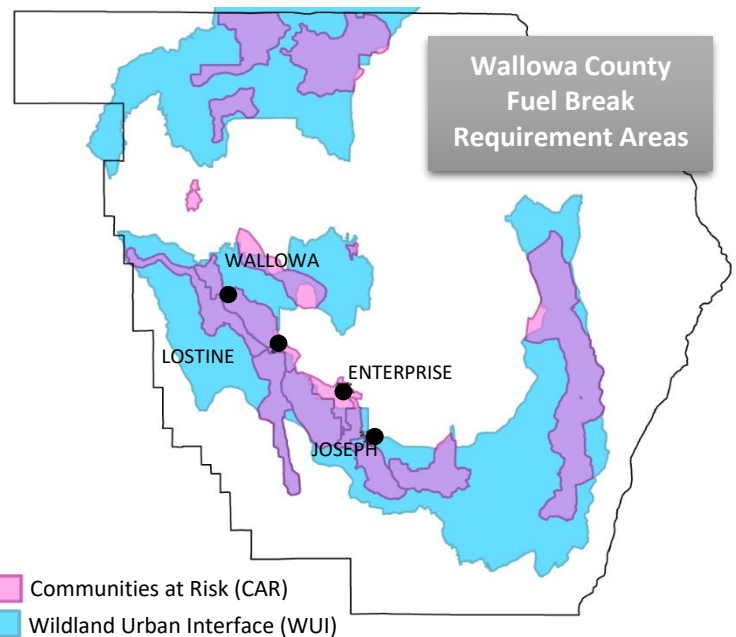
FUEL BREAK STANDARDS

This guide outlines the fuel break standards set forth in Wallowa County Land Development Ordinance Article 25 – Flood, Wildfire, and Natural Hazards for development in Communities at Risk and in the Wildland-Urban Interface. This guide is for informational purposes only and is not to be considered a substitute for the language of state or local regulations.

Required Fuel Breaks According to Risk Level and Slope

Fuel-Free Breaks are part of Wallowa County’s site standards within designated Communities at Risk (CAR) and Wildland Urban Interfaces (WUI). These standards are designed minimize wildfire hazards and risks. This handout will provide guidance on how to construct these fuel break zones.

The map shows the designated CAR and WUI areas. For more detailed information, contact the Planning Department.



Structures Requiring Fuel Breaks

- Structures of over 1,000 SF
- Dwellings and additions to dwellings
- Structures and new additions to structures associated with private businesses
- All bunkhouses
- Public and private infrastructure projects

Fire Safety Design Standard (Risk) Levels

Level 1 fire safety standards apply to:

1. Timber Grazing or Timber Commercial zones.
2. CARs with “high” or “extreme” risk
3. Portions of WUI Zones with “high” or “extreme” risk of wildfire occurrence.

Level 2 fire safety standards apply to:

1. CARs with “moderate” or “low” risk.
2. Portions of WUI Zones with “medium” or “low” risk of wildfire occurrence.

Fuel Breaks: % Slope	Level 1		Level 2	
	Primary (Zone 1)	Secondary (Zone 2)	Primary (Zone 1)	Secondary (Zone 2)
< 10	30 ft	+100 ft	20 ft	+80 ft
11 - 20	80 ft	+100 ft	55 ft	+80 ft
21 - 30	105 ft	+100 ft	57.5 ft	+80 ft
31 - 40	130 ft	+100 ft	70 ft	+80 ft
> 40	No structures allowed under any circumstances		70 ft	+80 ft



HAZARD CHECKLIST

Project site location/conditions may affect the conditions of the permit. Outcome subject to GIS mapping. An elevation certificate may be required.



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APPLICANT:

Property Owner: _____

Project Applicant (if different): _____

Project Address: _____

City: _____ State: _____ Zip Code: _____

Applicant Phone Number: _____

Applicant E-Mail: _____

Zone: _____

Proposed Activity/ Development (Check One): New Construction ☐ Residential ☐ Non- Residential ☐
Other ☐ _____

Risk Magnitude: Value of Existing Structure/s _____ Value of Proposed Improvement _____

COUNTY USE ONLY:

Permit # _____

Associated Ordinance Article

Condition/Location

Article 24 – Watershed
Protection Area

- Watershed Protection Overlay: Yes ☐ No ☐

Article 25 – Floods, Wildfire, and
Natural Hazards Area

- Wildfire Risk

	None	Level 1	Level 2
Zoning T/G or T/C	No	Yes	N/A
Communities at Risk Risk Designation	No	Extreme or High	Moderate or Low
WUI Zone Wildfire Occurrence Risk	No	Extreme or High	Moderate or Low

- Wetlands: Yes ☐ No ☐

- FEMA Floodplain: Yes ☐ No ☐

If Yes (Circle and Describe): 500 Year or 100 Year

- Elevation Certificate Required: Yes ☐ No ☐

Article 29 – Airport Overlay Zone

- Airport Overlay: Yes ☐ No ☐

Article 36 – Salmon Habitat
Restoration

- Natural Resource Advisory Council Review: Yes ☐ No ☐

County Official Signature: _____



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FLOOD, GEOLOGIC, OR WILDFIRE HAZARD WAIVER NOTICE

REGARDING ESTABLISHMENT AND MAINTENANCE OF DEVELOPMENT IN AREAS SUBJECT TO INUNDATION OR PHYSICAL HAZARDS OF A GEOLOGICAL NATURE OR WILDFIRES

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the County of Wallowa, State of Oregon described as:

As recorded in Assessor's map number _____ records of Wallowa County, which property is known as:

I (We) desire to develop said property and require a Zone Permit from Wallowa County for authorization. I am (we are) fully aware of the fact that the site is in an area subject to inundation, slides, unstable soils and/or wildfires, and that I (we) in consideration of the issuance of said Permit from Wallowa County, agree to indemnify, defend and hold Wallowa County harmless from any loss, claim or liability arising in any manner out of use of the above described property for damages that may occur to our property or buildings thereon due to water or soil conditions, including but not limited to earthquake, floods, slides, water run-off, caving, or other such natural phenomena due to wildfires, whether such damage occurs to me (us) or adjoining land owners, and further agree to release and hold harmless Wallowa County from any damages, law suits, or liability arising therefrom. I (We) assume all risk arising out of the use of the above described property and the County shall have no liability in connection with the issuance of said Zone Permit to me (us) for any condition existing thereon.

This agreement is appurtenant to the real property described herein, and shall run with the land and shall bind and inure to my (our) successors, assigns, heirs, and executors and shall be recorded in the deed records of Wallowa County.

DATED this _____ day of _____, _____

_____, Owner
Print Name

_____, Owner
Print Name

Signature

Signature

STATE OF OREGON)

)ss.

COUNTY OF WALLOWA)

Personally appeared the above named _____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

BEFORE ME this _____ day of _____, _____

Notary Public of Oregon

My Commission Expires: _____

**CONFLICT
ACKNOWLEDGMENT
STATEMENT**

LANDOWNER MUST RECORD WITH
COUNTY CLERK AFTER APPROVAL &
PROVIDE A COPY OF THE RECORDED
DOCUMENT TO THE PLANNING
DEPARTMENT

I (We), _____, am (are) the owner(s) or their legal representative, of certain real property located in Wallowa County, Oregon. The address for the property is _____, and the legal description is Township _____, Range _____, Section _____, Tax Lot(s) _____.

I (We) have applied for _____ on land, on land adjacent to, or on land that is in close proximity to land zoned Exclusive Farm Use (EFU) and/or Timber/Grazing (T/G). The Wallowa County Right to Farm Ordinance requires a written and recorded statement acknowledging the right of neighboring landowners to conduct farm, forest, and mining operations as authorized by the Oregon Forest Practices Act (or other governing regulations) as a condition of approval. In addition, the Wallowa County Right to Farm Ordinance provides that conflict between authorized farm and forest practices and residential uses will be resolved in favor the Oregon Forest Practices Act. The Wallowa County Right to Farm Ordinance States:

“It is the purpose of this Ordinance to conserve, protect, and encourage the development and improvement of the agricultural and other resource-based industries of Wallowa County and the use of modern technology for the production of food and other resource-based products. Continued rural residential development and/or urbanization gives rise to conflict between resource activities and non-resource uses. Generally accepted resource practices offend, annoy, interfere with, and otherwise affect non-resource uses located on resource lands or nearby resource uses. As a result, resource activities are often subjected to lawsuits or complaints from non-resource users. In the end, agricultural and other resource-based industries are sometimes forced to cease operating when non-resource uses are located nearby. This

causes a decline in available local supplies of food and fiber. Declining access to local production of food and fiber threatens the continued prosperity, health, and safety of Wallowa County and must be avoided. The Wallowa County Court has concluded that the resource-industry base in Wallowa County must be protected from such lawsuits or complaints that limit the productivity of resource lands.”

On behalf of myself (ourselves) and in behalf of my (our) heirs, assigns, and purchasers, I (We) hereby acknowledge the residential use on my (our) property is subordinate to; and conflict will be resolved in favor of; farm, forest, and mining practices which are consistent with the Oregon Forest Practices Act and other applicable regulations. I (We) acknowledge these practices may involve the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, traffic, and other impacts. I (We) recognize the residential use of our property may be impacted by such activities. In the event of conflict; we agree to give preference to normal farm, forest, and mining practices.

Applicant

Applicant

STATE OF OREGON)
)**ss.**
County of Wallowa)

On this _____ day of _____, 20____,
_____, personally appeared before me, a Notary Public in
and for the aforementioned State and County, and executed the foregoing Conflict
Acknowledgment Statement and confessed it to be a voluntary act.

Notary Public of Oregon
My Commission Expires: _____