

ARTICLE 6

DESIGN REVIEW

SECTION 6.010, PURPOSE: The Planning Department will advise the Planning Commission annually on allowed or future uses and developments in areas of the Wallowa Lake Basin where a quality of architectural design and landscaping insure a level of livability and preserve the attractiveness of the area to recreational visitors. The area where there is a concern for architectural design and landscaping will be designated as the review area described in Section 6.015.

SECTION 6.015, REVIEW RESPONSIBILITY: The Planning Department shall be the Review authority for applications in the Wallowa Lake Basin Area which extends south to the Forest Service boundary and terminates at the top of the East, West, and Terminal Moraines.

Design Review will be subject to Article 3, Ministerial Review except that the review authority will refer the application to Administrative Review if, in the opinion of the Ministerial Review authority, the proposal may conflict with the purposes and intent of this ordinance or land use plan.

SECTION 6.020, REVIEW AND DECISION PROCESS:

01. Ministerial Review of an application under the provisions of this article does not require notice pursuant to Article 4, Administrative Review. However, the review authority may, at its sole discretion, require the applicant to produce written evidence that immediately adjacent property owners find the application acceptable as proposed by the applicant or as conditioned by the review authority. The review authority may consult other agencies or parties to aid in determining the application's compliance with the applicable standards and criteria of review.
02. If the applicant seeks a variance in conjunction with the application, the final action on the permit application will be withheld until completion of the variance application review.
03. If the applicant does not seek a variance permit or the variance permit application is denied and the application remains in non-compliance with any applicable standard or criteria, the review authority must deny the application.
04. The final action of the review authority is to be forwarded to the applicant within five days of the date of final action.

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SECTION 6.025, CONTENTS OF APPLICATION: Applications for permits requiring Administrative Review shall be made upon forms provided by the Planning Department. The application shall be accompanied by:

01. **SITE PLAN** - The site plan shall indicate the lot boundary lines, location of proposed improvements, existing improvements, access, parking, and distances of improvements from lot boundary lines.
02. **ARCHITECTURAL PLAN** - The architectural plan shall be a scaled sketch or drawing of the proposal indicating the design and material of siding, roof, trim, and foundations. Color of each component of the proposed construction or reconstruction shall be noted (Color chart is available at the Planning Department).
03. **DESIGN PLAN** - The Design Plan shall include other design and development standards of the specific zone.
 - A. Exclusive Farm Use. Article 15, Section 15.025
 - B. Timber Grazing. Article 16, Section 16.025
 - C. Recreation Rural. Article 18, Sections 18.025 and 18.030.
 - D. Commercial Recreation. Article 19, Section 19.025 and 19.030.

SECTION 6.030, APPEAL: Appeal of any final action of the Administrative Review authority shall be taken to the Planning Commission pursuant to the provisions of Article 7, Appeals.

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