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WASCO COUNTY PLANNING COMMISSION AGENDA PACKET

FOR

Hearing Date: July 6, 2021

Hearing Time: 3:00 pm

Hearing Location: Electronically via Zoom
Meeting ID: 869 6368 3266

HEARING DETAILS: File # 921-21-000024-PLNG. A Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide camp services for 65 days per year. A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone. A Cemetery Subdivision to create a 6.51 acre (2,182 burial lots measuring 10' x 13' each) cemetery from a 152.34-acre parcel.

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Date: June 29, 2021
To: Wasco County Planning Commission
From: Wasco County Planning Office
Subject: Submittal for hearing dated July 6, 2021
Re: Review File **#921-21-000024-PLNG** – Great River

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SUMMARY OF INFORMATION

Prepared for Planning Commission Hearing

Hearing Date: July 6, 2021

File Number: 921-21-000024-PLNG **Newspaper Publish Date:** June 16, 2021

Request: (1) A Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100); (2) A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. Eight existing buildings will be repaired, modified, or replaced in their existing locations to be used for Youth Camp operations. The Youth Camp will provide camp services for 65 days per year; and (3) A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone. Four out of the eight existing buildings will be modified or replaced in their existing locations to be used for Cemetery operations. A Cemetery Subdivision to create a 6.51 acre (2,182 burial lots measuring 10' x 13' each) cemetery from a 152.34-acre parcel.

Applicant/ Owner: Great River, LLC., P.O. Box 453, Mosier, OR 97040

Property Information:

Location: The subject properties are located west of Dry Creek Road and east of Carroll Road, approximately 0.2 miles south of the intersection of Carroll Road and Digger Road, approximately 1.6 miles north of the Carroll Road and Osburn Cutoff Road, approximately 2.5 miles south of Mosier, Oregon; more specifically described as:

Map/Tax Lot	Acct#	Acres
2N 12E 19 100	376/1522	155.34
2N 12E 0 700	372	80.21

Zoning: Forest (F-2) Zone
Sensitive Wildlife Habitat Overlay (EPD-8)

ATTACHMENT A – SUMMARY OF INFORMATION AND CONDITIONS

Attachments:

- **A. Summary of Information & Conditions**
- **B. Planning Commission Options & Staff Recommendation**
- **C. Diagrams, Maps, Tables**
- **D1. Staff Report Property Line Adjustment**
- **E1. Section 21.100.C., Final Land Partition Plat Requirements**

- **D2. Staff Report Conditional Use Permit "Youth Camp"**
- **E2. Lighting Standards**
- **F2. Forest-Farm Management Easement**
- **G2. Mediation Ordinance**
- **H2. Public Comments**
- **I2. Fire Protection and Prevention Plan**

- **D3. Staff Report Conditional Use Permit "Cemetery" & Cemetery Subdivision**
- **E3. Lighting Standards**
- **F3. Forest-Farm Management Easement**
- **G3. Mediation Ordinance**
- **H3. Public Comments**
- **I3. Fire Protection and Prevention Plan**

The full staff recommendation with all proposed findings of fact for each request (Property Line Adjustment/Replat, Youth Camp CUP, Cemetery CUP, and the Cemetery Subdivision) is enclosed as **Attachments D1, D2, and D3,** and was available at the Wasco County Planning Department for review one week prior to the July 6, 2021, hearing. The full staff recommendation is made a part of the record. This summary does not supersede or alter any of the findings or conclusions in the staff report, but summarizes the results of Staff's review and recommendation.

(1) A Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100); (2) A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. Eight existing buildings will be modified or replaced in their existing locations to be used for Youth Camp operations. The Youth Camp will provide camp services for 65 days per year; and (3) A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone. Four out of the eight existing buildings will be modified or replaced in their existing locations to be used for Cemetery operations. A Cemetery Subdivision to create a 6.51 acre (2,182 burial lots measuring 10' x 13' each) cemetery from a 152.34-acre parcel.

PROPOSED PROPERTY LINE ADJUSTMENT CONDITIONS OF APPROVAL:

1. The final plat shall contain the following information:

    a. *A vicinity map of such scale to clearly locate the proposed partitioning in relation to adjacent subdivisions, partitions, roadways and other land parcels;*
    b. *North point, scale and date;*

c. A plan of the proposed partitioning, showing boundaries of the total contiguous ownership, boundaries of each proposed tract, the number assigned to each tract, acreage of each tract and location and name of existing and proposed roads;
d. Private streets and all restrictions or reservations relating to private streets;
e. Name and address of the landowners, the applicant and the surveyor, if any, employed to make necessary surveys and prepare the description of each tract involved;
f. Proposed means and location of water supply and sewage disposal for each tract;
g. Zoning classification of the land and Comprehensive Plan map designation;
h. Predominant natural features, such as water courses and their flows, marshes, rock outcroppings, and areas subject to flooding, sliding or other natural hazards;
i. Any existing permanent structures;
j. Draft of proposed restrictions and covenants affecting the partitioned land;
k. Legal description of the property being partitioned;

2. If newly proposed access easements are recorded with the Wasco County Clerk prior to the final approval of the plat, those easements' recorded document number shall appear on the face of the final plat.

3. Prior to approval of the final plat by the Director, all new and existing utility easements serving the area shall be illustrated with their recorded document number provided on the face of the plat.

4. The owner shall have two years (24 months) from the date of final approval (the end of the 12 day appeal period) to submit an application for approval of the final Property Line Adjustment/Replat plat. The approval of the Property Line Adjustment/Replat plan may be extended a maximum of two additional years if the applicant applies for an extension, and meets the requirements of Section 2.125.B.

5. Any easements that have been previously recorded shall appear on the final plat.

6. The final plat map shall show: (1) the approximate acreage of each unsurveyed parcel; and (2) that any unsurveyed parcel have the word "unsurveyed" placed in bold letters adjacent to the parcel number on the plat.

7. The owners shall submit proof that the current year's taxes are paid in full prior to approval of the final plat. (Note: The tax year runs July 1st – June 30th.).

8. The final plat shall include all of the items required by Section 21.100.C (See Attachment E1), and the following additional items:

    a. Owner(s) Signatures
    b. Planning Department File Number (921-21-000024-PLNG) below the Planning Director signature block near the bottom right (if multiple pages, this should be on page 1). Account numbers: 2N 12E 19 100 and 2N 12E 0 700.
    c. Current date
    d. Comprehensive Plan and Zoning designation:
        - Comprehensive Plan designation: Forestry
        - Zoning: F-2(80), Forest (F-2) Zone; Sensitive Wildlife Habitat Overlay (EPD-8)

e. One metes and bounds description identifying the perimeter of all subject lots/parcels shall be included on the final plat, or other description as approved by the County Surveyor.
f. The following statement: "No investigation has been made of the suitability of any given parcel by an authorized representative of the Department of Environmental Quality, and that no warranty is made that any parcel will be usable for subsurface sewage disposal."
e. A table consistent with the following: (Place this table outside of any illustrated parcel boundary).

Proposed Parcel Adjustment				
Parcel Number (on plat	Map & Tax Lot	Existing	Proposed	Gain/Loss
Lot 1	**2N 12E 19 100**	**155.90**	**152.34**	**3.56 acre loss**
Lot 2	**2N 12E 0 700**	**80.21**	**83.77**	**3.56 acre gain**

9. The owners shall prepare and file new deeds for the newly configured parcels as soon as the final plat map is filed. The deeds shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment.

10. No existing covenants or restrictions will be vacated in association with this Property Line Adjustment/Replat decision.

11. The owner/applicat must initiate a request for final Property Line Adjustment/Replat plat approval, receive approval, and duly record the final Property Line Adjustment/Replat plat with the Wasco County Clerk prior to receiving Building Codes approval for any structural development for the proposed Youth Camp or Cemetery.

12. The final plat map shall be in substantial conformance with the approved preliminary Property Line Adjustment/Replat plat plan submitted in this application. The Director will not issue a final plat approval until all conditions of approval associated with the Property Line Adjustment/Replat have been met.

PROPOSED YOUTH CAMP CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL:

1. The approval of this Youth Camp is conditioned upon the proposed Youth Camp Scope outlined in the application and the Staff Report provided in Attachment D2. Any future alteration or increase in the scope of the proposed Youth Camp will require a new review.

2. Overnight stays for adult only programs (those events primarily for individuals over 21 years of age), not including staff, shall be limited to 10 percent of the 65 days of overnight stays proposed. This condition is required throughout the life of this permit.

3. None of the preexisting campsites with electric and sewerage connections may be used for any purpose that meets the description of campground as defined in in ORS 215.283(2)(c), 215.213(2)(e) and OAR 660-006-0025(4)(e). This condition is required throughout the life of this permit.

4. The owner/applicant shall provide to the Wasco County Planning Department objective evidence from North Central Public Health District that the existing or new septic systems utilized for all of the proposed structures associated with Youth Camp operations can accommodate the scope of the proposed Youth Camp's 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule.

5. The owner or operator of the Youth Camp shall maintain adequate solid waste removal. This condition is required throughout the life of this permit.

6. Development and use of "intensively developed recreational facilities such as tennis courts, gymnasiums, and golf courses" is strictly prohibited. This condition is required throughout the life of this permit.

7. (1) Primary cooking and eating facilities shall be located in a single building; (2) Any secondary cooking and eating facility shall not be established in sleeping quarters; and (3) Food services shall be limited to the operation of the Youth Camp and shall be provided only for Youth Camp participants, and that sales of individual meals may be offered only to family members or guardians of Youth Camp participants. These conditions are required throughout the life of this permit.

8. Camp bathing and laundry facilities shall not be provided in the same building as sleeping quarters.

9. The building identified as the "Bunkhouse" shall not include kitchen facilities, and shall not be used for overnight accommodations for persons not participating in Youth Camp activities or be used for individual rentals.

10. The building identified as the "Caretaker Residence" will only be used as housing for employed part-time or full-time caretaker staff. This condition is required throughout the life of this permit.

11. Noise shall be minimized, and "quiet hours" of 10 p.m. to 8 a.m. will be implemented. This condition is required throughout the life of this permit.

12. Noncompliance with any condition of approval shall be grounds for revocation of the permit. Revocation of the Conditional Use Permit shall be considered a land use action and shall be reviewed by the Planning Commission according to the requirements in Section 5.040.

13. **Fire Safety Standards Conditions of Approval**

    a. A 100-foot fire fuel break shall be provided and maintained around each of the proposed structures in accordance with OAR 660-006-0035(3). This condition is required throughout the life of this permit.

    b. Fire retardant roofing materials shall be used for all of the proposed structures. Changes or alterations of roofing materials shall be approved by the Wasco County Planning Department. This condition is required throughout the life of this permit.

    c. Spark arrestors shall be used for all structures with chimneys. This condition is required throughout the life of this permit.

d. The owner/applicant shall meet the criteria outlined in OAR 660-006-0031(7)(b) through the implementation and continued maintenance of the submitted "Fire Protection and Prevention Plan". Additionally, the applicant shall provide and maintain the following: (1) Clear dead wood and trim lower branches on trees; (2) Provide at least 6,000 gallons of water in storage tanks onsite with a functional standpipe for every structure; (3) Maintain the "Emergency Gathering Area" identified on the site plan; and (4) Ensure that all Cemetery and Youth Camp staff, and day camp and overnight campers, parents, adult chaperons, and volunteers are familiarized with camp fire emergency evacuation standard operating procedures. These conditions are required throughout the life of this permit. A copy of the "Fire Protection and Prevention Plan", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

e. The owner/applicant shall provide and maintain the following: (1) One 1000-gallon mobile water supply that can access all areas of the camp; (2) One 30 gallon-per-minute water pump and an adequate amount of hose and nozzles for use on the mobile water supply; (3) Firefighting hand tools for each staff member; and (4) Trained personnel capable of operating all fire suppression equipment at the camp during designated periods of fire danger. These conditions are required throughout the life of this permit.

f. Applicable improvements and requirements listed in Chapter 10 of the Wasco County LUDO and the signed and completed Fire Safety Standard Self-Certification shall be achieved within one year of the date of approval and maintained through the life of the development. This certification commits all future property owners to the same requirements. A copy of this self-certification form is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

g. Approved decks: (1) Will be kept clear of flammable material; (2) Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings; (3) Decks will be built of fire-resistant material as required in accordance with standard 10.110.B; and (4) All flammables will be removed from the area immediately surrounding structures. This condition is required throughout the life of this permit.

h. All openings into and under the exterior of any building that includes vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings. This condition is required throughout the life of this permit.

i. All trees overhanging buildings will be limbed up eight feet in accordance with fire fuel break requirements in 10.120.A and kept trimmed back 10 feet from any chimney or stove pipe, and be maintained free of all dead material. This condition is required throughout the life of this permit.

j. If underground services are not available, the route will be kept clear, and have a single point of access to buildings. This condition is required throughout the life of this permit.

k. The owners or operators will provide stand-pipes at least 50 feet from all structures with plumbing as shown in the site plan. This condition is required throughout the life of this permit.

l. The owners or operators will maintain and keep all turnouts open to all vehicles. This condition is required throughout the life of this permit.

m. The owners and operators provide the Mosier Fire Department with a lock to all access gates on the property. This condition is required throughout the life of this permit.

n. All signs (directional, on-site water source, electrical shut-off at power pole or off-grid power source, and property address) shall be legible and maintained in good repair, and that all signs shall be in place on the site plan prior to the issuance of zoning approval on a building permit application for repair or replacement of any building.

14. The owner or operator will provide and maintain the 75 parking spaces identified on the site plan. This condition is required throughout the life of this permit.

15. The designated off-street parking and loading areas must be maintained and kept available for parking and loading and unloading of materials. This condition is required throughout the life of this permit.

16. All designated parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. This condition is required throughout the life of this permit.

17. All parking spaces identified on the site plan will be improved and available for use prior to the operation of the Youth Camp or Cemetery.

PROPOSED CEMETERY CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL:

1. The owner/applicant shall provide to the Wasco County Planning Department objective evidence from the North Central Public Health District that the existing or new septic systems utilized for all of the proposed structures can accommodate the scope of the proposed Cemetery.

2. The owner or operator of the Cemetery shall maintain adequate solid waste removal. This condition is required throughout the life of this permit.

3. Noise shall be minimized, and “quiet hours” of 10 p.m. to 8 a.m. will be implemented. This condition is required throughout the life of this permit.

4. Noncompliance with any condition of approval shall be grounds for revocation of the permit. Revocation of the Conditional Use Permit shall be considered a land use action and shall be reviewed by the Planning Commission according to the requirements in Section 5.040.

5. The owner or operator will provide and maintain the 75 parking spaces identified on the site plan. This condition is required throughout the life of this permit.

6. The designated off-street parking and loading areas must be maintained and kept available for parking and loading and unloading of materials. This condition is required throughout the life of this permit.

7. All designated parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. This condition is required throughout the life of this permit.

8. All parking spaces identified on the site plan will be improved and available for use prior to the operation of the Youth Camp or Cemetery.

9. **Fire Safety Standards Conditions of Approval**

    a. The owner/applicant shall achieve within one year of the date of approval and maintain all fire safety related conditions of approval within the **PROPOSED YOUTH CAMP CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL "**Fire Safety Standards Conditions of Approval" subsections 12.a-n, of this Notice of Decision.

PROPOSED CEMETERY SUBDIVISION CONDITIONS OF APPROVAL:

1. The final subdivision plat shall not be filed or recorded until it has been submitted to and approved by the Wasco County Planning Commission.

2. A 12-foot-wide pedestrian easement for access to the three cemetery burial blocks and 6-foot-wide walking easements between burial lots shall be illustrated on the final cemetery subdivision plat.

3. Approval of the preliminary cemetery subdivision plan is valid for 24 months from the date of final approval, which is the end of the 12-day appeal period following the final decision from the Planning Commission. A final cemetery subdivision plat must be submitted for review by the Planning Commission prior to the expiration of the 24-month period of validity. If that time limitation is exceeded, approval of the preliminary subdivision plan shall be void. Any subsequent proposal by the applicant for a division of the property shall require a new development request. An extension of time may be granted, if it is applied for in accordance with Section 2.125.B of the Wasco County Land Use and Development Ordinance. Cemetery operations and Building Codes approval for authorized structural development approved under the Cemetery Conditional Use Permit may not proceed until the final cemetery subdivision plat has been submitted, approved, and filed with the Wasco County Clerk.

4. The land owner or operator of the approved Cemetery shall provide a valid certificate of authority from the Oregon State Mortuary and Cemetery Board prior to the review and approval of the Cemetery Subdivision's final plat by the Planning Commission.

5. The land owner and owner or operator of the approved Cemetery shall maintain a valid certificate of authority from the Oregon State Mortuary and Cemetery Board throughout the life of the Conditional Use Permit to operate a cemetery in the Forest (F-2) Zone.

6. The final cemetery subdivision plat shall comply with Oregon Revised Statutes 92.010 to 92.192 except that ORS 92.090 (Approval of subdivision plat names) (2)(a) and (b) shall not be applicable to streets, alleys, ways and footpaths located wholly within a cemetery.

7. The final cemetery subdivision plat shall be dedicated exclusively for cemetery purposes, and the owner shall prepare and file a new deed for the newly configured cemetery subdivision dedicating the land for cemetery use, as soon as the final plat map is filed.

8. The subject 6.51-acre cemetery subdivision shall be held, occupied, and used exclusively for cemetery purposes.

9. If there are any existing easements for sewers, water mains, electrical lines, or other public utilities, they shall be illustrated and conveyed on the final subdivision plat, to be recorded with the Wasco County Clerk's Office. The easements shall be at least twelve (12) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six feet in width.

PROPOSED MISCELLANEOUS CONDITIONS OF APPROVAL THAT APPLY TO THE PROPERTY LINE ADJUSTMENT, THE YOUTH CAMP CONDITIONAL USE PERMIT, THE CEMETERY CONDITIONAL USE PERMIT, AND THE CEMETERY SUBDIVISION:

1. Repaired, modified, or replaced structures shall be less than 35 feet in height.

2. (1) Signs shall not be illuminated or capable of movement; (2) signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located; and (3) signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten 10 feet from right of way of public road.

3. All exterior lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials.

4. The applicant shall obtain a Road Approach Permit from the Wasco County Public Works Department prior to beginning Cemetery and Youth Camp operations.

5. The owners shall sign and record in the deed records for the County a Forest-Farm Management Easement binding the landowner, the owner or operator of the Youth Camp and Cemetery, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 prior to receiving zoning approval on a building permit application.

6. Areas with significant ground disturbance shall be revegetated no later than the next planting season (Oct-April) with native species, and 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.

7. All activities planned within the Bonneville Power Administration (BPA) easements must to be reviewed by BPA prior to their occurrence, and that the owners or operators shall not build, dig, install utilities, plant, or burn within the easement areas.

ATTACHMENT B - PLANNING COMMISSION OPTIONS & STAFF RECOMMENDATION

PLANNING COMMISSION OPTIONS

Property Line Adjustment/Replat

A. Approve the preliminary Property Line Adjustment/Replat plan as submitted by the applicant, to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100).

B. Approve the request, with amended Conditions and Findings; or

C. Deny the request with amended Conditions and Findings; or

D. If additional information is needed, continue the hearing to a date and time certain to allow the submittal of additional information.

STAFF RECOMMENDATION

With conditions, staff recommends Option A: Approve the preliminary Property Line Adjustment/Replat plan with the proposed Conditions and Findings described in the Staff Report.

Youth Camp Conditional Use Permit

A. Approve the Youth Camp Conditional Use Permit plan as submitted by the applicant, to construct and operate a Youth Camp in the Forest (F-2) Zone. Eight existing buildings will be repaired, modified or replaced in their existing locations to be used for Youth Camp operations.

B. Approve the request, with amended Conditions and Findings; or

C. Deny the request with amended Conditions and Findings; or

D. If additional information is needed, continue the hearing to a date and time certain to allow the submittal of additional information.

STAFF RECOMMENDATION

With conditions, staff recommends Option A: Approve the Youth Camp Conditional Use Permit plan with the proposed Conditions and Findings described in the Staff Report.

ATTACHMENT B - PLANNING COMMISSION OPTIONS & STAFF RECOMMENDATION

Cemetery Conditional Use Permit

A. Approve the Cemetery Conditional Use Permit plan as submitted by the applicant, to construct and operate a green Cemetery in the Forest (F-2) Zone. Four out of eight existing buildings will be repaired, modified, or replaced in their existing locations to be used for Cemetery operations.

B. Approve the request, with amended Conditions and Findings; or

C. Deny the request with amended Conditions and Findings; or

D. If additional information is needed, continue the hearing to a date and time certain to allow the submittal of additional information.

STAFF RECOMMENDATION

With conditions, staff recommends Option A: Approve the Cemetery Conditional Use Permit plan with the proposed Conditions and Findings described in the Staff Report.

Cemetery Subdivision Plan

A. Approve the preliminary Cemetery Subdivision plan as submitted by the applicant, to create a 6.51-acre (2,182 burial lots measuring 10' x 13' each) cemetery subdivision from a 152.34-acre parcel.

B. Approve the request, with amended Conditions and Findings; or

C. Deny the request with amended Conditions and Findings; or

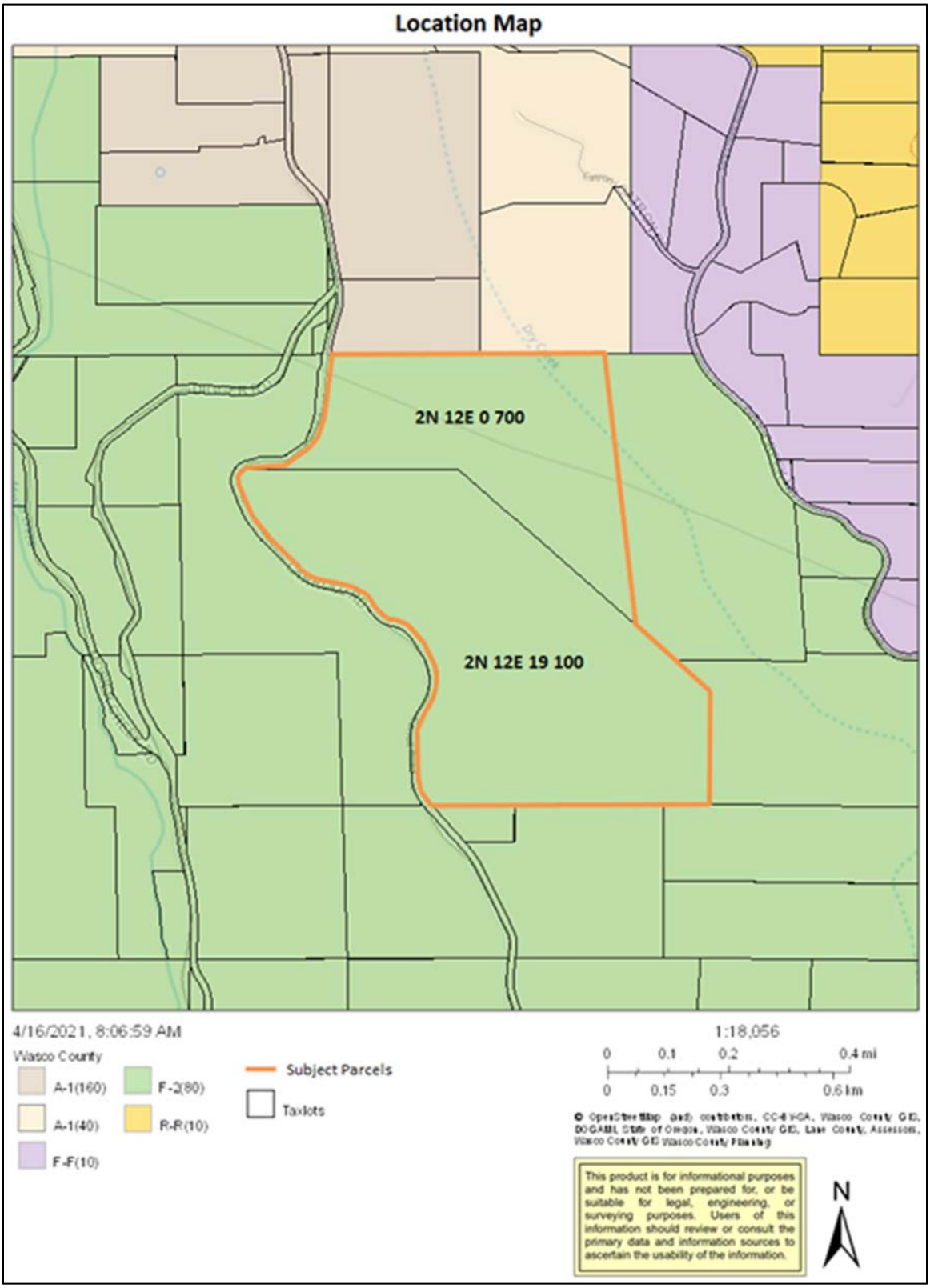
D. If additional information is needed, continue the hearing to a date and time certain to allow the submittal of additional information.

STAFF RECOMMENDATION

With conditions, staff recommends Option A: Approve the preliminary Cemetery Subdivision plan with the proposed Conditions and Findings described in the Staff Report.

ATTACHMENT C – DIAGRAMS, MAPS, AND TABLES

Applicant: Great River, LLC.
Owner: Great River, LLC.
Map: 2N 12E 19 100 and 2N 12E 0 700
Account #: 376/1522 and 372



ATTACHMENT D1 – STAFF REPORT
PROPERTY LINE ADJUSTMENT

File Number: 921-21-000024-PLNG

Applicants: Great River, LLC

Owners: Great River, LLC

Request: Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a 83.77 acre parcel (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100).

Procedure Type: Quasi-Judicial Hearing

Prepared For: Wasco County Planning Commission

Prepared By: Daniel Dougherty, Associate Planner

Hearing Date: July 6, 2021

Staff Recommendation: Approval, with conditions

Location: The subject properties are located west of Dry Creek Road and east of Carroll Road, approximately 0.2 miles south of the intersection of Carroll Road and Digger Road, approximately 1.6 miles north of the Carroll Road and Osburn Cutoff Road, approximately 2.5 miles south of Mosier, Oregon; more specifically described as:

Map/Tax lot	Account#	Acres
2N 12E 19 100	376/1522	155.90
2N 12E 0 700	372	80.21

Zoning: Forest (F-2) Zone
Sensitive Wildlife Habitat Overlay (EPD-8)

Past Actions:

2N 12E 19 100
LOC-78-BP (Rec Shelter)
LOC-78-BP (Water Tank Shed)
LOC-78-BP (Shower and Restroom House)
LOC-84-BP (Pole Building)
CUP-84-105-WAF24-8H (Expansion of Campsite)
CODARC-09-08-0021 (Solid Waste Complaint)

2N 12E 0 700
921-19-000004-PLNG (Property Line Adjustment)
LOC-04-WR-A (Land Use Compatibility Statement to Divert Water)
PAR-99-110-WAF28-A (Partition)

I. APPLICABLE STANDARDS

Wasco County Land Use & Development Ordinance

A. Chapter 2 – Development Approval Procedures

Section 2.060.A.4	Partition, Replat and Lot Line Adjustment Approval, except as provided for in Section 2.060 B.10 (Chapter 21)
Section 2.060.B.14	*Matters which the Director elects not to review, pursuant to Section 2.060 A 1, A 2, A 3, A 4, A 5, A 6, A 7, and A 8.*

B. Chapter 3 – Basic Provisions

Section 3.120	Forest (F-2) Zone
Section 3.124	Uses Permitted Subject to Standards/Type II Review
Section 3.124.J	Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions
Section 3.127	Property Development Standards
Section 3.920	Sensitive Wildlife Habitat Overlay (EPD-8)

C. Chapter 10 – Fire Safety Standards

Section 10.230	Fire Safety Mitigation Plan

D. Chapter 20 – Site Plan Review

Section 20.050	Off Street Parking

E. Chapter 21 – Land Divisions

Section 21.030	Basic Provisions and Design Standards
Section 21.100	Land Partitioning Approval
Section 21.115	Property Line Adjustments/Replats
Section 21.120	Property Line Adjustment/Replat Approval Standards
Section 21.125	Final Property Line Adjustment/Replat Map Requirements
Section 21.130	Survey Requirements for Property Line Adjustments/Replats

F. ORS Chapter 92 – Subdivisions and Partitions

Section 180	Authority to Review Replats
Section 190	Effect of Replat

II. BACKGROUND

A. Legal Parcel: In accordance with the Wasco County Land Use and Development Ordinance, a legal parcel is defined as:

> *(Legal)* ***Parcel*** *- 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 major or minor land partition; or*
>
> *c. By deed or land sales contract prior to September 4, 1974.*

2N 12E 19 100: This office determined that the subject property is a legal parcel in a zoning verification letter dated May 11, 2000. The verification letter provided the following: "The parcel which contains Columbia River Gorge Recreational Vehicle (R.V.) Resort was legally created by Deed 74-2416, dated August 14, 1974, but not filed with the Wasco County Clerk until October 21, 1974. Partitioning and subdivision regulations went into effect in Wasco County on September 4, 1974….based on specific wording in the ordinance, we are able to interpret that the parcel was created on the date the deed was signed, which was prior to the land division regulations." Because the parcel was created by a deed prior to September 4, 1974, it complies with the definition above and is a legal parcel.

2N 12E 0 700: This parcel is identified as Parcel 2 of Partition Re-Plat 2019-002011, and was created by Partition Re-Plat 2019-002011, recorded with the Wasco County Clerk on June 21, 2019. Because the parcel was created by a duly recorded land partition, it complies with the definition above and is a Legal Parcel.

B. Site Description: Site descriptions of the subject properties are provided below:

2N 12E 19 100: The slope and general parcel data were identified through Wasco County GIS (Slope, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and an May 4,2021, staff site visit. The subject parcel contains significant development from a previous recreational vehicle park that is no longer in use. The subject parcel was an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of primarily paved roads. A man-made fresh water pond is identified on GIS Wetland Inventories, and is located at the south-central part of the property; however, the pond is no longer utilized and the area does not contain water. The steepest slopes (31-54%) are found on the far east side of the parcel and are northeast facing. The central and west side of the subject parcel primarily contain slopes of approximately 0-30%. The east and south side of the parcel is heavily vegetated with mature tree growth (approximately 75+ acres). The north and west side of the parcel contain intermittent mature tree growth, and areas of native grasslands where tree growth is sparse.

2N 12E 0 700: The slope and general parcel data were identified through Wasco County GIS (Slope, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and a January 28, 2020, staff site visit. The subject parcel is undeveloped. Dry Creek, a delineated "freshwater forested shrub wetland" runs in a northwesterly direction through the northeast corner of the parcel. Slopes on the east side of Dry Creek are southwest facing and are approximately 20%. Slopes on the west side of Dry Creek are northeast and northwest facing and are approximately 30%. The parcel is intermittently vegetated with small (2-10 acre) forests of conifer and broadleaf trees separated by significant areas of native grasslands where tree growth is sparse. The parcel has a high density of tree growth along the eastern side of Carrol Road.

C. Surrounding Land Use: The slope and general parcel data were identified through Wasco County GIS (Slope, Zone, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis. Properties located to the west, south, southwest, and southeast are zoned F-2(80), Forest Zone. Properties located to the north and northwest are zoned A-1 (40) and A-1(160), Exclusive Farm Use. Properties located to the east and northeast are zoned F-F (10), Forest-Farm. The surrounding properties on the east side of Dry Creek contain southwest facing slopes of 20-27%. The surrounding properties on the west side of Dry Creek contain similar northwest facing slopes as the subject parcel (30%). The parcels north and northwest are generally used for farm use (orchard and hay) and have single family dwellings. Parcels located east and northeast

are generally used for residential purposes. Parcels located to the southeast are forestland and contain little to no development. Parcels to the south contain sparse residential development.

D. Public Comment: A public newspaper notice for the request was provided on June 6, 2021, and a Notice of Quasi-Judicial Hearing was provided on June 16, 2021 to owners within 750' of the subject parcels as well as interested and affected public agencies. Any comments pertaining explicitly to this Property Line Adjustment/Replat request are located within Attachment F.

III. FINDINGS:

A. Chapter 2 – Development Approval Procedures

Section 2.060 - Application/Completeness

A. The Director shall have the authority to review the following applications for Administrative Action, and shall follow the procedure provided by this Ordinance to accomplish such review. Matters required by this Ordinance that are not subject to other provisions of this Ordinance include, but are not limited to:

(***)

4. Partition, Replat and Lot Line Adjustment Approval, except as provided for in Section B.10 (Chapter 21)

FINDING: An application has been made for review of a Property Line Adjustment/Replat to reconfigure two lawfully existing parcels. The Director has the authority to review this type of application for Administrative Action. Staff finds that the request complies with Section 2.060.A.4.

B. The following matters shall be heard by the Planning Commission, pursuant to Sections 2.080, 2.090, 2.130, 2.140, 2.150, and 2.190 of this Ordinance:

(***)

14. Matters which the Director elects not to review, pursuant to Section 2.060 A 1, A 2, A 3, A 4, A 5, A 6, A 7, and A 8.

FINDING: The application for review of a Property Line Adjustment/Replat to reconfigure two lawfully existing parcels was accompanied with applications for a Conditional Use Permit for a "Cemetery", a Conditional Use Permit for a "Youth Camp", and a "Cemetery" Subdivision. The scope of work within all of the applications involve the same subject parcels located at 2N 12E 19 100 and 2N 12E 0 700. Due to the fact that the "Cemetery" Subdivision must be reviewed by the Planning Commission, and that the applications were submitted as a single project impacting the same property, the Director has elected not to review the Property Line Adjustment/Replat, the Conditional Use Permit for a "Cemetery", or the Conditional Use Permit for a "Youth Camp". Accordingly, the Planning Commission has authority to review the application for a Property Line Adjustment/Replat. Staff finds that the request complies with Section 2.060.B.14.

B. Chapter 3 – Basic Provisions

Section 3.120 - Forest (F-2) Zone
Section 3.124 - Uses Permitted Subject to Standards/Type II Review

The following uses may be permitted on a legal parcel on lands designated Forest (F-2) Zone subject to the Section 3.127 - Property Development Standards, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, offstreet loading or bicycle parking, as well as any other listed, referenced or applicable standards.

(***)

MISCELLANEOUS USES

J. Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21 - Land Divisions.

FINDING: An application has been made for a Type II Review of a Property Line Adjustment /Replat to reconfigure three lawfully existing parcels. The below table provides the existing and proposed parcels:

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

The Property Line Adjustment/Replat will adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). Both parcels are within the Sensitive Wildlife Habitat Overlay (EPD-8) overlay zone. Legal parcel status was discussed above in Section II.A of this report. All other applicable standards are addressed below. Staff finds that the proposed Property Line Adjustment/Replat is an allowed use in the Forest (F-2) Zone, pursuant to Section 3.124.J.

Section 3.127 - Property Development Standards

A. Setbacks

1. New Buildings and Structures: No structure other than a fence, sign, road or retaining wall less than four (4) feet in height shall be located closer than forty (40) feet from the right of way of a public road and all other property lines. Dwellings and structures accessory to dwellings shall also meet all siting standards and setbacks listed for dwellings or structures in the F-2 zone.

FINDING: There are no new buildings or structures proposed in this application. Staff finds that Section 3.127.A.1 is not applicable to this request.

2. Additions, modifications or relocation of existing buildings and structures shall comply with the setback standards in a. above. (Added 4/12)

a. Dwellings: The proposed addition modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements unless the addition will extend a structure further away from and perpendicular to the property line or resource. Any proposal that would place a relocated dwelling or extend an existing dwelling into or further toward the property line or resource, or expand an existing dwelling parallel into a setback or buffer shall also be subject to Chapters 6 & 7 - Variances and any other applicable review

criteria. The provisions of Chapter 13 – Nonconforming Uses, Buildings and Lots are not applicable to replacement dwellings.

b. Buildings and Structures other than Dwellings: The proposed addition, modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements. If the building or structure currently conforms to all setback standards and the proposal would result in non-conformity a Chapter 6 or 7 variance will be required. If the building or structure currently does not conform to all setback standards and the proposal would increase the non-conformity it shall be subject to the applicable provisions of Chapter 13 - Nonconforming Uses, Buildings and Lots.

FINDING: Although additions, modifications, or relocations of existing buildings are not specifically proposed within the Property Line Adjustment/Replat application, two Conditional Use Permits for a "Cemetery" and "Youth Camp", associated with the greater application propose to repair and reconstruct seven pre-existing buildings located on Lot 1 (tax lot 2N 12E 19 100). The setback data were identified through submitted application materials, Wasco County GIS (Tax Lot Data, and Imagery Data Layers) analysis, and a May 4, 2021, staff site visit.

The existing property line setbacks are provided below in Table 1: Property Line Setbacks (Existing Structures):

TABLE 1: PROPERTY LINE SETBACKS (EXISTING STRUCTURES)				
Building Name	**North Setback**	**East Setback**	**South Setback**	**West Setback**
Welcome Center	1265'	1491'	494'	768'
Maintenance Building	1410'	1378'	536'	815'
Bath House & Laundry	1833'	992'	1349'	433'
Bunkhouse	1184'	553'	1563'	1060'
Instruction Pavilion	1103'	514'	1508'	1116'
Caretaker Residence	1889'	1332'	1463'	175'
Lawn Mower Shed	1200'	903'	2115'	1347'

The repair and reconstruction of the pre-existing buildings will not result in nonconformity or greater nonconformity to existing or proposed property line setbacks or resource buffer requirements. The proposed Property Line Adjustment/Replat will not alter property lines in a manner that will result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements. Staff finds that the request complies with Section 3.127.A.2.

3. Waterways

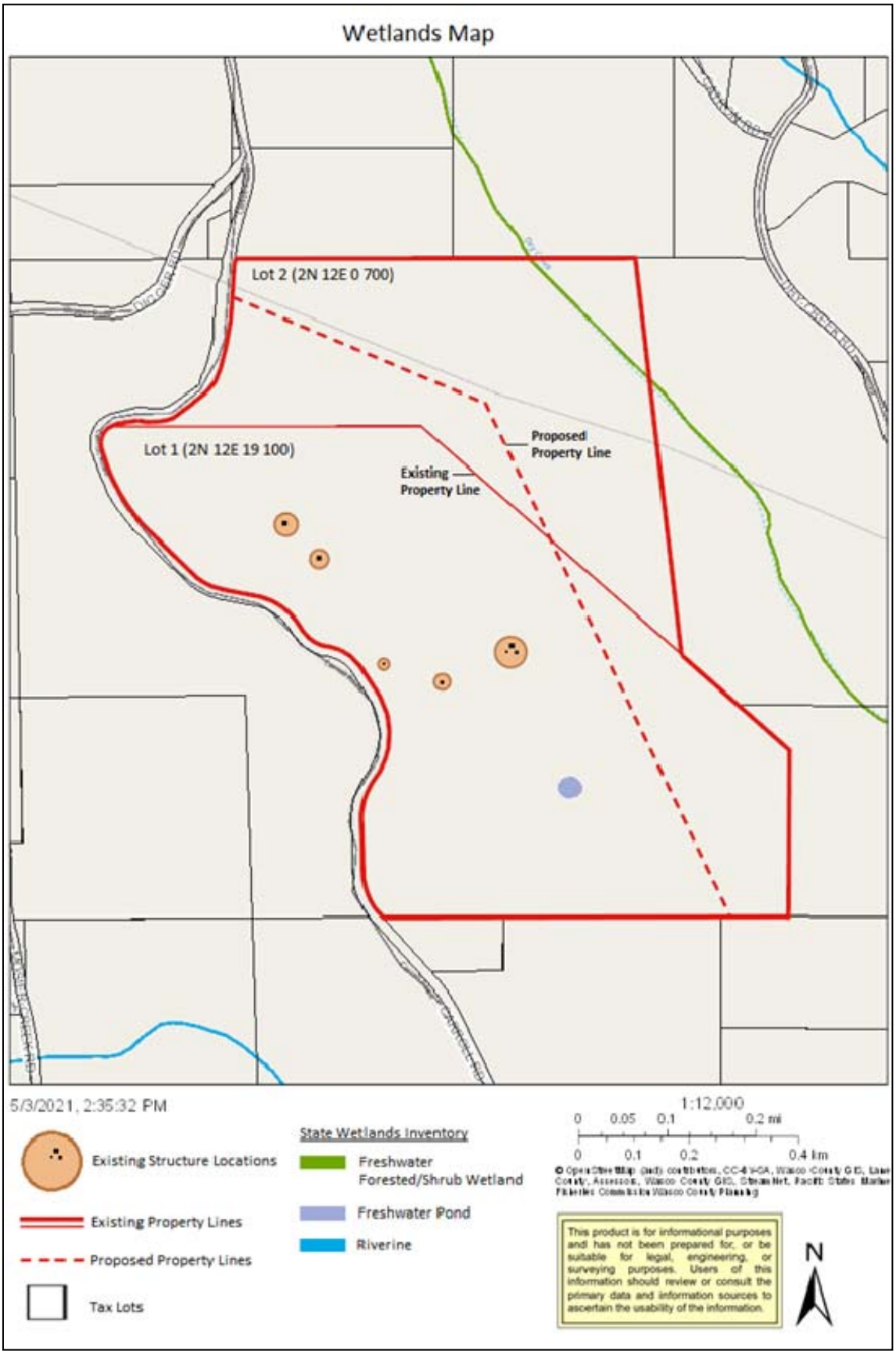
a. Resource Buffers: All bottoms of foundations of permanent structures, or similar permanent fixtures shall be setback from the high water line or mark, along all streams, lakes, rivers, or wetlands. (Added 4/12)

(1) A minimum distance of one hundred (100) feet when measured horizontally at a right angle for all water bodies designated as fish bearing by any federal, state or local inventory.

(2) *A minimum distance of fifty (50) feet when measured horizontally at a right angle for all water bodies designated as non-fish bearing by any federal, state or local inventory.*

(3) *A minimum distance of twenty five (25) feet when measured horizontally at a right angle for all water bodies (seasonal or permanent) not identified on any federal, state or local inventory.*

FINDING: Water course and setback data were identified through submitted application materials, Wasco County GIS (State Wetlands Inventory, Tax Lot Data, and Imagery Data Layers) analysis, and an May 4,2021, staff site visit. The proposed Property Line Adjustment/Replat will not alter property lines in a manner that will result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements. The reconstruction, repair, or modification of existing structures will not result in nonconformity with resource buffer requirements. Dry Creek is delineated as a non-fish bearing "freshwater forested shrub wetland", and runs in a northwesterly direction through the northeast corner of Lot 2 (tax lot 2N 12E 0 700). None of the existing structures are within 50 feet of Dry Creek. Additionally, Lot 1 (tax lot 2N 12E 19 100), contains a non-fish bearing man-made fresh water pond is identified on GIS Wetland Inventories; however, the pond is no longer utilized and the area does not contain water. None of the existing structures are within 50 feet of the freshwater pond. The wetlands map provides visual reference to existing delineated wetlands, property lines, and existing structures (See below "Wetlands Map"). Staff finds that the request complies with Section 3.127.A.3.


Wetlands Map
Lot 2 (2N 12E 0 700)
Lot 1 (2N 12E 19 100)
Proposed Property Line
Existing Property Line
5/3/2021, 2:35:32 PM
1:12,000
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
State Wetlands Inventory
Existing Structure Locations
Existing Property Lines
Proposed Property Lines
Tax Lots
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
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.
N

(***)

B. Height: Maximum height for all structures shall be thirty five (35) feet. Height is measured from average grade.

FINDING: Structural data were identified through submitted application materials, Assessor data, and an May 4,2021, staff site visit. Although new buildings are not specifically proposed within the Property Line Adjustment/Replat application, the Conditional Use Permit requests for a "Cemetery" and "Youth Camp" provided within the overall scope of work, propose to repair and reconstruct seven pre-existing buildings located on Lot 1 (tax lot 2N 12E 19 100). As illustrated in the application materials provided by the applicant, the seven existing structures are below the 35 foot height requirement, and are in conformance with this subsection.

Specific "height" findings for the proposed repair and reconstruction of the existing buildings are found in Attachment D2 - Staff Report: Conditional Use Permit "Youth Camp" and Attachment D3 - Staff Report: Conditional Use Permit "Cemetery".

A **condition** of approval is included in the recommendation to the Planning Commission is included in the Notice of Decision requiring that height alterations to the existing buildings shall not exceed 35 feet in height. With this condition, staff finds that the request complies with Section 3.127.B.

C. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).

FINDING: The FEMA Flood Map Service Center is the official public source for flood hazard information produced in support of the National Flood Insurance Program. FEMA flood map data is shared with the Wasco County GIS Division. According to the Wasco County GIS Flood Hazard Overlay (EPD-1) data layer, the subject parcel is not within a delineated floodplain. Staff finds Section 3.127.C. is not applicable to this request.

D. Signs: Signs shall not extend over a public right-of-way or project beyond the property line.

1. Signs shall not be illuminated or capable of movement.

2. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located.

3. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right of way of public road.

FINDING: Although signs are not specifically proposed within the Property Line Adjustment/Replat application, the Conditional Use Permit request is for a "Cemetery" and "Youth Camp", and within the overall scope of work submitted with the application, proposes to erect at least 10 signs. The proposed sign locations are provided on the site map (Sheet C4.0).

Specific findings for the proposed "Cemetery" and "Youth Camp" regarding this subsection are found in Attachment D2 - Staff Report: Conditional Use Permit "Youth Camp" and Attachment D3 - Staff Report: Conditional Use Permit "Cemetery".

A **condition** of approval is included in the recommendation to the Planning Commission requiring that: (1) signs shall not be illuminated or capable of movement; (2) signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located; and (3) signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten 10 feet from right of way of public road. With this condition, staff finds that the request complies with Section 3.127.D.

E. Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review when and if necessary.

FINDING: This criterion deals with requirements of parking. Criteria for off street parking is found in Chapter 20, and is addressed in Section III(D) of this report where the request is found to be in compliance. Staff finds that the request complies with Section 3.127.E.

F. Lighting: All outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. Shielding and hooding materials shall be composed of nonreflective, opaque materials.

FINDING: Although outdoor lighting is not specifically proposed within the Property Line Adjustment/Replat application, the Conditional Use Permit proposals for a "Cemetery" and "Youth Camp", provide for outdoor lighting on the sides of buildings. Additionally, nine free standing outdoor lights are proposed and identified on the site plans. The proposed locations are provided on the site map (Sheets C3.0 & C4.0).

A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition, staff finds that the request complies with Section 3.127.F.

G. New Driveways: All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

FINDING: Although new driveways are not specifically proposed within the Property Line Adjustment/Replat application, the Conditional Use Permit proposals for a "Cemetery" and "Youth Camp", provide that existing paved roads will be utilized. Existing road locations are provided on the site map (Sheets C3.0 & C4.0).

Lot 1 (tax lot 2N 12E 19 100), was an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of paved roads. The paved roads still exist, and will be used as private roads to access the proposed "Cemetery" and "Youth Camp". County records indicate that a Road Approach Permit was issued for the R.V. campground; however, this permit has since expired with the R.V. campground Conditional Use Permit. A new Road Approach Permit is required for the current proposal. A **condition** of approval is included in the recommendation to the Planning Commission requiring the applicant to obtain a Road Approach Permit for the proposed Youth Camp and Cemetery. With this condition, staff finds that the request complies with Section 3.127.G.

Section 3.920 - Sensitive Wildlife Habitat Overlay (EPD-8)

(***)

Section 3.923 - Exempt Areas
The following areas are exempt from these provisions:

A. Rural Service Centers.

B. Areas designated as Impacted Areas in the Transition Lands Study Area.

FINDING: The two subject parcels are located within the areas designated "Sensitive Wildlife Habitat Overlay (EPD-8)" and "Transition Lands Study Area". The subject parcels are exempt from additional criteria within Section 3.923. Staff finds that the request complies with Section 3.923.B.

C. Chapter 10 – Fire Safety Standards

Section 10.230, Fire Safety Mitigation Plan

A fire safety mitigation plan is required when an applicant needs to request a modification to one or more fire safety standards listed on the self-certification check list. A fire safety mitigation plan is also required for any land division creating lots that can accommodate dwellings. A fire mitigation plan shall include the following:

FINDING: A fire safety mitigation plan is required "for any land division creating lots that can accommodate dwellings" (emphasis added). This Property Line Adjustment does not "create" new parcels or lots. Although the requirement to provide a fire safety mitigation plan is not applicable to this application, the applicant has provided the following in support of the request:

The request is for a Property Line Adjustment to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). The accompanying preliminary plat provides a legal property description. Wasco County GIS data layers provide that the parcels are served by the Mosier Fire District for structural protection and the Oregon Department of Forestry for wildfire protection. No physical development, including driveways, gates, bridges, culverts, or proposed signage is proposed in this preliminary Property Line Adjustment plan. A **condition** of approval is included in the recommendation to the Planning Commission requiring the final plat to include the following information:

a. *A vicinity map of such scale to clearly locate the proposed partitioning in relation to adjacent subdivisions, partitions, roadways and other land parcels;*
b. *North point, scale and date;*
c. *A plan of the proposed partitioning, showing boundaries of the total contiguous ownership, boundaries of each proposed tract, the number assigned to each tract, acreage of each tract and location and name of existing and proposed roads;*
d. *Private streets and all restrictions or reservations relating to private streets;*
e. *Name and address of the landowners, the applicant and the surveyor, if any, employed to make necessary surveys and prepare the description of each tract involved;*
f. *Proposed means and location of water supply and sewage disposal for each tract;*
g. *Zoning classification of the land and Comprehensive Plan map designation;*

h. Predominant natural features, such as water courses and their flows, marshes, rock outcroppings, and areas subject to flooding, sliding or other natural hazards;
i. Any existing permanent structures;
j. Draft of proposed restrictions and covenants affecting the partitioned land;
k. Legal description of the property being partitioned;

The aforementioned final plat requirements are all pertinent to ensuring that fire safety standards are documented, recorded, and maintained for the existing and newly authorized parcels. Additionally, property owners have completed a Fire Safety Standard Self-Certification Form, which shall remain a part of the Planning Department file. By signing the self-certification form, the owners have acknowledged that they understand these standards and commit to achieve compliance with all applicable standards within one year of the date of approval and maintain them through the life of the development. This certification further commits all future property owners to this same requirement. A copy of this self-certification form is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

Although structural development is not specifically proposed within the Property Line Adjustment/Replat application, the Conditional Use Permit requests for a "Cemetery" and "Youth Camp" provided within the overall scope of work, proposes replacement, repair, and new structural development. The proposed and existing development is provided for on the site map (Sheets C3.0 & C4.0).

Specific findings for the proposed "Cemetery" and "Youth Camp" regarding the Fire Safety Standards are found in Attachment D2 - Staff Report: Conditional Use Permit "Youth Camp" and Attachment D3 - Staff Report: Conditional Use Permit "Cemetery".

Staff finds the request complies with Section 10.230.

A. Chapter 20 – Site Plan Review

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Section 20.050 - Off Street Parking

FINDING: Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100).

Although structural development is not specifically proposed within the Property Line Adjustment/Replat application, the Conditional Use Permit requests for a "Cemetery" and "Youth Camp" provide for the replacement and repair of existing structural development, and for new structural development. The proposed and existing development is provided for on the site map (Sheets C3.0 & C4.0).

Specific findings for the proposed "Cemetery" and "Youth Camp" regarding this Chapter are found in Attachment D2 - Staff Report: Conditional Use Permit "Youth Camp" and Attachment D3 - Staff Report: Conditional Use Permit "Cemetery".

Staff finds Chapter 20 is not applicable to the request.

B. Chapter 21 – Land Divisions

Section 21.030 - Basic Provisions and Design Standards

Section 21.030 - Basic Provisions and Design Standards

A. Compliance Required: No land within the unincorporated territory of Wasco County shall be subdivided or partitioned, and no plat shall be filed or recorded until submitted to and approved by the Approving Authority..

B. Minimum Standards: The requirements and standards set forth in this chapter are the minimum ones to which a subdivision or partition must conform before approval by the Approving Authority.

FINDING: Subsections 21.030.A and B establish that preliminary land division and adjustment requests shall be reviewed and approved by the County Approving Authority, and follow the minimum standards of *Chapter 21 - Land Divisions* of the Wasco County Land Use and Development Ordinance (WC-LUDO).

As discussed above in Section III.B of this report, the request meets the minimum standards provided in *Section 3.120 - Forest (F-2) Zone.* The Forest (F-2) Zone provides for 80 acre minimum sized parcels. The minimum standards of *Chapter 21 - Land Divisions* are addressed below, and the request is found to meet those standards. A complete copy of the application forms and preliminary Property Line Adjustment/Replat is available for inspection at the Wasco County Planning Department under File 921-21-000041-PLNG. Staff finds that the request complies with Sections 21.030.A and 21.030.B.

C. Conformity with the Comprehensive Plan: All divisions of land shall conform to and be in harmony with the Wasco County Comprehensive Plan and Comprehensive Plan Map of that portion of the County within which the subdivision and partition lies.

FINDING: The Wasco County 2040 Comprehensive Master Plan Goal 4 Policy 4.1.1.c provides that "[t]he minimum lot size of lands designated on the Comprehensive Plan map as "Forest" shall be eighty (80) acres (ORS 215.780)." The requested Property Line Adjustment/Replat is to reconfigure two existing parcels. The request will adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). Both parcels will remain over 80 acres. The Property Line Adjustment/Replat meets the 80 acre minimum parcel size requirement for lands within the Forest (F-2) Zone required by Oregon Revised Statutes 215.780, the Wasco County 2040 Comprehensive Plan and Wasco County Comprehensive Plan map. The requested use will not reduce or reshape the subject parcels in a manner that will eliminate their ability to contain adequate residential development. Staff finds that the request complies with Section 21.030.C.

D. Conformity with Zoning Chapter: All divisions of land, regardless of the number of lots or parcels, shall comply with all specifications authorized by Chapter 3 of this Ordinance. All lots created shall conform in all respects with the applicable regulations of Chapter 3, including uses of land, lot size and dimensions, space for off street parking, landscaping and other requirements as may be set forth.

FINDING: The requested Property Line Adjustment/Replat is to reconfigure two existing parcels. Landscaping is not applicable. The request will adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). Both parcels will remain over 80 acres. Staff finds that the request complies with Section 21.030.D.

E. Relation to Adjoining Street System: A subdivision or partition shall provide for the continuation of the principal streets existing in the adjoining subdivisions or of their proper projection when the adjoining property is not subdivided, and such streets shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where the Approving Authority determines that topographic conditions make such continuation or conformity impractical, exceptions may be made as provided for in Section 21.450 of this Chapter.

FINDING: The requested PLA/Replat will reconfigure two lawfully existing parcels. The below table provides the existing and proposed parcels:

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

No new streets, or alterations to currently existing streets are proposed. Staff finds that Section 21.030.E is not applicable to this request.

F. Redevelopment Plan:

1. In subdividing or partitioning tracts of land into large lots which at some future time could be further divided, the Director may require that blocks and lots shall be of such size and shape, be so divided into lots, and meet such building site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any parcel into lots of a smaller size which shall have the minimum lot frontage on a street.

2. No lot in a platted subdivision shall be reduced in size from that shown on the recorded plat if the newly created lot will have less than the minimum lot area for the zone in which it is located.

3. Any lot in a platted subdivision may be enlarged to approximate more closely the minimum lot area for the zone in which the lot is located, provided that no leftover lot areas shall be less than the minimum lot area for the zone.

4. Any person dividing tracts of land into large lots which at some future time could be further divided and still meet the minimum lot size requirement of the zone in which the land is located shall provide suitable road access to each created parcel so that the future development of each parcel will provide access for redevelopment parcels or lots.

FINDING: The requested Property Line Adjustment/Replat will reconfigure two lawfully existing parcels. There is no division of land proposed, and no new units of land will be created through this request. Staff finds that Section 21.030.E is not applicable to this request.

G. Access: A unit of land shall be considered to have access by way of a public road or street, private road, or private easement road, if the following criteria are satisfied:

1. The unit of land abuts on the road or street.

(***)

FINDING: The requested Property Line Adjustment/Replat will reconfigure two lawfully existing parcels. Lot 1 (2N 12E 19 100) and Lot 2 (2N 12E 0 700) have direct access to Carroll Road. A 150 feet wide power line easement is illustrated on the preliminary plat on Lot 2 (2N 12E 0 700)**.** The proposed adjustment does not alter this easement. A **condition** of approval is included in the recommendation to the Planning Commission stating if newly proposed access easements are recorded with the Wasco County Clerk prior to the final approval of the plat, those easements' recorded document number shall appear on the face of the final plat. Staff finds that the request complies with Section 21.030.G.1.

H. Access Requirements for Land Divisions: Each unit of land shall be provided with access by a public road meeting standards noted in Table 1 (Rural Public Roadway Design Standards) & 2 (Urban Public Roadway Design Standards), except as provided below and in Table 3 (Private Access Standards):

FINDING: Lot 1 (2N 12E 19 100) and Lot 2 (2N 12E 0 700) has direct access to Carroll Road. Staff finds the request complies with Section 21.030.H.

I. Alignment: As far as practical, streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall wherever practical leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than one hundred twenty five (125) feet.

FINDING: The request does not involve newly constructed or dedicated roads. Staff finds Section 21.030.I. is not applicable to this request.

J. Half Streets: Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition when in conformity with the requirements of this Ordinance and when possible to require the dedication of the other half when the adjoining property is subdivided. Whenever an existing half street is adjacent to land to be subdivided, the remaining half of the street shall be dedicated within such subdivision. Reserve strips and street plugs may be required to insure the objectives of obtaining full width streets.

K. Streets Adjacent to Railroads, Freeways and Parkways: When a subdivision or partition contains or is adjacent to a railroad, a parallel street may be required on each side of such railroad. A land strip of not less than twenty five (25) feet in width shall be provided along a railroad right of way for screen planting or park purposes between the railroad and residential lots. Parallel, local service streets shall be provided on each side of a freeway or parkway either within or abutting their right of way. When such parallel streets are less than eighty (80) feet from such freeway or parkway the intervening property shall be used for only park or thoroughfare purposes. Streets paralleling railroads, at those cross streets where grade separations are proposed, shall be located at a distance from the railroad that provides for such grade separation structure.

FINDING: The request does not involve the construction or dedication of roads that would need to meet the standards listed above. Staff finds Sections 21.030.J & 21.030.K are not applicable to the request.

L. Existing Streets: Whenever existing streets adjacent to or within a tract are of inadequate width, additional right of way shall be provided at the time of subdivision or partitioning.

FINDING: Existing Wasco County Assessor Records provide that Lot 1 (2N 12E 19 100) was an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of primarily 12' wide paved roads. The road network is privately owned and maintained. Staff finds Section 21.030.L. is not applicable to this request.

M. Future Extension of Streets: Where necessary to give access to or permit a satisfactory future subdivision or partitioning of adjoining land, streets shall be extended to the boundary of the subdivision or partition and the resulting dead end streets may be approved without a turnaround. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

FINDING: The subject property and adjacent properties are within the Forest (F-2) Zone. No streets are being dedicated through the request that would require them to be extended to the boundary of the parcel. Staff finds Section 21.030.M. is not applicable to this request.

N. Alleys: The minimum width of alleys, when provided in residential blocks, shall be twenty (20) feet. Alleys shall be provided in commercial and industrial districts and shall not be less than twenty (20) feet in width. The corners of all alleys at their intersection with streets and other alleys shall be rounded and have a radius of not less than ten (10) feet.

O. Pedestrian Ways: When desirable for public convenience, pedestrian ways may be required to connect to cul-de-sacs or to pass through unusually long or oddly shaped blocks.

FINDING: No alleys or pedestrian ways are proposed or required for the request since no new street access ways are proposed. Staff finds Sections 21.030.N and 21.030.O are not applicable to this request.

P. Cul-de-sacs: In general, dead end (cul-de-sac) streets are not desirable, but if provided, shall terminate in a turnaround that is consistent with Chapter 10 and the local fire department.

FINDING: No new streets are proposed for the request that would include cul-de-sacs. Staff finds Section 21.030.P. is not applicable to this request.

Q. Street Intersections:

1. All streets shall intersect at right angles (90 degrees) one to the other; where an intersection at ninety (90) degrees cannot be secured by reason of physical conditions of the site an angular intersection of not less than sixty (60) degrees may be permitted.

2. Property corners at street intersections shall be rounded and with a radius of not less than ten (10) feet.

3. Major thoroughfares intersections shall have roadway curb radii of not less than twenty five (25) feet; all other street intersections shall have roadway curb radii of not less than twenty (20) feet.

R. Reserve Strips: Reserve strips or street plugs dedicated to the County and controlling the access to a street may be approved or required when necessary to:

1. *Prevent access to the street on a side where additional width is required to meet the minimum right of way standards;*

2. *Prevent access to abutting property at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or*

3. *Prevent the uncontrolled development of land.*

S. *Marginal Access Streets: Where a subdivision or partition abuts or contains an existing or proposed arterial street, the Approving Authority may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.*

FINDING: No new streets are proposed. No reserve strips or marginal access streets are proposed. Staff finds Sections 21.030.Q, 21.030.R, and 21.030.S are not applicable to this request.

T. *Utility Lines: Easements for sewers, water mains, electrical lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least twelve (12) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six feet in width.*

FINDING: The above criterion requires all easements for sewers, water mains, electrical lines, or other public utilities shall be dedicated whenever necessary. To ensure compliance, a **condition** of approval is included in the recommendation to the Planning Commission stating that prior to approval of the final plat by the Director, all new and existing utility easements serving the area shall be illustrated with their recorded document number provided on the face of the plat. With the condition of approval, staff finds the request complies with Section 21.030.T.

U. *Water Courses: If a subdivision or partition is traversed by a water course such as a drainage way, channel, or stream, there shall be provided a storm water easement or drainage right of way conforming substantially to the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses may be required.*

FINDING: Water course data were identified through submitted application materials, Wasco County GIS (Tax Lot Data, and Imagery Data Layers) analysis, and an May 4,2021, staff site visit. Dry Creek is delineated as a non-fish bearing “freshwater forested shrub wetland”, and runs in a northwesterly direction through the northeast corner of Lot 2 (tax lot 2N 12E 0 700). None of the existing structures are within 50 feet of Dry Creek. Additionally, Lot 1 (tax lot 2N 12E 19 100), contains a non-fish bearing man-made fresh water pond is identified on GIS Wetland Inventories; however, the pond is no longer utilized and the area does not contain water. None of the existing structures are within 50 feet of the freshwater pond. No water courses exist on the subject parcels that will require a storm water easement. Staff finds Section 21.030.U. is not applicable to this request.

V. *Environmental Hazards: If a subdivision or partition contains known hazards resulting from potential for flooding, land movement, high water tables, erosion, or similar natural phenomena, the Approving Authority may require dedication of protective easements for uses that would minimize aggravation of the environmental hazard.*

FINDING: Dedication maybe required if an environmental hazard is identified in the area. The FEMA Flood Map Service Center is the official public source for flood hazard information produced in support of the National Flood Insurance Program. FEMA flood map data is shared with the Wasco County GIS Division. According to the Wasco County GIS Flood Hazard Overlay (EPD-1) data layer, the subject parcel is not within a delineated floodplain. Staff finds Section 21.030.V. is not applicable to this request.

W. Blocks: No block shall exceed twelve hundred (1200) feet in length between streets. In blocks over eight hundred (800) feet in length there shall be a cross walkway of not less than ten (10) feet in width, near the middle of the block. The width of blocks shall be such as to allow two tiers of lots, except where in the opinion of the Approving Authority a relatively short length of double frontage lots are unavoidable.

X. Lots:

1. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the types of use permitted. Lot dimensions shall not include part of existing or proposed streets. All lots shall be buildable, except a public utility lot. Depth and width of utility lots shall be adequate to provide for standard setbacks for service structures, and to furnish off street parking facilities required by the kind of use contemplated. In no other case shall the width or area be less than that prescribed for the zone in which the lot is proposed.

2. Each side lot line shall be at right angles to the adjacent street line or radial to a curved street line, unless the Approving Authority determines that variation from these requirements is necessitated by unusual circumstances such as topography and site location.

3. Lots with double frontage shall be avoided, except where the Approving Authority determines that such lots are essential to provide separation or residential development from major traffic arterials or adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten (10) feet wide, across which there shall be no rights of access, may be required along the line of lots abutting such a traffic arterial or other incompatible use. Such area shall be considered the rear portion of the lot.

4. Flag lots shall not be permitted, except when unusual circumstances exist. Such circumstances may include characteristics of topography and site which affect construction on the property or access to the property. Approval of the creation of flag lots by the Approving Authority shall be based on specific findings indicating what unusual circumstances exist.

FINDING: The proposed Property Line Adjustment/Replat is not a subdivision which requires the formation of blocks and lots. No flag lots are proposed. Staff finds Sections 21.030.W and 21.030.X are not applicable to this request.

Y. Public Open Space:
Elementary and high school sites, neighborhood playgrounds, parks and recreation areas shall be located in accordance to the development pattern of the County or the County area. When such public school or recreation sites are within the area of an approved subdivision they may be dedicated to the County or shall be reserved until such time as the County is

able to acquire them. Parks and recreation areas shall be provided at the rate of one (1) acre of recreation area to every one hundred people.

FINDING: No elementary or high school sites, neighborhood playgrounds, or parks and recreation areas are proposed within the area the partition is proposed. Staff finds Section 21.030.Y. is not applicable to this request.

Z. Subdivision Name: The name of any subdivision shall not duplicate or be so similar as to be confused with the name of any existing subdivision or parcel or area within the County.

FINDING: The request is for the partitioning of one parcel into two, not a subdivision. Staff finds Section 21.030.Z. is not applicable to this request.

AA. Street Names: Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the names of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area and, if near a city, to the pattern in the city, and shall be subject to the approval of the Approving Authority.

FINDING: No new streets are proposed with the proposed partition. Staff finds Section 21.030.AA. is not applicable to this request.

BB. Street Signs: All street and highway signs shall meet the County standards for such signs.

FINDING: No new streets are proposed with the proposed partition. Staff finds Section 21.030.BB. is not applicable to this request.

Section 21.100, Land Partitioning Approval

A. Approval of Preliminary Partition Plans:

1. An application for preliminary partition plan approval shall be initiated as provided in Section 2.060.A. of this Ordinance.

FINDING: Section 2.060.A describes the applications which the Director has the authority to review. The applicant submitted a preliminary Property Line Adjustment/Replat plan on February 19, 2021. Staff finds that the request complies with Section 21.100.A.1.

2. A preliminary partition application, plan and supporting documentation shall include the following:
- *a. A vicinity map of such scale to clearly locate the proposed partitioning in relation to adjacent subdivisions, partitions, roadways and other land parcels;*
- *b. North point, scale and date;*
- *c. A plan of the proposed partitioning, showing boundaries of the total contiguous ownership, boundaries of each proposed tract, the number assigned to each tract, acreage of each tract and location and name of existing and proposed roads;*
- *d. Private streets and all restrictions or reservations relating to private streets;*
- *e. Name and address of the landowners, the applicant and the surveyor, if any, employed to make necessary surveys and prepare the description of each tract involved;*
- *f. Proposed means and location of water supply and sewage disposal for each tract;*
- *g. Zoning classification of the land and Comprehensive Plan map designation;*

h. Predominant natural features, such as water courses and their flows, marshes, rock outcroppings, and areas subject to flooding, sliding or other natural hazards;
i. Any existing permanent structures;
j. Draft of proposed restrictions and covenants affecting the partitioned land;
k. Legal description of the property being partitioned;
l. If not sewered and located in an "F 1", "F 2", or "A 1" zone, a statement signed by an authorized representative of the Department of Environmental Quality, State of Oregon, or County Sanitarian regarding the suitability of each parcel to be partitioned for subsurface sewage disposal; or a signed statement shown on the face of the final partition plan that no investigation has been made of the suitability of any given parcel by an authorized representative of the Department of Environmental Quality, and that no warranty is made that any parcel will be usable for subsurface sewage disposal;
m. If not sewered and located in an F-F or any other non-resource zone, a statement signed by an authorized representative of the Department of Environmental Quality approving each parcel to be partitioned for subsurface sewage disposal; or a statement signed by the County Sanitarian or an officer of a public sewer district or corporation warranting the availability of sewer hook ups for each parcel to be partitioned.

FINDING: The applicant submitted a preliminary Property Line Adjustment/Replat plan on February 19, 2021. The proposed Property Line Adjustment/Replat application and preliminary plat plan contains all of the information required in Section 21.100.A.2.

3. Standards for approval of a preliminary partition plan.

a. A decision on a preliminary partition plan application shall be made by the Approving Authority as provided in Chapter 2 of this Ordinance.

b. The preliminary partition plan shall be approved if the Approving Authority finds that the information required by this subsection has been provided and if the design and development standards of Section 21.030 of this chapter have been met.

FINDING: The Wasco County Planning Director is the Approving Authority for a Property Line Adjustment/Replat according to the WC-LUDO Chapter 2. With conditions of approval throughout this report, the Property Line Adjustment/Replat meets all of the design and development standards in Section 21.030. Staff finds that the request complies with Section 21.100.A.3.

4. The Approving Authority may require dedication or reservation of land and utility or drainage easements; and may impose conditions promoting redevelopment of the parcels if, in view of the zoning and comprehensive plan map designation, the acreage of a parcel or parcels in contiguous ownership make additional partitioning of the subject property feasible.

FINDING: The requested Property Line Adjustment/Replat will reconfigure two lawfully existing parcels. The below table provides the existing and proposed parcels:

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

The requested Property Line Adjustment/Replat will reconfigure two lawfully existing parcels. Lot 1 (2N 12E 19 100) and Lot 2 (2N 12E 0 700) has direct access to Carroll Road. A 150 feet wide power line easement is illustrated on the preliminary plat on Lot 2 (2N 12E 0 700)**.** The proposed adjustment does not alter this easement. Existing Wasco County Assessor Records provide that Lot 1 (2N 12E 19 100) was an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of primarily paved roads.

Although structural development is not specifically proposed within the Property Line Adjustment/Replat application, the Conditional Use Permit requests for a "Cemetery" and "Youth Camp" provided within the overall scope of work, proposes replacement, repair, and new structural development. The proposed and existing development is provided for on the site map (Sheets C3.0 & C4.0).

Specific findings for the proposed "Cemetery" and "Youth Camp" regarding structural development and easements are found in Attachment D2 - Staff Report: Conditional Use Permit "Youth Camp" and Attachment D3 - Staff Report: Conditional Use Permit "Cemetery".

Staff finds that the request complies with Section 21.100.A.4.

5. *Duration of approval for preliminary partition plan: Approval of a preliminary partition plan shall be valid for twenty-four (24) months from the date of tentative approval. During such time, all conditions of approval shall be met and required documentation shall be filed with the Director as an application for final approval, and shall otherwise comply with the provisions of subsections (2) and (3) of this section.*

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission stating that this approval is valid for 24 months from the preliminary Property Line Adjustment/Replat tentative approval, and that all other conditions of approval will be met prior to final plat approval. With this condition, staff finds that the request complies with Section 21.100.A.5.

B. *Approval of Final Partition Plat:*

1. *Within twenty-four (24) months from the date of preliminary partition approval, the applicant shall initiate a request for final partition plat approval by filing with the Director a final plat prepared in accordance to those standards specified in Section 21.100 of this Chapter.*

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission stating that this approval is valid for 24 months from the preliminary Property Line Adjustment/Replat tentative approval. The applicant must initiate a request for final Property Line Adjustment/Replat plat approval by filing a final plat with the Director for review in accordance with the standards specified in Section 21.100 of this Chapter. With this condition, staff finds that the request complies with Section 21.100.B.1.

2. *The approval of a final partition map by the Director is a ministerial action. The Director shall grant final approval if he determines that:*

a. *the final plat and any supporting documents are in substantial conformance with the approved preliminary partition plan;*

b. *any conditions imposed by the Approving Authority have been met; Substantial conformance means that any differences between the preliminary and final plans are "minor amendments", as defined in Section 21.110 A 1 of this Ordinance.*

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring the final plat map to be in substantial conformance with the approved preliminary Property Line Adjustment/Replat plat plan submitted in this application. The Director will not issue a final plat approval until all conditions of approval associated with the Property Line Adjustment/Replat have been met. With this condition, staff finds that the request complies with Section 21.100.B.2.

3. *All access easements created as part of land partitioning become effective when the plat is recorded by the County Clerk. If an access easement is preexisting or if the access easement has been recorded with the County Clerk prior to the final approval of the land partition, then the recorded Document Number shall appear on the face of the plat.*

FINDING: The requested Property Line Adjustment/Replat will reconfigure two lawfully existing parcels. Lot 1 (2N 12E 19 100) and Lot 2 (2N 12E 0 700) has direct access to Carroll Road. No access easements are needed or requested. A **condition** of approval is included in the recommendation to the Planning Commission requiring that any easements that have been previously recorded appear on the final plat. Staff finds that the request complies with Section 21.100.B.3.

4. *The granting of final plat approval shall not be affected by a change in the zone or plan map designation of the subject property made after approval of the preliminary partition plat.*

FINDING: Final plat review shall be made under the zone or plan map designation of the subject property in effect at the date this preliminary Property Line Adjustment/Replat decision becomes effective. Staff finds that the request complies with Section 21.100.B.4.

5. *After approval of the final partition plat, the Director and the County Surveyor shall endorse their approval on the original plat. The original plat shall be recorded with the County Clerk and a copy with the County Surveyor's Office.*

FINDING: Upon approval of the final plat, the County Surveyor and the Planning Director will sign the plat, and it will be recorded with the County Clerk. A copy of the recorded survey will be provided to the County Surveyor's Office. Staff finds that the request complies with Section 21.100.B.5.

6. *Pursuant to ORS 92.055(1) a parcel larger than ten (10) acres is not required to be surveyed and monumented but shall comply with the following:*

   a. *The approximate acreage of each unsurveyed parcel shall be shown.*

   b. *Any unsurveyed parcel shall have the word "unsurveyed" placed in bold letters adjacent to the parcel number on the plat at provided in (5) above.*

   c. *Unsurveyed parcels need not comply with ORS 92.050(5), (7) and (8).*

FINDING: The subject parcels are over 10 acres, and will not need to be surveyed and monumented prior to approval of the final plat. A **condition** of approval is included in the recommendation to the Planning Commission requiring the final plat map show: (1) the approximate acreage of each unsurveyed parcel; and (2) that any unsurveyed parcel have the word "unsurveyed" placed in bold letters adjacent to the parcel

number on the plat. With this condition of approval, staff finds the request complies with Section 21.100.B.6.

7. *Pursuant to ORS 92.095, prior to recordation of the final partition map, the current years' taxes must be paid in full. (The tax year runs from July 1st through June 30th).*

FINDING: The current years' taxes must be paid in full when a land division occurs. A **condition** of approval is included in the recommendation to the Planning Commission requiring the owners submit proof that the current year's taxes are paid in full prior to approval of the final plat. (Note: The tax year runs July 1st – June 30th.). With this condition, staff finds that the request complies with Section 21.100.B.7.

8. *If the property is zoned "A-1" Exclusive Farm Use, a statement shall appear on the face of the partition plat stating that the land division is for commercial farm use.*

FINDING: The property is zoned Forest (F-2) Zone. Staff finds that Section 21.100.B.8. is not applicable to this request.

C. *Final Land Partition Plat Requirements:*

FINDING: Section 21.100.C. lists all of the requirements of a final plat, including all items listed in ORS 209.250 and ORS 92.050. A **condition** is included in the Notice of Decision requiring the final plat to include all of the items required by Section 21.100.C (See Attachment E1), and the following additional items:

a. Owner(s) Signatures
b. Planning Department File Number (921-21-000024-PLNG) below the Planning Director signature block near the bottom right (if multiple pages, this should be on page 1). Account numbers: 2N 12E 19 100 and 2N 12E 0 700.
c. Current date
d. Comprehensive Plan and Zoning designation:
   - Comprehensive Plan designation: Forestry
   - Zoning: F-2(80), Forest (F-2) Zone; Sensitive Wildlife Habitat Overlay (EPD-8)
e. One metes and bounds description identifying the perimeter of all subject lots/parcels shall be included on the final plat, or other description as approved by the County Surveyor.
f. The following statement: "No investigation has been made of the suitability of any given parcel by an authorized representative of the Department of Environmental Quality, and that no warranty is made that any parcel will be usable for subsurface sewage disposal."
e. A table consistent with the following: (Place this table outside of any illustrated parcel boundary).

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

To ensure deed records are accurate, a **condition** is included in the Notice of Decision requiring the property owners to prepare and file new deeds for the newly configured parcels as soon as the final plat map is filed. With the **conditions** of approval, staff finds that the request complies with Section 21.100.C.

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Section 21.115 - Property Line Adjustments/Replats
The decision on a request for a Property Line Adjustment or Partition Replat shall be initiated as provided in Section 2.060 A of this Ordinance.

A. Preliminary property line adjustment/replat map shall meet the same standards required for preliminary partition approval, described in Section 21.100 A.

FINDING: Section 21.100.A is addressed above in this report. The proposed preliminary Property Line Adjustment/Replat meets the criteria of 21.100.A. Staff finds that the request complies with Section 21.115.A.

B. The applicant(s) shall submit a signed statement explaining the purpose of the proposed property line adjustment.

FINDING: The applicant submitted a signed preliminary Property Line Adjustment/Replat plan on February 19, 2021. The proposed Property Line Adjustment/Replat will reconfigure two lawfully existing parcels.

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

Staff finds that the request complies with Section 21.115.B.

C. The applicant(s) shall submit a copy of the property deed. No property line adjustment may be approved unless all properties involved were lawfully created.

FINDING: The applicant submitted the most current recorded deed (Warranty Deed 2020-002901), executed on July 22, 2020 and recorded with the Wasco County Clerk on July 27, 2020. The deed describes both subject parcels involved with the requested Property Line Adjustment/Replat. Staff finds that the request complies with Section 21.115.C.

Section 21.120 - Property Line Adjustment/Replat Approval Standards
The request for a property line adjustment or replat shall be approved by the Director if the following criteria are met;

A. The proposed property line adjustment/replat will not result in the creation of any new tax lot.

FINDING: The proposed Property Line Adjustment/Replat will reconfigure two lawfully existing parcels, and not create a new parcel or tax lot.

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

Staff finds that the request complies with Section 21.120.A.

B. The proposal will not render any property unusable, nor shall the usefulness, utility or viability of the property be reduced from the designated purpose statement of the zoning district in which the property is located.

FINDING: As previously discussed in Section III.A of this report, both parcels will conform to the minimum 80 acre parcel size of the F-2(80), Forest (F-2) Zone and will continue to remain usable and continue to fulfill the underlying purposes described in the zone's "Purpose" section (See Section 3.121 - Purpose). Staff finds that the request complies with Section 21.120.B.

C. Property which presently conforms to the lot size requirements of the zoning district in which it is located shall not become nonconforming as a result of the property line adjustment/replat.

FINDING: Currently, both subject parcels meet the minimum 80 acre parcel size, and will continue to meet the minimum parcel size after the final Property Line Adjustment/Replat is approved and recorded. Staff finds that the request complies with Section 21.120.C.

D. Property line adjustments/replats shall result in greater conformity where it can be achieved. Property line adjustments/replats to nonconforming property shall not result in greater nonconformity, provided however, the Director may approve a reduction in area which will result in greater nonconformity if the Director finds the proposal will benefit the public interest.

FINDING: Both subject parcels currently meet the minimum 80 acre parcel size, and will continue to meet and exceed the minimum parcel size after the final Property Line Adjustment/Replat is approved and recorded. Staff finds that Section 21.120.D is not applicable to this request.

E. Adjusted property lines may cross zoning district boundaries unless the adjustment will increase the number of parcels or lots which could potentially be created, based on the density requirements of the applicable zoning district.

FINDING: All of the subject property is within the F-2(80), Forest (F-2) Zone. Staff finds that Section 21.120.E is not applicable to this request.

F. The proposal will not cause any existing development to be placed in violation of the property development standards of the zone, or force a violation of this ordinance.

FINDING: The proposed and existing development is provided for on the site map (Sheets C3.0 & C4.0). Lot 1 (tax lot 2N 12E 19 100), was an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of paved roads.

The preliminary Property Line Adjustment/Replat plan does not alter the property lines in a way that will cause existing structures to violate current property development standards of the zone, or force a violation to this ordinance. Staff finds that Section 21.120.F is not applicable to this request.

G. Proposed property line adjustments/replats which have the net result of physically relocating a parcel to a new location beyond an existing common boundary line or which requires the

creation of a private or public road will not be acted on, and must be reviewed under Section 21.100 of the Wasco County Land Use and Development Ordinance.

FINDING: The proposed Property Line Adjustment/Replat will reconfigure two lawfully existing parcels, and will not create a new parcel or tax lot.

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

The Property Line Adjustment/Replat will adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). Staff finds the request complies with Section 21.120.G.

Section 21.125 - Final Property Line Adjustment/Replat Map Requirements
All final property line adjustment/replat map(s) shall meet the same standards required for final partition approval described in Section 21.100 C, Final Land Partition Map Requirements.

FINDING: Section 21.100.C is addressed above where the preliminary Property Line Adjustment/Replat with conditions of approval, is determined to meet the required criteria. Staff finds the request complies with Section 21.125.

Section 21.130 - Survey Requirements for Property Line Adjustments/Replats

A. *An adjusted property line created by the relocation of a common boundary as described in ORS 92.010 (7)(b) shall be surveyed and monumented in accordance with ORS 92.060 (3). Said survey shall comply with ORS 209.250, and shall be filed with the Wasco County Clerk. If all property affected by the property line adjustment is greater or becomes greater than ten (10) acres the requirement of a survey and monumentation will be waived.*

B. *Replats shall be reviewed in the same manner as property line adjustment requests, with the exception that the requirements of ORS 92.180 - 92.190 shall apply*

FINDING: The Property Line Adjustment/Replat will adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100).

Proposed Parcel Adjustment				
Parcel Number (on plat	**Map & Tax Lot**	**Existing**	**Proposed**	**Gain/Loss**
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain

Both subject parcels currently meet the minimum 80 acre parcel size, and exceed the 10 acre minimum that allows parcels to remain unsurveyed so long as they are identified as such on the face of the plat. Staff finds that Section 21.130.A is not applicable to this request. Requirements of Section 21.130.B are addressed below.

G. ORS Chapter 92 – Subdivisions and Partitions

ORS 92.180 Authority to Review Replats

1. *Each agency or body authorized to approve subdivision or partition plats under ORS 92.040 (Application for approval of subdivision or partition) shall have the same review and approval authority over any proposed replat of a recorded plat.*

FINDING: Wasco County Planning has authority to approve subdivision and partition plats under ORS 92.040 and has the same review and approval authority over this proposed PLA of two legal parcels in Wasco County. Staff finds the request complies with ORS 92.180(1).

(***)

ORS 92.190 Effect of Replats

1. *The replat of a portion of a recorded plat shall not act to vacate any recorded covenants or restrictions.*

FINDING: The Property Line Adjustment/Replat will adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). No covenants or restrictions are proposed to be vacated. A **condition** of approval is included in the recommendation to the Planning Commission provides that no covenants or restrictions are vacated in association with this Property Line Adjustment/Replat decision. With that condition, staff finds this request complies with ORS 92.190(1).

2. *Nothing in ORS 92.180 (Authority to review replats) to 92.190 (Effect of replat) is intended to prevent the operation of vacation actions by statutes in ORS chapter 271 or 368.*

FINDING: This request is not for a vacation action. Staff finds that ORS 92.190(2) is not applicable to this request.

3. *The governing body of a city or county may use procedures other than replatting procedures in ORS 92.180 (Authority to review replats) and 92.185 (Reconfiguration of lots or parcels and public easements) to adjust property lines as described in ORS 92.010 (Definitions for ORS 92.010 to 92.192) (12), as long as those procedures include the recording, with the county clerk, of conveyances conforming to the approved property line adjustment as surveyed in accordance with ORS 92.060 (Marking subdivision, partition or condominium plats with monuments) (7).*

FINDING: The procedures used include the recording, with the Wasco County Clerk, of conveyances conforming to the approved Property Line Adjustment/Replat as surveyed in accordance with ORS 92.060. With that conditions found throughout this report, staff finds this request complies with ORS 92.190(3).

4. *A property line adjustment deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment.*

FINDING: A condition of approval is included in the recommendation to the Planning Commission requiring that the deeds contain the names of the parties, the description of the adjusted line, references to original

recorded documents and signatures of all parties with proper acknowledgment will be included in the notice of decision. With that condition, staff finds this request complies with ORS 92.190(4).

ATTACHMENT E1 – Chapter 21, Land Divisions

Section 21.100.C., Final Land Partition Plat Requirements

C. Final Land Partition Plat Requirements:

1. Conformance to Preliminary plan. The plat shall substantially conform to the preliminary plan as approved.

2. Preparation of the Plat.

a. A plat shall be prepared on 4 mill (minimum) double matte polyester film, approved by the County Surveyor, on a standard 18" x 24" sheet, with archival permanent black ink, in a format available at the Wasco County Surveyors Office.

b. All signatures on the original must be in archival quality black ink.

c. The lettering shall be a size or type to be clearly legible when copies are made.

d. A face sheet and index must be included for a plat with 3 or more sheets.

3. Compliance with ORS 209.250. A plat shall comply with all requirements of ORS 209.250 including:

a. Narrative

b. Location of the survey by one-fourth section, Township and Range.

c. Date of the survey.

d. Scale and North Arrow. The plat shall be drawn to a standard engineering scale sufficient to depict the change, approved by the County Surveyor.

e. The distance and course of all lines traces or established, giving the basis of bearing.

f. Measured bearings and distances used as a basis for establishing or reestablishing lines or monuments separately indicated from those of record.

g. Monuments set and their relation to older monuments found. A detailed description of monuments found and set shall be included and all monuments set shall be separately indicated from those found.

h. The surveyor's seal and original signature.

i. The surveyor's business name and address.

4. Compliance with 92.050. A person shall not submit a plat of a partition for record until all the requirements of ORS 209.250 and the plat requirements of the partition have been met.

a. The survey for the plat shall be done in a manner to achieve sufficient accuracy that measurements may be taken between monuments within one-tenth of a foot or one ten-thousandth of the distance shown on the plat, whichever is greater.

b. The plat shall be made by professional land surveyor.

c. The plat shall be of sufficient scale and lettering size, approved by the County Surveyor, so that:

(1) The survey and mathematical information and all other details are clearly and legibly shown on the plat.

(2) Each lot or parcel is numbered consecutively.

(3) The lengths and courses of the boundaries of each lot or parcel are shown on the plat.

(4) Each street is named and shown on the plat.

d. The locations and descriptions of all monuments found or set must be carefully recorded upon the plat and the proper courses and distances of all boundary lines, conforming to the Surveyor's Certificate, must be show.

e. The location, dimensions and purpose of all recorded and proposed public and private easements must be shown on the plat along with the County Clerk's recording reference if the easement has been recorded with the County Clerk. Private easements become effective upon the recording of the plat.

f. The area of each lot or parcel must be shown on the plat, to the nearest one-hundredth of an acre.

g. In addition to showing bearings in degrees, minutes and seconds, and distances in feet and hundredths of a foot, the following curve information must be shown on the plat:

(1) Arc length
(2) Chord length
(3) Chord bearing
(4) Radius
(5) Central Angle

h. The final plat may not be required to show any information or requirement that is or may be subject to administrative change or variance by the county, or any other information unless authorized by the County Surveyor. Examples of authorized information include:

(1) Parcels located in an "A-1", "F-1" or "F-2" zone shall contain the following statement" "No investigation has been made of the suitability of any given parcel by an authorized representative of the Department of Environmental Quality, and no warranty is made that any given parcel will be used for subsurface sewage disposal. If subsurface sewage disposal evaluations have been completed, a copy shall be filed with the Wasco County Planning Department.

(2) Parcels located in any other zone shall contain the following statement: "The parcels have been approved for subsurface sewage disposal by an authorized representative of the Oregon Department of Environmental Quality."

(3) Planning Department File Number

(4) Tax lot Information

(5) Zoning classification and Comprehensive Plan Designation

(6) Table indicating the acreages of all existing and newly created parcels.

(7) Assessor Account Number for each existing property.

5. Monuments.

a. The Initial Point of a plat must be on the exterior boundary of the plat and must be marked with a monument meeting the specifications of ORS 92.060(1). The location of the monument shall be with reference by survey to a known corner, per ORS 92.060 and shown on the plat.

b. The exterior boundary and all parcel corners must be monumented per ORS 92.060.

c. For partitions involving land in a flood plain, the provisions of Section 21.210(5) shall apply.

6. Surveyor's Certificate. The plat must include a Surveyor's Certificate, together with the seal and signature of the surveyor of record, to the effect that the surveyor has correctly surveyed and marked with proper monument the lands represented, including the initial point of the plat and its location, and accurately describing by metes and bounds, or other description as approved by the County Surveyor, the tract of land upon which the parcels are laid out.

7. Declaration.

a. The plat shall include a declaration, taken before a notary public, stating that the declarant has caused the plat to be prepared in accordance with the provisions of ORS 92.

b. Any dedication of land to public purposes or any public or private easements create, or any other restrictions made, shall be included in the Declaration.

c. If the declarant is not the fee owner of the property, the fee owner and the vendor under any instrument of sale shall also execute the Declaration for the purpose of consenting to the property being partitioned.

d. If the plat contains any dedication or donation of land to public purposes, the holder of any mortgage or trust deed shall also execute the Declaration

e. Notwithstanding the provisions of subsection a. to d., the fee owner, vendor or the mortgage trust deed holder may record an affidavit consenting to the declaration, pursuant to ORS 92.075(4).

8. General Information. No plat shall be approved unless:

a. Streets or Road for public use are dedicated without reservation or restriction other than reversionary rights upon vacation.

b. All easements provided for public services, utilities, or access are shown on the face of the plat along with the legal description and any limitations of the easements. If it is a pre-existing easement or if the easement has been filed with the County Clerk prior to the final approval of the land partition, then the Recorders number shall appear on the face of the plat.

c. Names and addresses of the partitioner, owner, mortgagee, if any, and the person preparing the plat are shown.

d. The names of any streets intersecting or within the parcels are shown.

e. All easements provided for public services, utilities, or access must be shown on the face of the map along with the legal description and any limitations of the easements. If it is a pre-existing easement or if the easement has been filed with the County Clerk prior to the final approval of the land partition, then the Recorder's number shall appear on the face of the map.

f. Zoning classification and Comprehensive Plan Designation

g. Space for date and signatures of the following officials is made:

(1) Planning Director or designee

(2) County Surveyor

(3) County Assessor

(4) County Tax Collector

h. Any additional information made a condition of approval of the tentative plan is shown.

9. County Surveyor Fees: The partitioner shall pay a fee to the County Surveyor as provided in O.R.S. 92.100(2) which is included in the cost at the time of the plat application.

ATTACHMENT D2 – STAFF REPORT
CONDITIONAL USE PERMIT "YOUTH CAMP"

File Number: 921-21-000024-PLNG

Applicants: Great River, LLC

Owners: Great River, LLC

Request: Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide a Summer Camp, an Outdoor School, and Day "Custom" Camp Sessions for 65 days per year. Eight existing buildings will be repaired, modified, or replaced in their existing locations to be used for Youth Camp operations.

Procedure Type: Quasi-Judicial Hearing

Prepared For: Wasco County Planning Commission

Prepared By: Daniel Dougherty, Associate Planner

Hearing Date: July 6, 2021

Staff Recommendation: Approval, with conditions

Location: The subject properties are located west of Dry Creek Road and east of Carroll Road, approximately 0.2 miles south of the intersection of Carroll Road and Digger Road, approximately 1.6 miles north of the Carroll Road and Osburn Cutoff Road, approximately 2.5 miles south of Mosier, Oregon; more specifically described as:

Map/Tax lot	Account#	Acres
2N 12E 19 100	376/1522	155.34
2N 12E 0 700	372	80.21

Zoning: Forest (F-2) Zone
Sensitive Wildlife Habitat Overlay (EPD-8)

Past Actions:

2N 12E 19 100
LOC-78-BP (Rec Shelter)
LOC-78-BP (Water Tank Shed)
LOC-78-BP (Shower and Restroom House)
LOC-84-BP (Pole Building)
CUP-84-105-WAF24-8H (Expansion of Campsite)
CODARC-09-08-0021 (Solid Waste Complaint)

2N 12E 0 700
921-19-000004-PLNG (Property Line Adjustment)
LOC-04-WR-A (Land Use Compatibility Statement to Divert Water)
PAR-99-110-WAF28-A (Partition)

ATTACHMENT D2 – STAFF REPORT
CONDITIONAL USE PERMIT "YOUTH CAMP"

I. APPLICABLE STANDARDS

A. Chapter 2 – Development Approval Procedures

Section 2.060.A.1	Conditional Use Review (Chapter 5)
Section 2.060.B.14	The following matters shall be heard by the Planning Commission, pursuant to Sections 2.080, 2.090, 2.130, 2.140, 2.150, and 2.190 of this Ordinance:

B. Chapter 3 – Basic Provisions

Section 3.120	Forest (F-2) Zone
Section 3.125	Uses Permitted Subject to Conditional Use Review/Type II or Type III
Section 3.125.U	Youth Camps subject to the limitations and requirements of OAR 660-006-0031
Section 3.126	Conditional Use Approval Standards Section 3.1265 - Prohibited Uses
Section 3.127	Property Development Standards
Section 3.128	Parcel Size Standards
Section 3.129	Additional Standards
Section 3.920	Sensitive Wildlife Habitat Overlay (EPD-8)

C. Chapter 5 – Conditional Use Review

Section 5.020	Authorization to Grant or Deny Conditional Uses, and Standards and Criteria Used
Section 5.030	Conditions
Section 5.040	Revocation of Conditional Use Permit

D. Chapter 10 – Fire Safety Standards

Section 10.110	Siting Standards – Locating Structures for Good Defensibility
Section 10.120	Defensible Space – Clearing and Maintaining a Fire Fuel Break
Section 10.130	Construction Standards for Dwellings and Structures - Decreasing the Ignition Risks by Planning for a more Fire-Safe Structure
Section 10.140	Access Standards – Providing Safe Access to and Escape From Your Home
Section 10.150	Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response

E. Chapter 20 – Site Plan Review

Section 20.030	Contents of the Site Plan
Section 20.040	Approval Standards
Section 20.050	Off Street Parking
Section 20.055	Bicycle Parking Requirements
Section 20.060	Public Parking Area
Section 20.070	Off Street Loading
Section 20.080	General Provisions - Off Street Parking and Loading

ATTACHMENT D2 – STAFF REPORT
CONDITIONAL USE PERMIT "YOUTH CAMP"

II. BACKGROUND

A. Legal Parcel: In accordance with the Wasco County Land Use and Development Ordinance, a legal parcel is defined as:

> *(Legal)* ***Parcel*** *- 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 major or minor land partition; or*
> *c. By deed or land sales contract prior to September 4, 1974.*

2N 12E 19 100: This office determined that the subject property is a legal parcel in a zoning verification letter dated May 11, 2000. The verification letter provided the following: "The parcel which contains Columbia River Gorge Recreational Vehicle (R.V.) Resort was legally created by Deed 74-2416, dated August 14, 1974, but not filed with the Wasco County Clerk until October 21, 1974. Partitioning and subdivision regulations went into effect in Wasco County on September 4, 1974….based on specific wording in the ordinance, we are able to interpret that the parcel was created on the date the deed was signed, which was prior to the land division regulations." Because the parcel was created by a deed prior to September 4, 1974, it complies with the definition above and is a legal parcel.

2N 12E 0 700: This parcel is identified as Parcel 2 of Partition Re-Plat 2019-002011, and was created by Partition Re-Plat 2019-002011, recorded with the Wasco County Clerk on June 21, 2019. Because the parcel was created by a duly recorded land partition, it complies with the definition above and is a Legal Parcel.

B. Site Description: Site descriptions of the subject properties are provided below:

2N 12E 19 100: The slope and general parcel data were identified through Wasco County GIS (Slope, Zone, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and a May 4,2021, staff site visit. All of the adjacent surrounding properties are within the Forest (F-2) Zone (F-2(80)). The subject parcel contains significant development from a previous recreational vehicle park that is no longer in use. The subject parcel was a recreational vehicle (R.V.) campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, and several permanent structures and amenities, as well as approximately 500 campsites. Development also includes a network of paved roads. A man-made fresh water pond is identified on GIS Wetland Inventories, and is located at the south-central part of the property; however, the pond is no longer utilized and the area does not contain water. The steepest slopes (31-54%) are found on the far east side of the parcel and are northeast facing. The central and west side of the subject parcel primarily contain slopes of approximately 0-30%. The east and south side of the parcel is heavily vegetated with mature tree growth (approximately 75+ acres). The north and west side of the parcel contain intermittent mature tree growth, and areas of native grasslands where tree growth is sparse.

2N 12E 0 700: The slope and general parcel data were identified through Wasco County GIS (Slope, Zone, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and a

January 28, 2020, Staff site visit. All of the adjacent properties located to the east, south, and west are within the Forest (F-2) Zone (F-2(80)). Adjacent properties to the north are within the Exclusive Farm Use (A-1) Zone (A-1 (40) and A-1(160)). The subject parcel is undeveloped. Dry Creek, a delineated "freshwater forested shrub wetland" runs in a northwesterly direction through the northeast corner of the parcel. Slopes on the east side of Dry Creek are southwest facing and are approximately 20%. Slopes on the west side of Dry Creek are northeast and northwest facing and are approximately 30%. The parcel is intermittently vegetated with small (2-10 acre) forests of conifer and broadleaf trees separated by significant areas of native grasslands where tree growth is sparse. The parcel has a high density of tree growth along the eastern side of Carrol Road.

C. Surrounding Land Use: The slope and general parcel data were identified through Wasco County GIS (Slope, Zone, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis. Properties located further to the west, south, southwest, and southeast of the subject parcel are within the Forest (F-2) Zone (F-2(80)). Properties located further to the north and northwest of the subject parcel are within the Exclusive Farm Use (A-1) Zone (A-1 (40) and A-1(160)). Properties located further to the east and northeast of the subject parcel are within the Forest-Farm (F-F 10) Zone (Non-Resource) and Rural Residential (R-R (10)) Zone. The surrounding properties on the east side of Dry Creek contain southwest facing slopes of 20-27%. The surrounding properties on the west side of Dry Creek contain similar northwest facing slopes as the subject parcel (30%). The parcels north and northwest are generally used for farm use (orchard and hay) and have single family dwellings. Parcels located east and northeast are generally used for residential purposes and contain denser development. Parcels located to the southeast are forestland and contain little to no development. Parcels to the south contain sparse residential development.

D. Public Comment: A pre-notice for the request was provided on June 16, 2021, to all property owners within 750' of the subject parcel as well as interested and affected public agencies. This notice provided a 12-day comment period ended at 4 p.m., June 28, 2021. All comments received are located within Attachment H2.

III. FINDINGS:

A. Chapter 2 – Development Approval Procedures

Section 2.060 - Application/Completeness

A. The Director shall have the authority to review the following applications for Administrative Action, and shall follow the procedure provided by this Ordinance to accomplish such review. Matters required by this Ordinance that are not subject to other provisions of this Ordinance include, but are not limited to:

(***)

1. Conditional Use Review (Chapter 5)

FINDING: An application has been made for review of a Conditional Use Permit for a "Youth Camp" in the Forest (F-2) Zone. The Director has the authority to review this type of application for Administrative Action. Staff finds that the request complies with Section 2.060.A.1.

B. The following matters shall be heard by the Planning Commission, pursuant to Sections 2.080, 2.090, 2.130, 2.140, 2.150, and 2.190 of this Ordinance:

(***)

14. Matters which the Director elects not to review, pursuant to Section 2.060 A 1, A 2, A 3, A 4, A 5, A 6, A 7, and A 8.

FINDING: The application for review of a Conditional Use Permit for a "Youth Camp" in the Forest (F-2) Zone was accompanied with applications for a Conditional Use Permit for a "Cemetery", a Property Line Adjustment/Replat, and a "Cemetery" Subdivision. The scope of work within all of the applications involve the same subject parcels located at 2N 12E 19 100 and 2N 12E 0 700. Due to the fact that the "Cemetery" Subdivision must be reviewed by the Planning Commission, and that the applications were submitted as a single project impacting the same property, the Director has elected not to review the Property Line Adjustment/Replat, the Conditional Use Permit for a "Cemetery", or the Conditional Use Permit for a "Youth Camp".

Accordingly, the Planning Commission has authority to review the entire application packet that includes the following requests: (1) a Property Line Adjustment/Replat; (2) a Conditional Use Permit for a "Youth Camp"; (3) a Conditional Use Permit for a "Cemetery"; and (4) a "Cemetery" Subdivision. Staff finds that the request complies with Section 2.060.B.14.

B. Chapter 3 – Basic Provisions

Section 3.120 - Forest (F-2) Zone
Section 3.125 - Uses Permitted Subject to Conditional Use Review/Type II or Type III
The following uses may be permitted on a legal parcel on lands designated Forest (F-2) Zone subject to Section 3.126 – Conditional Use Approval Standards, Section 3.127 - Property Development Standards, Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-Section 3.125 - Uses Permitted Subject to Conditional Use Review/Type II or Type III The following uses may be permitted on a legal parcel on lands designated Forest (F-2) Zone subject to Section 3.126 – Conditional Use Approval Standards, Section 3.127 - Property Development Standards, Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off- street loading or bicycle parking, as well as any other listed, referenced, or applicable standards. (Amended 4/12)

PARKS/PUBLIC/QUASI-PUBLIC FACILITIES

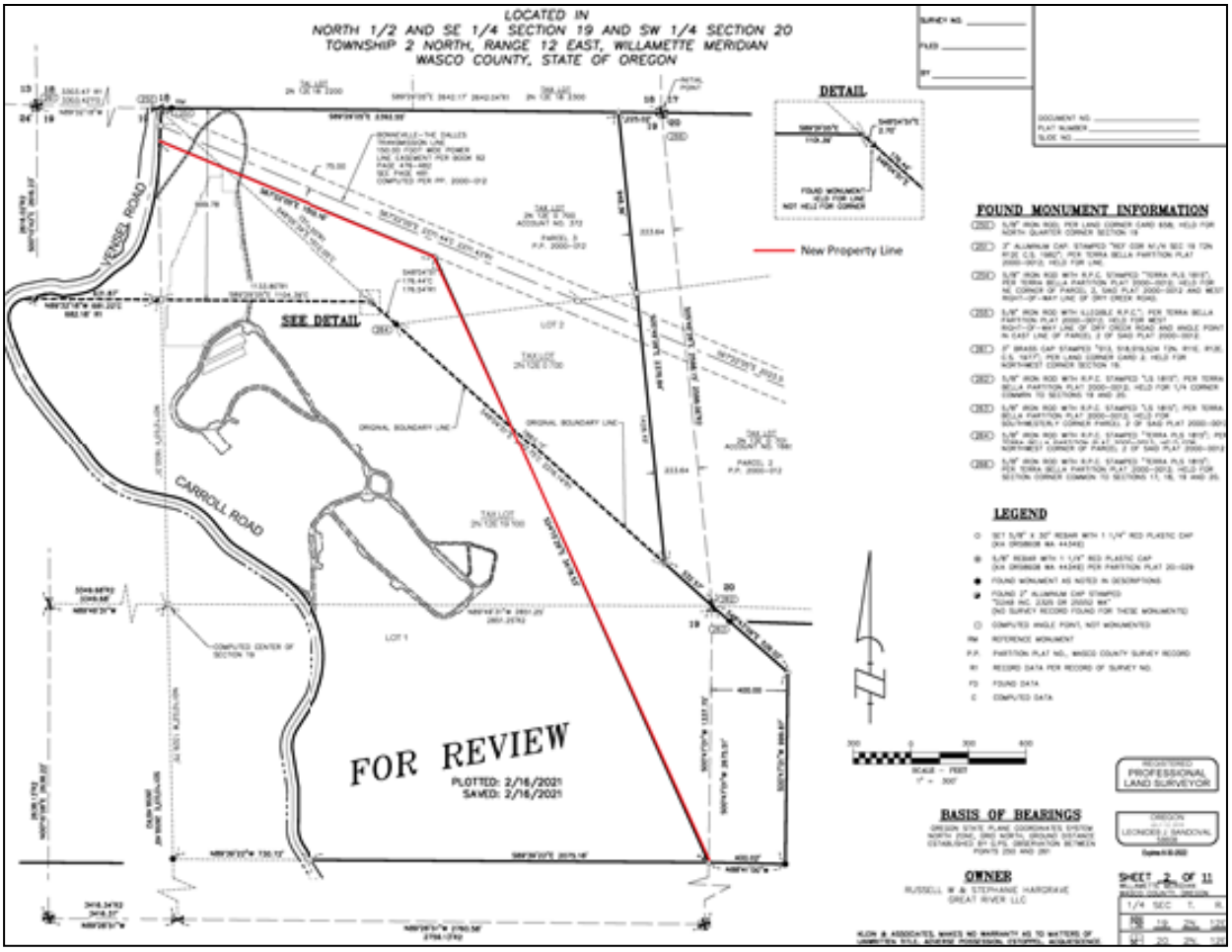
U. Youth Camps subject to the limitations and requirements of OAR 660-006-0031.

FINDING: In accordance with the Wasco County Land Use and Development Ordinance (WC-LUDO), a "Youth Camp" is defined as:

Youth/Family Camp - An area devoted to facilities and equipment for camp purposes for youths and adults, including swimming pools, tennis courts, recreational fields and facilities for meetings,

conferences or retreats, including facilities for eating and sleeping accommodations that are provided in connection with the camp (Added 9/18/97)

The applicant seeks a Conditional Use Permit to construct and operate a Youth Camp and Cemetery in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The existing subject parcel will first be modified by an approved and duly recorded Property Line Adjustment/Replat that will alter the property line of the subject parcel (See below "Map: Property Line Adjustment/Replat").



Map: Property Line Adjustment/Replat

The Property Line Adjustment/Replat will adjust a common property line between an 80.21-acre parcel located at 2N 12E 0 700 (Lot 2), and a 155.90-acre parcel located at 2N 12E 19 100 (Lot 1), resulting in a parcel that is 83.77 acres (Lot 2) and a 152.34-acre subject parcel (Lot 1). A **condition** of approval is included in the recommendation to the Planning Commission stating that the applicant must initiate a request for final Property Line Adjustment/Replat plat approval, receive approval, and duly record the final Property Line Adjustment/Replat plat with the Wasco County Clerk prior to receiving Building Codes approval for any structural development for the proposed Youth Camp. Findings in this report pertaining to the subject parcel, consider the post Property Line Adjustment/Replat parcel configuration and acreage (152.34 acres).

On June 23, 2021, public comment was received from Sheila Dooley was received. A portion of the commentary concerned future camp operations:

Sheila Dooley (June 23, 2021)

2. Future camp operation

> The application states that the youth camp operation has a capacity of up to 60 campers with a maximum number of participants being 70. The owners do not foresee the need to have overnight participants exceed 70. The youth camp will provide services for 65 days of the year. (p. 31, Table 2).
>
> If the application is approved, will there be deed restrictions to ensure that the terms of the conditional use permit are enforced? Otherwise, a future landowner could decide to expand the operation beyond what was approved.
>
> Wasco County Public Works Director Arthur Smith's email of December 23, 2021 states: "in my experience, youth camps tend to expand after they have great success (Young Life down in Antelope), so I would caution you to monitor the number of attendees in future years. I would hate for a good idea that fits the area to turn into a large commercial event that impacts the county system."

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in below in this Section (*Section 3.120 - Forest (F-2) Zone*).

On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned future growth:

Megan Pingree (June 23, 2021)

> Future Growth:
> I share Arthur Smith's concern that the success that the applicant seeks will tend to push these projects too far beyond acceptable impact levels.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in this section of the report.

Youth Camp Scope

The Youth Camp will provide a Summer Camp, an Outdoor School, and Day "Custom" Camp Sessions for 65 days per year. The request provides that the proposed operation will accommodate a total of 1,010 child campers (overnight and day camp sessions) onsite during the 65 day per year operation schedule. Additional information pertaining to the proposed Youth Camp's scope of operations is addressed below.

The applicant has provided the following statement in support of the application:

> Camp participants will explore the outdoors and develop a shared understanding of our reliance upon the earth to meet our most basic needs. Students will spend time hiking, developing

survival skills, playing games, and participating in team building challenges" (Page 5, Youth Camp CUP Application).

The construction and operation of a "Youth Camp" in the Forest (F-2) Zone is a conditioned use subject to provisions of the Wasco County Land Use and Development Ordinance as well as the limitations and requirements of Oregon Administrative Rules (OAR) 660-006-0031. A **condition** of approval is provided in the recommendation to the Planning Commission providing that the review of this request, and any subsequent approval from the Planning Commission concerning this Youth Camp is conditioned upon the proposed Youth Camp Scope outlined in the application and this Staff Report. Any future alteration or increase in the scope of the proposed Youth Camp will require a new review. Staff finds that the review for the proposal is subject to the criteria set forth in *Section 3.215, Uses Permitted Subject to Conditional Use Review/Type II or Type III*, and *OAR 660-006-0031*.

OAR 660-006-0031
Youth Camps

(1) A youth camp may be established in compliance with the provisions of this rule. The purpose of this rule is to provide for the establishment of a youth camp that is generally self-contained and located on a parcel suitable to limit potential impacts on nearby and adjacent land and to be compatible with the forest environment.

FINDING: The slope and general parcel data were identified through Wasco County GIS (Slope, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and a May 4, 2021, staff site visit. The subject parcel contains significant development from a previous R.V. park/campground that is no longer in use. The R.V. park/campground operated under a Conditional Use Permit from the mid-1980s until the early 2000s. The Conditional Use Permit has since expired. The subject parcel contains a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. The existing eight structures previously used for the R.V. park/campground will remain, and be used for the proposed Youth Camp. The eight existing buildings will be modified or replaced in the same location. Development also includes a network of paved roads. A man-made fresh water pond is identified on GIS Wetland Inventories, and is located at the south-central part of the property; however, the pond is no longer utilized and the area does not contain water. The steepest slopes (31-54%) are found on the far east side of the parcel and are northeast facing. There is no development on the east side of the parcel. The central and west side of the subject parcel primarily contain slopes of approximately 0-30%. The east and south side of the parcel is heavily vegetated with mature tree growth (approximately 75+ GIS acres). The north and west side of the parcel contain intermittent mature tree growth, and areas of native grasslands where tree growth is sparse.

Application materials provide that the operation of the proposed Youth Camp will be self-contained to the 152.34 acre (Post Property Line Adjustment/Replat acreage) subject parcel located at 2N 12E 19 100 (ACCT# 376/1522). Daily camp operations will be self-contained to the subject parcel; however, day trips by van or bus to points of interest within the Columbia River Gorge area will be integrated into some camp programs.

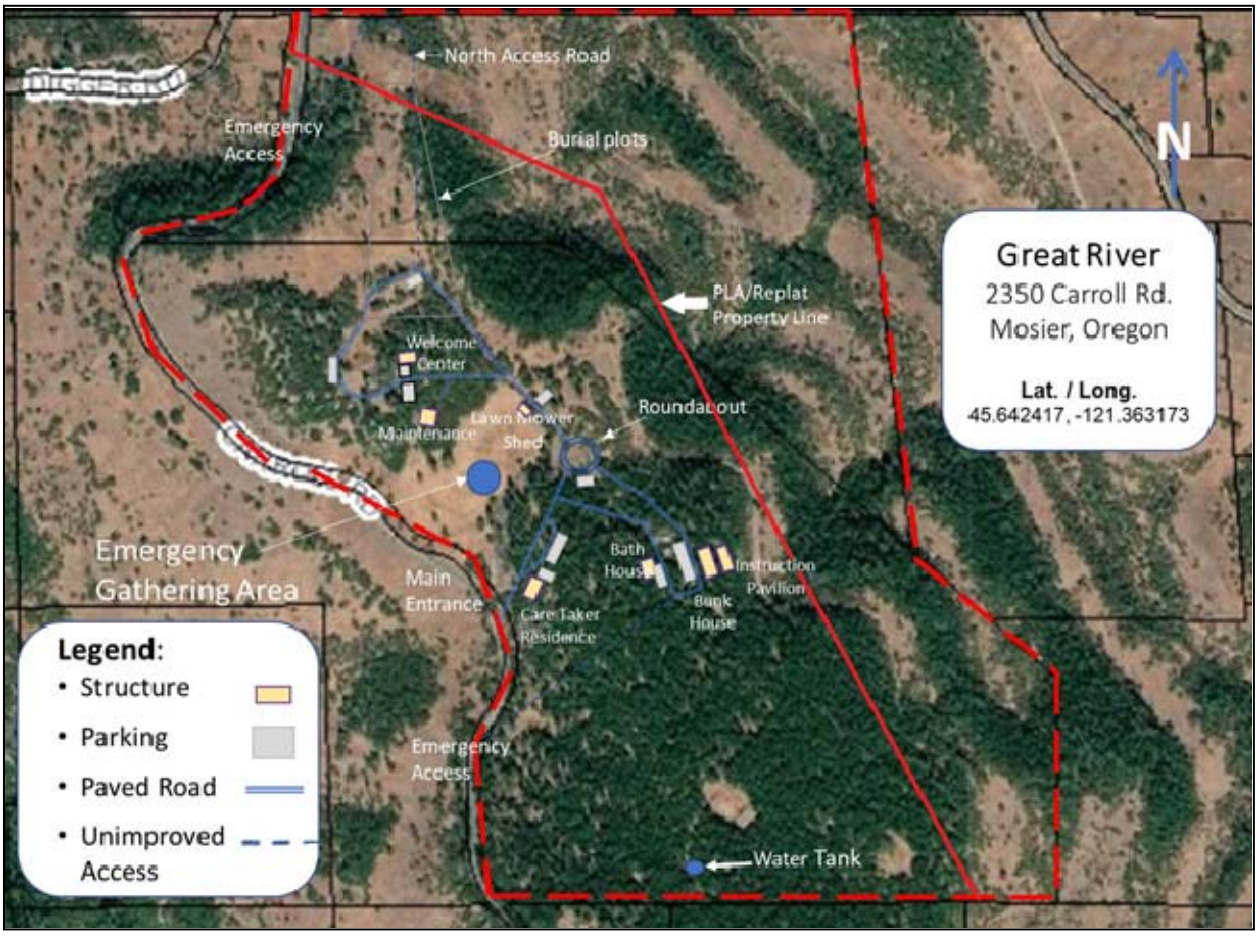
The applicant has provided the following statement in support of the application:

Great River's Youth Camp operations will be small compared with most youth camps, the largest programs will serve groups up to sixty participants with a focus on kids and families from local

gorge communities. All camp activities will occur on the Great River property and all parking will be onsite. Other than a small increase to traffic on Carroll Rd, there will be no impact to neighboring properties, nor will camp activities interfere with forest resource nor agricultural activities on neighboring properties. Due to the size of Great River's property and the central location of the camp on the property, essentially all camp facilities and activities will be out of sight and sound of neighboring properties (Page 5, Youth Camp CUP Application).

The proposed Youth Camp will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and/or volunteers (70 total overnight per session). During the 65-day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule. Analysis of other Wasco County Youth Camps is provided below (Page 11, See "Table: Compared Approximate Youth Camp Data").

As provided in the below reference map (See below "Map: Illustration of the Great River Site"), the primary developed area reserved for Youth Camp activities is located within the interior of the subject parcel where the camp's "Welcome Center", "Bunkhouse", "Instruction Pavilion", and "Bath House & Laundry" are located (Approximately 800+ feet northeast and east of the main entrance to the subject parcel and Carroll Road).



Map: Illustration of the Great River Site

The camp is focused on outdoor activities that include, but are not limited to hiking, developing survival skills, playing games, and participating in team building challenges. Additionally, one of the Youth Camp's goals is to "preserve and encourage growth of the forested land." (Page 10, Youth Camp CUP Application)

Additional findings that address the proposed use and the parcel's suitability to limit potential impacts on nearby and adjacent lands, and the Youth Camp's compatibility with the forest environment are provided below in Section III.C (*Chapter 5 – Conditional Use Review)* of this report.

Staff Conclusion: A copy of the Youth Camp site plan (See Sheets C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG. Based on the application materials and analysis, Staff finds the request complies with OAR 660-006-0031(1).

> *(2) Changes to or expansions of youth camps established prior to the effective date of this rule shall be subject to the provisions of ORS 215.130.*

FINDING: The proposed Youth Camp is a new request. Staff finds that OAR 660-006-0031(2) is not applicable to this request.

(3) A "youth camp" is a facility either owned or leased, and operated by a state or local government, or a nonprofit corporation as defined under ORS 65.001, to provide an outdoor recreational and educational experience primarily for the benefit of persons 21 years of age and younger. Youth camps do not include any manner of juvenile detention center or juvenile detention facility.

FINDING: The applicant has provided the following statement in support of the application:

> Great River Oregon, a non-profit corporation registered with the state of Oregon and the IRS, has a lease from Great River LLC to operate the youth camp and to provide outdoor recreation and educational experiences for youths and adults on the Great River property. Great River is developing curricula for outdoor education that is relevant to this site, such as using local ecology and the proposed on-site cemetery in a curriculum regarding the circle of life. We are engaging with Oregon middle school administrators and others who could benefit from this work. Campers would not include any person(s) from a juvenile detention center or juvenile detention facility (Page 11, Youth Camp CUP Application).

Staff finds that the application explicitly seeks to construct and operate a Youth Camp as defined within the WC-LUDO and OAR 660-006-0031(3). A **condition** of approval is included in the recommendation to the Planning Commission requiring that the proposed Youth Camp shall be: (1) Owned or leased and operated by a state or local government or a nonprofit corporation as defined under ORS 65.001; and (2) that the operation shall provide an outdoor recreational and educational experience primarily for the benefit of persons 21 years of age and younger. These conditions are required throughout the life of this permit. With these conditions, Staff finds that the request complies with OAR 660-006-0031(3).

(4) An application for a proposed youth camp shall comply with the following:

(a) The number of overnight camp participants that may be accommodated shall be determined by the governing body, or its designate, based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp. Except as provided by subsection (4)(b) of this rule a youth camp shall not provide overnight accommodations for more than 350 youth camp participants, including staff.

FINDING: The applicant has provided the following statement in support of the application:

> In general, the youth camp would operate during spring, summer and fall, with the possibility of special events occurring in the winter. In general, camp schedules would be:
> - Summer camps = Mon-Thurs (day or overnight)
> - Outdoor school = 2 nights/3days to 4 nights/5 days
> - Custom camps such as for Mosier School = 2-7+ days
>
> (Page 11, Youth Camp CUP Application).

Additionally, the applicant has provided the following camp capacity projections (See below "Table: "Great River Youth Camp Projected Full Capacity"):

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Table: Great River Youth Camp Projected Full Capacity

The proposed Youth Camp will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and/or volunteers (70 total overnight per session). During the 65-day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule.

Staff performed approximate research of three existing Youth Camps in Wasco County for reference (See below "Table: Compared Approximate Youth Camp Data"):

Youth Camp	Approximate Acreage*	Approximate Overnight Campers*	Operations Schedule*
Camp Baldwin	654.36	226 per session	June-August
Camp Morrow	70.52 acres (EPD-14 Overlay Zone)	200 per session	June-August
WFR Young Life	1,276 acres (EPD-9 Overlay Zone)	7,000 per summer	June-August
* Data are approximations gathered from prior land use actions, website publications, and conversations with camp admin. * Operations schedule is based on summer camps, and does not necessarily reflect year round events.			

Table: Compared Approximate Youth Camp Data

On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned numbers of people:

Megan Pingree (June 23, 2021)

Numbers of People:
"The proposed uses will have an estimated maximum of 60 persons at the cemetery at any single time and up to 70-80 persons at the youth camp." So that's 140 people at the same time of day, with parking for 75 cars. "... including staff, students, chaperones and volunteers, the youth camp will not provide overnight accommodations for more than 350 youth camp participants." (Page 11 of 62). 350? Surely that's a typo! "The largest programs will serve groups up to 60 participants" (Page 5 text) whereas Table 1 indicates a 50 person limit. And that many, whether 50 or 60, could be there as many as 16 days and nights/year. I'm a fan of Outdoor School, but not in my front yard.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in this section of the report.

Staff Conclusion: The proposed Youth Camp will not provide overnight accommodations for more than 350 camp participants. Staff finds that the request complies with OAR 660-006-0031(4)(a).

(b) The governing body, or its designated may allow up to eight (8) nights during the calendar year when the number of overnight participants may exceed the total number of overnight participants allowed under subsection (4)(a) of this rule.

FINDING: The applicant does not foresee the need to have overnight participants exceed 70 people per session, and is not requesting an exception under this provision. Staff finds that OAR 660-006-0031(4)(b), is not applicable to this request.

(c) Overnight stays for adult programs primarily for individuals over 21 years of age, not including staff, shall not exceed 10 percent of the total camper nights offered by the youth camp.

FINDING: The proposed Youth Camp will provide a Summer Camp, an Outdoor School, and Day "Custom" Camp Sessions for 65 days per year. The camp will primarily "focus on kids and families from local gorge communities" (Page 5, Youth Camp CUP Application).

The applicant has provided the following statement in support of the application:

> Great River Oregon's Youth Camp and outdoor education operations are targeted at individuals 21 years of age or younger. Great River states that overnight stays for adult programs would not exceed 10 percent of the total camper nights offered by the youth camp. With a condition of approval limiting overnight stays for adult programs primarily for individuals over 21 years of age, not including staff, to 10%, the request complies with Criterion (c). (Page 12, Youth Camp CUP Application).

The applicant proposes an overnight camp operation schedule of 65 days per year. 10 percent of 65 days per year equals six days per year (65 x .10 = 6.5… six days per year). A **condition** of approval is included in the recommendation to the Planning Commission limiting overnight stays for adult only programs (those events primarily for individuals over 21 years of age), not including staff, to 10 percent

of the 65 days of overnight stays proposed. This condition is required throughout the life of this permit. With this condition, Staff finds that the request complies with OAR 660-006-0031(4)(c).

(d) The provisions of OAR 660-006-0025(5)(a).

FINDING: Provisions within OAR *660-006-0025(5)(a)*, are addressed below.

660-006-0025(5)(a)
Uses Authorized in Forest Zones

(5) A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:

(a) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

The proposed Youth Camp will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and/or volunteers (70 total overnight per session). During the 65-day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule.

Physical development includes the repair and replacement of eight preexisting buildings. As provided in Section II.B of this report, the subject parcel was previously approved under a Conditional Use Permit to function as an R.V. park/campground from the mid-1980s until the early 2000s. Existing development includes a golf course, pool, tennis courts, eight permanent structures (See below "Table: Existing Structures"), as well as approximately 500 campsites. Development also includes a network of paved roads.

Building Name
Welcome Center
Maintenance Building
Bath House & Laundry
Bunkhouse
Bunkhouse Annex
Instruction Pavilion
Caretaker Residence
Lawn Mower Shed

Table: Existing Structures

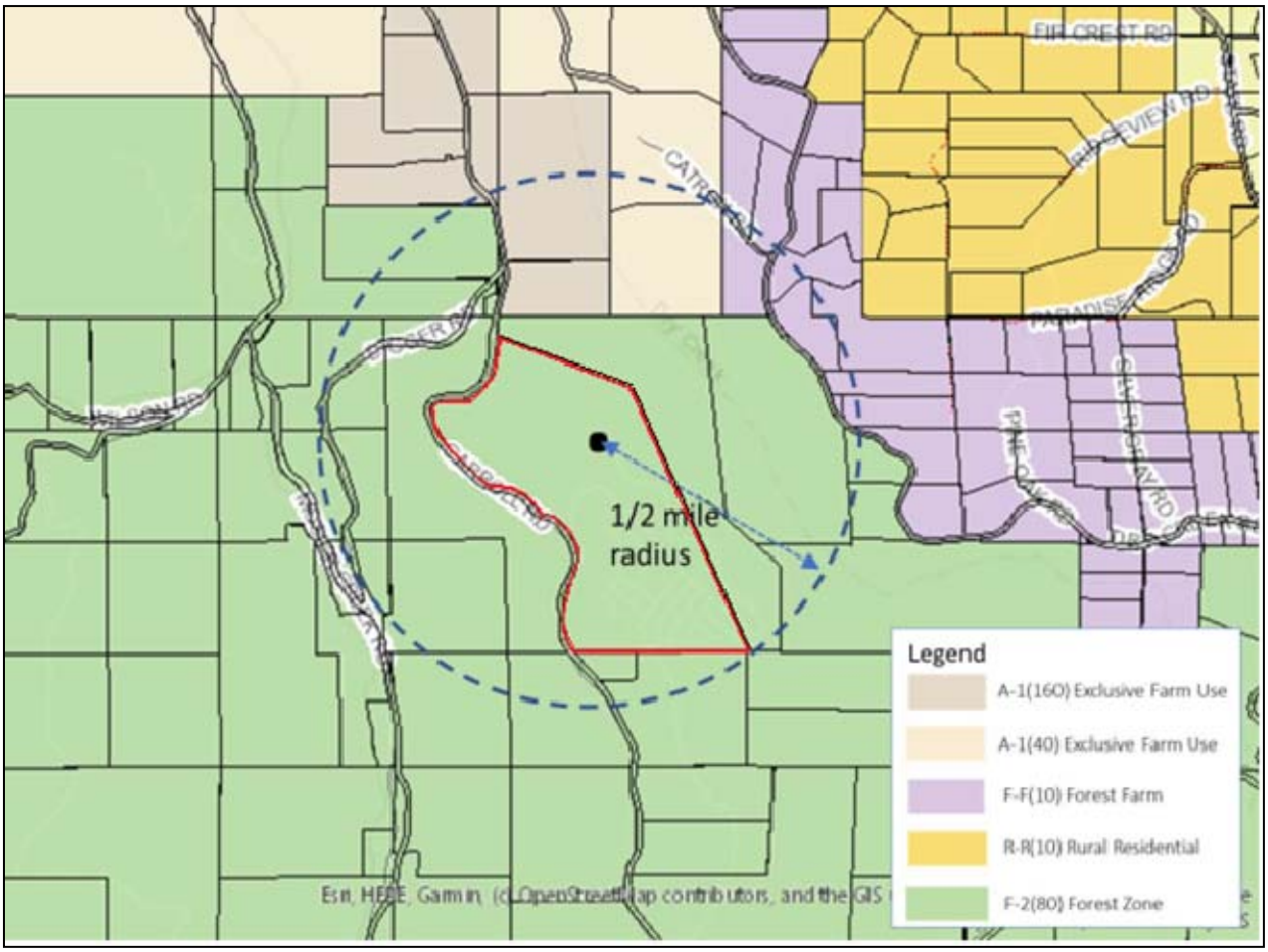
To demonstrate that the proposal will not force a significant change in, or significantly increase the cost of accepted farming or forest practices on agriculture or forest lands, the applicant has provided an analysis of

an area (one half-mile radius from center of the subject parcel) encompassing approximately 640+ acres. Within the study area, the applicant provided the following data and analysis: (1) Surrounding Zones; (2) Satellite Imagery and Vegetation; and (3) Neighboring and Basic Characteristics.

Surrounding Zone Analysis: As provided in the below reference map (See below "Map: Surrounding Zones"), all of the adjacent properties are within the Forest (F-2) Zone. Properties to the north and northeast are within the Exclusive Farm Use (A-1) Zone, the Forest-Farm (F-F 10) Zone (Non-Resource), and the Rural Residential (R-R (10)) Zone.

Concerning surrounding zones, the applicant provided the following statement in support of the application:

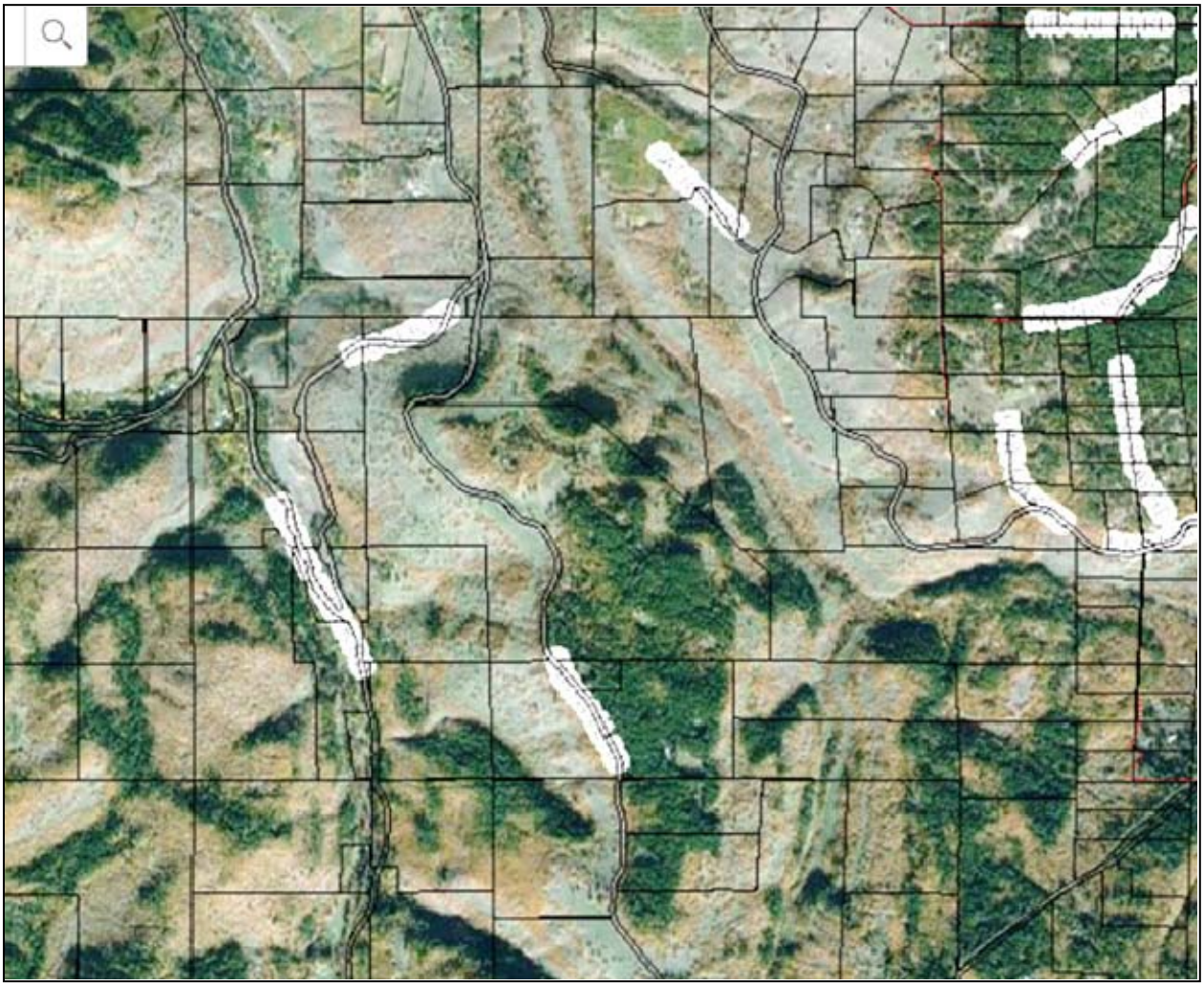
> Abutting properties – All adjacent properties are zoned F-2, Forest. The closest non-resource land is located approximately 0.2 mile east of the subject property. Outright permitted uses in the Forest Zone include but are not limited to forest use, uses auxiliary to forest operations, farm use, aggregate operations, utility operations, hunting/fishing operations without lodging facilities, road work, uses to conserve soil, air, water quality and open space, etc. The majority of outright permitted uses are temporary or occasional in nature. (Page 31, Youth Camp CUP Application).



Map: Surrounding Zones

Staff Analysis: Among other things, a stated purpose of the Forest (F-2) Zone includes "open space, recreation, wildlife habitats and related forest uses." (See WC-LUDO Section 3.120 - Forest (F-2) Zone page 1). As proposed, a Youth Camp fits within the scope of the Forest (F-2) Zone's purpose.

Satellite Imagery and Vegetation Analysis: As provided in the below reference map (See below "Map: Satellite Imagery and Vegetation"). The applicant states that "[t]he surrounding land is mostly arid, open, oak savannah with relatively poor soil." (Page 33, Youth Camp CUP Application).

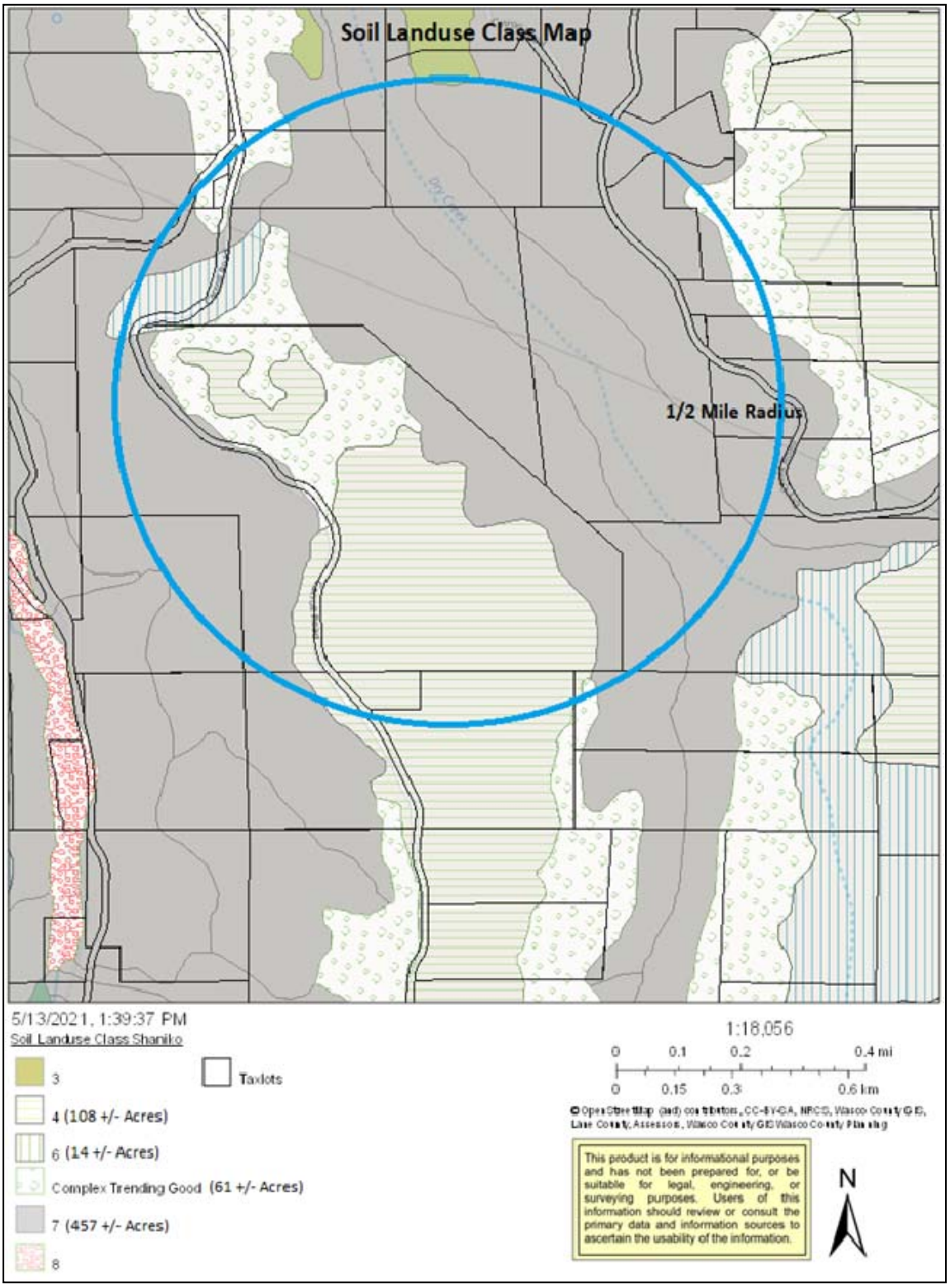


Map: Satellite Imagery and Vegetation

Staff Analysis: Additional staff analysis was conducted using Wasco County GIS (Soil (USDA), Slope and Imagery Data Layers (Oregon Statewide Imagery Program)), and a May 4,2021, staff site visit. Tree growth appears to be denser on the subject parcel and the adjacent south property compared to surrounding and adjacent lands to the north, east, and west. Adjacent and surrounding properties located north, east, and west contain sporadic tree growth and natural grasses.

The overall study area encompasses approximately 640+ acres. Of the 640+ acres observed, soil analysis provides that approximately 457 acres is within the Class VII soil classification; 108 acres is within the Class

IV soil classification; 61 acres is within the Complex Trending Good soil classification; and 14 acres is within the Class VI soil classification. (See below "Map: Soil Landuse Class Map").



Map: Soil Landuse Class Map

For context of the hierarchy of soil class, the "Natural Resources Conservation Service Land Capability Classification Agricultural Handbook", provides in-depth details for eight distinct soil classifications. Overall, the "Handbook" provides that "risks of soil damage or limitations in use become progressively greater from class I to class VIII." (See Page 3, Klingebiel A. A. and Montgomery, P. H. (1961). *Land Capability Classification* (Report No. 210). Washington D.C.: U.S. Department of Agriculture).

The "Handbook" also provides the following soil class descriptions:

Class IV soils require additional management and "conservation practices are more difficult to apply and maintain" (Page 8, Handbook). Additionally, Class IV soil can be utilized for crops, pasture, woodland, range, or wildlife food and cover, but production "may be low in relation to inputs over a long period of time." (Page 8, Handbook).

Class VI soils are described as having "limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply or to esthetic purposes." (Page 10, Handbook).

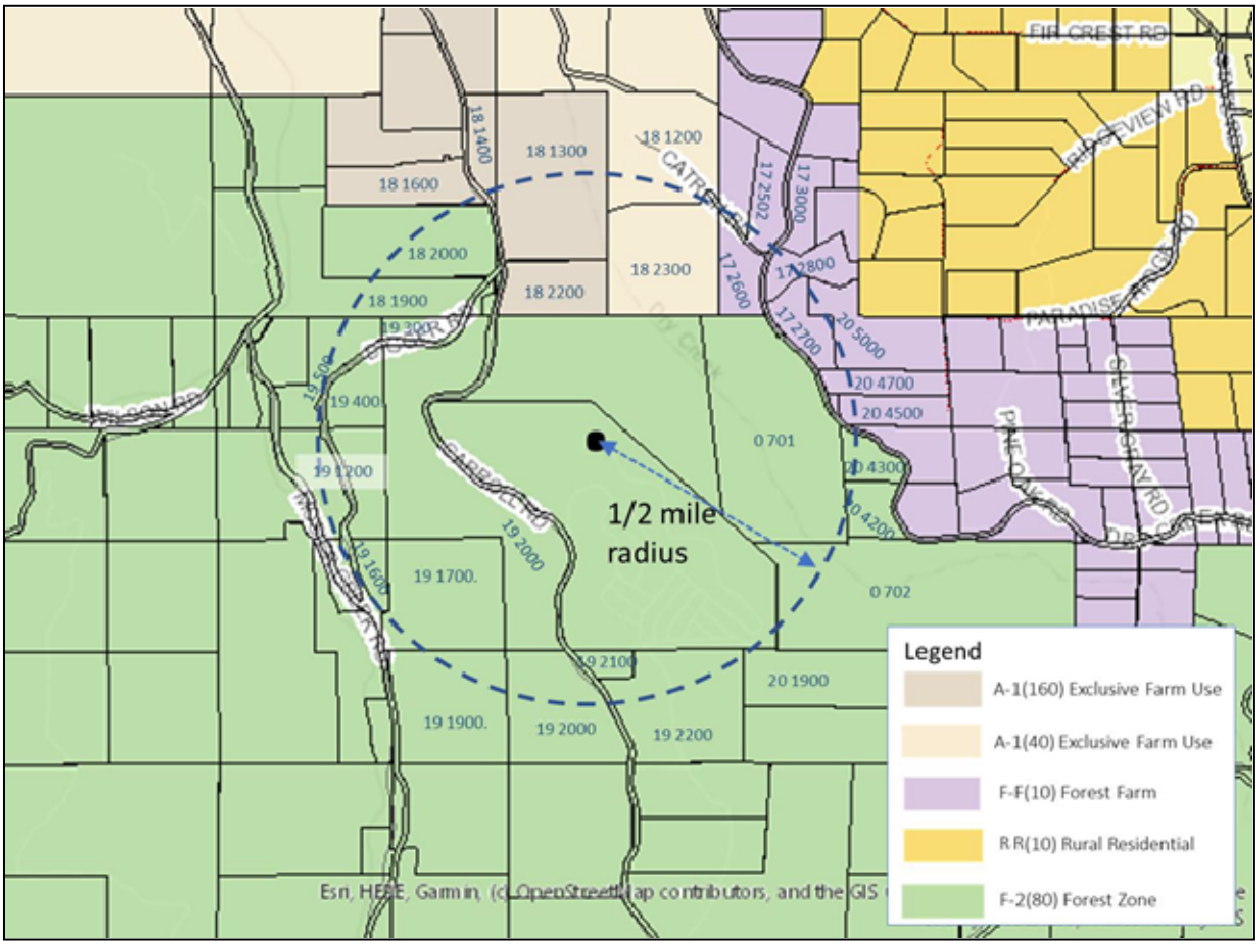
Complex Trending Good soils. In the hierarchy of soil classifications, with Class I soil being best suited for cultivation, Complex Trending Good soil is situated between "Class VI" and "Class VII". Complex Trending Good soil is not explicitly described in the "Handbook". Analysis of Class VI and Class VII soils provide context regarding "Complex Trending Good" soil.

Class VII soil is described as having "very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland/ or wildlife." (Page 14, Handbook).

Based on soil analysis within the study area, the majority soil class on adjacent and surrounding lands is Class VII. Class VII soils are unsuited for cultivation, but are suitable for grazing, woodland, or wildlife. The subject parcel primarily contains Class IV soils.

The scope of the Youth Camp does not propose new additional buildings or infrastructure on the subject parcel that does not already exist. Based on the application materials and scope of work, there is no objective evidence indicating that the proposed Youth Camp will impermissibly interfere with uses best suited for Class IV, Class VI, Complex Trending Good, and Class VII soils on adjacent and surrounding lands.

Neighboring Properties and Basic Characteristics Analysis: The applicant provided the following data for properties within the area of analysis (See below "Map: Neighboring Properties").



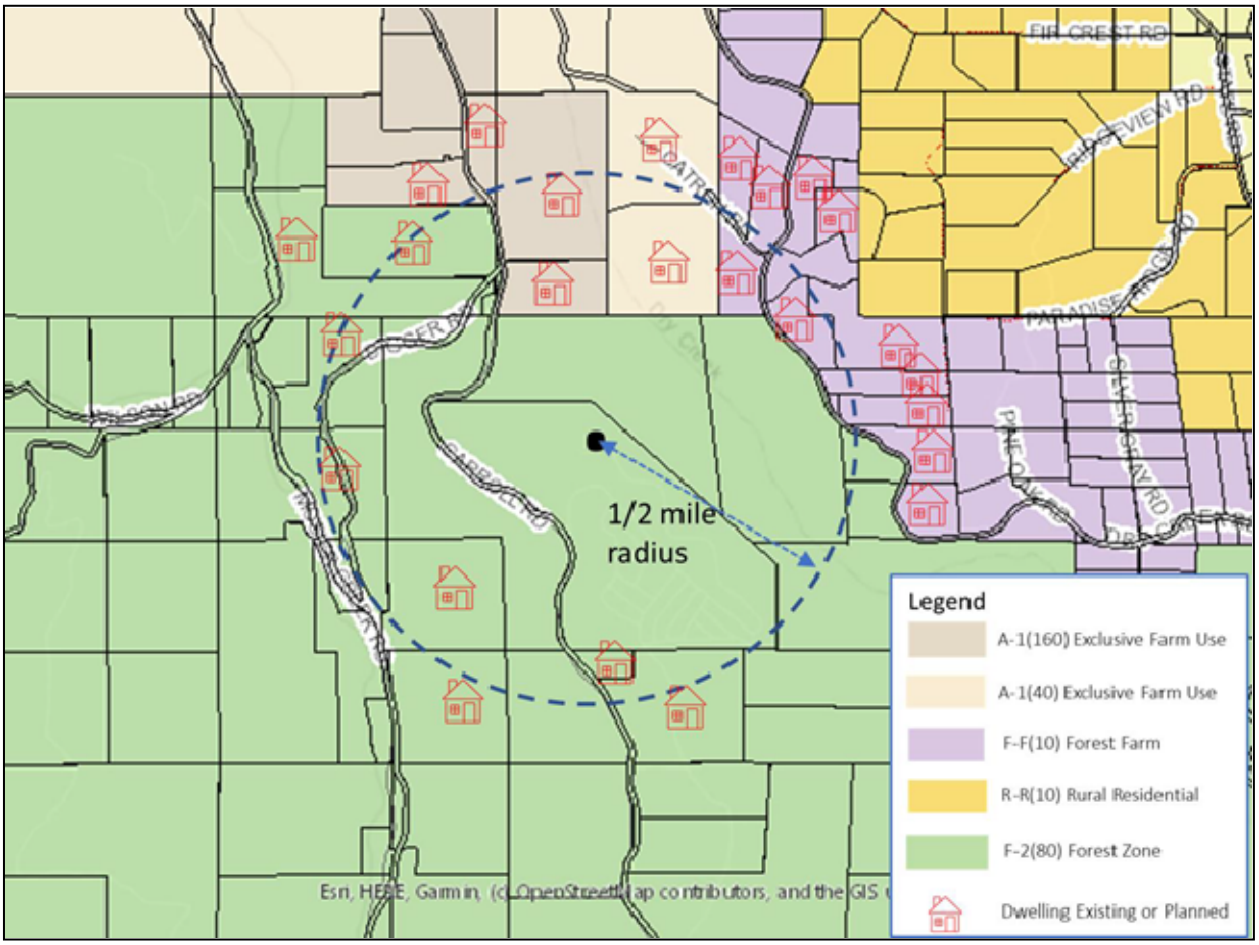
Map: Neighboring Properties

Characteristics of the neighboring properties identified in the above map "Map: Neighboring Properties" are tabulated below in "Table: Characteristics of Neighboring Properties."

Tax Lot	Acreage	Zoning	Use	Permitted Outright?
2N 12E 0 701	80.31	F2	Farming	Yes
2N 12E 0 702	105.99	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 17 2502	10.70	FF-10	Dwelling, no farming	
2N 12E 17 2600	10.89	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 17 2700	10.43	FF-10	Dwelling planned, no forest mgt. activit	N/A
2N 12E 17 2800	10.00	FF-10	Camping, no farming	
2N 12E 17 3000	9.95	FF-10	Dwelling and farming	
2N 12E 18 1200	40.95	A-1(40)	Dwelling and farming	
2N 12E 18 1300	58.94	A-1(160)	Dwelling under construction	Dwelling is a Conditional Use
2N 12E 18 1400	8.23	A1(160)	Dwelling, no farming	Dwelling is a Conditional Use
2N 12E 18 2000	39.57	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 18 2100	0.67	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 18 2200	18.92	A-1(160)	Dwelling Planned	No, measure 49?
2N 12E 18 2300	39.75	A-1(40)	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1200	53.67	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1400	24.26	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1500	4.60	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1600	6.00	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 1700	42.10	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1900	40.52	F2	Dwelling and farming	Dwelling is a Conditional Use
2N 12E 19 200	78.31	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 2000	35.31	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 2100	4.31	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 2200	43.36	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 300	5.29	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 400	11.50	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 500	17.04	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 1800	39.36	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 1900	38.87	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4100	9.58	FF-10	Dwelling under construction	Dwelling is a Conditional Use
2N 12E 20 4200	8.97	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4300	7.56	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4400	10.90	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4500	10.98	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 20 4600	0.52	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4700	10.09	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 5000	24.58	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 30 100	23.16	F2	Dwelling	Dwelling is a Conditional Use
2N 12E D28	41.42	F2	Dwelling and farming	?

Table: Characteristics of Neighboring Properties

The below map "Map: Neighboring Properties with Dwellings" provides the surrounding parcels with identified dwelling units.



Map 6: Neighboring Properties with Dwellings

The applicant provided the following analysis of the above data:

> Characteristics of the neighboring properties labeled in [Map: Neighboring Properties] are tabulated in [Table: Characteristics of Neighboring Properties]. Of these properties, very few are being used for uses permitted outright under the zoning, and as shown in [Map: Neighboring Properties with Dwellings], 25 have dwellings, either currently in use or under development. This neighborhood is quiet and not densely inhabited. The median parcel size is 23 acres, and the average is 32 acres. (Page 35, Youth Camp CUP Application).
>
> The majority of adjacent properties are enrolled in a forest deferral program. Adjacent forest properties range in size from 35.31 to 105.99 acres, and the majority contain a single family dwelling. They are not actively operated in conjunction with other tracts for the purpose of planting and harvesting trees. Any potential forest use on these or other properties in the area would be unlikely. Growing and harvesting of trees is not affected by human activities unless trespass occurs on the resource land. Another potential effect on surrounding forest lands could be complaints from the owner of the subject property about noise created from planting and harvesting of trees. (Page 43, Youth Camp CUP Application).

On June 23, 2021, public comment was received from Sheila Dooley was received. A portion of the commentary concerned fire safety:

Sheila Dooley (June 23, 2021)

5. Neighboring properties comment
On page 35, it states that there are 25 dwellings within a ½ mile radius of the property. There are actually 10 dwellings within the ½ mile radius on Figure 6. The other dwellings are located on neighboring properties that are partially within the radius with the dwellings located outside of the radius.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in above in this Section (Section 3.120.U - Forest (F-2) Zone)

Staff Analysis: Additional staff analysis was conducted using data provided through Wasco County GIS (Address layer and Imagery Data Layers (Oregon Statewide Imagery Program)), the Wasco County Assessor's Office, and a May 4, 2021, Staff site visit. Staff analyzed the physical development and known use of the 39 properties within the identified study area. Of the 39 properties listed above in "Table: Characteristics of Neighboring Properties", at least 19 parcels have existing residential development that includes at least one dwelling unit. Staff found no objective evidence demonstrating that active commercial forest operations are being conducted on any of the 39 properties within the one-half mile radius study area.

The Wasco County Assessor's Office provided tax deferral status for 22 properties (750 feet from parcels located at 2N 12E 19 100 (subject parcel) and 2N 12E 0 700). 10 of the 22 properties are not within farm or forest tax deferral status, including the subject parcel (2N 12E 19 100). A copy of this list can be found in Attachment H2.

Staff Conclusion: To further minimize potential conflicts between the proposed use and surrounding farm and forest uses, a **condition** of approval is included in the recommendation to the Planning Commission requiring the owners to sign and record in the deed records for the County a Forest-Farm Management Easement binding the landowner, the owner or operator of the Youth Camp, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 prior to receiving zoning approval on a building permit application. This document can be found in Attachment F2, along with a copy of the Farm Mediation Ordinance in Attachment G2.

Based on application materials and staff analysis, no objective evidence is found to suggest the proposed Youth Camp will force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands. Staff finds that the request complies with OAR 660-006-0025(5)(a).

Because the request complies with OAR 660-006-0025(5)(a), Staff finds that the request complies with OAR 660-006-0031(4)(d).

OAR 660-006-0031 (continued)
Youth Camps

(4) An application for a proposed youth camp shall comply with the following:

(e) A campground as described in ORS 215.283(2)(c), 215.213(2)(e) and OAR 660-006-0025(4)(e) shall not be established in conjunction with a youth camp.

FINDING: A campground as defined in ORS 215.283(2)(c), 215.213(2)(e) and OAR 660-006-0025(4)(e) are provided below:

ORS 215.283(2)(c)
Private parks, playgrounds, hunting and fishing preserves and campgrounds. Subject to the approval of the county governing body or its designee, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. Upon request of a county governing body, the Land Conservation and Development Commission may provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in a county if the commission determines that the increase will comply with the standards described in ORS 215.296 (Standards for approval of certain uses in exclusive farm use zones) (1). As used in this paragraph, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appliance.

ORS 215.213(2)(e)
Community centers owned by a governmental agency or a nonprofit community organization and operated primarily by and for residents of the local rural community, hunting and fishing preserves, public and private parks, playgrounds and campgrounds. Subject to the approval of the county governing body or its designee, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. Upon request of a county governing body, the Land Conservation and Development Commission may provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in a county if the commission determines that the increase will comply with the standards described in ORS 215.296 (Standards for approval of certain uses in exclusive farm use zones) (1). A public park or campground may be established as provided under ORS 195.120 (Rules and planning goal amendments for parks required). As used in this paragraph, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appliance.

OAR 660-006-0025(4)(e)
(e)(A) Private parks and campgrounds. Campgrounds in private parks shall only be those allowed by this subsection. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4. A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites. Campsites may be occupied by a tent, travel trailer or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites. Campgrounds authorized by this rule shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations.

Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period.

(B) Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts allowed for by paragraph (4)(e)(C) of this rule.

(C) Subject to the approval of the county governing body or its designee, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. Upon request of a county governing body, the Commission may provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in a county if the Commission determines that the increase will comply with the standards described in ORS 215.296(1). As used in this rule, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.

The applicant provided the following statement in support of the proposal:

> The owners propose to operate a small youth camp. Though the subject parcel was used as a 550 space recreational vehicle park in the past, this use was abandoned more than 10 years ago. No campground is proposed in conjunction with the proposed youth camp… (Page 13, Youth Camp CUP Application).

As provided in Section II.B of this report, the subject parcel was previously approved under a Conditional Use Permit to function as an R.V. campground from the mid-1980s until the early 2000s. Existing development includes a golf course, pool, tennis courts, eight permanent structures as well as approximately 500 campsites that contain electric and sewerage connections. Development also includes a network of paved roads. A **condition** of approval is included in the recommendation to the Planning Commission prohibiting the use of any of the preexisting campsites with electric and sewerage connections for any purpose that meets the description of campground as defined in in ORS 215.283(2)(c), 215.213(2)(e) and OAR 660-006-0025(4)(e). This condition is required throughout the life of this permit.

Based on the request and application materials, Staff finds the that a campground as described in ORS 215.283(2)(c), ORS 215.213(2)(e) and OAR 660-006-0025(4)(e), will not be established with approval of the proposed Youth Camp. With the condition of approval, Staff finds that the request complies with OAR 660-006-0031(4)(e).

(f) A youth camp shall not be allowed in conjunction with an existing golf course.

FINDING: The request does not include a golf course. Staff finds that the request complies with OAR 660-006-0031(4)(f).

(g) A youth camp shall not interfere with the exercise of legally established water rights on adjacent properties.

FINDING: The subject property located at 2N 12E 19 100 is currently owed by Great River, LLC. Two Conditional Use Permits have been submitted involving the subject parcel. Two Conditional Use Permit

requests have been submitted, one for a Youth Camp and one for a Cemetery. The application materials and staff analysis provide that the subject parcel is served by an existing well with water rights belonging to the subject parcel's owner. According to Oregon Water Resources Department District-03 Watermaster Robert Wood, the subject parcel has the right to use up to 5,000 gallons of water per day for the proposed Youth Camp.

The applicant provides that the proposed Youth Camp and Cemetery will use less than 5,000 gallons per day, but has provided no specific data to support the assertion. An interference of a legally established water right on an adjacent property from the proposed Youth Camp operation at any time throughout the life of this permit is a violation of the underlying requirement of this Conditional Use Permit. Staff finds the request complies with OAR 660-006-0031(4)(f).

(5) The youth camp shall be located on a lawful parcel that is:

(a) Suitable to provide a forested setting needed to ensure a primarily outdoor experience without depending upon the use or natural characteristics of adjacent and nearby public and private land. This determination shall be based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp, as well as, the number of overnight participants and type and number of proposed facilities. A youth camp shall be located on a parcel of at least:

(A) 80-acres if located in eastern Oregon.

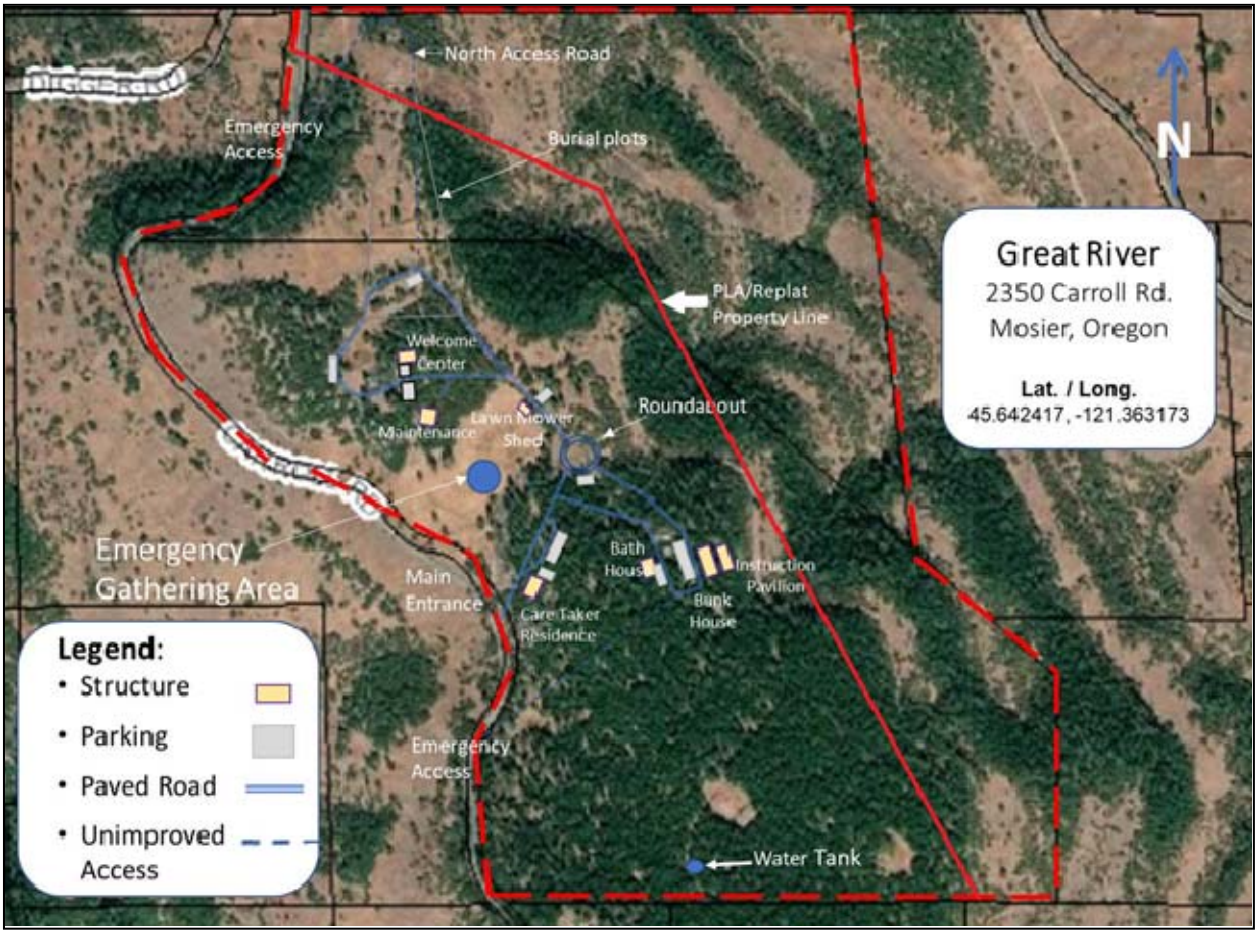
FINDING: The legal status of the subject parcel was addressed in Section II.A of this report. Application materials provide that the operation of the proposed Youth Camp will be self-contained to the 152.34 acre (Post Property Line Adjustment/Replat acreage) subject parcel located at 2N 12E 19 100 (ACCT# 376/1522) in eastern Oregon. Daily camp operations will be self-contained to the subject parcel; however, day trips by van or bus to points of interest within the Columbia River Gorge area will be integrated into some camp programs.

The slope and general parcel data were identified through Wasco County GIS (Slope, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and a May 4,2021, staff site visit. The subject parcel contains significant development from a previous recreational vehicle park that is no longer in use. The subject parcel was an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also includes a network of paved roads. A man-made fresh water pond is identified on GIS Wetland Inventories, and is located at the south-central part of the property; however, the pond is no longer utilized and the area does not contain water. The steepest slopes (31-54%) are found on the far east side of the parcel and are northeast facing. The central and west side of the subject parcel contain slopes of approximately 0-30%. The east and south side of the parcel is heavily vegetated with mature tree growth (approximately 75+ GIS acres). The north and west side of the parcel contain intermittent mature tree growth, and areas of native grasslands where tree growth is sparse.

The proposed Youth Camp will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and/or volunteers (70 total overnight per session). During the 65-day operation schedule, the Youth Camp will accommodate a total of 260 overnight child

camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule.

As provided in the below reference map (See below "Map: Illustration of the Great River Site"), the primary developed area reserved for Youth Camp activities is located within the interior of the subject parcel where the camp's "Welcome Center", "Bunkhouse", "Instruction Pavilion", and "Bath House & Laundry" are located (Approximately 800+ feet northeast and east of the main entrance to the subject parcel and Carroll Road).



Map: Illustration of the Great River Site

The applicant provided the following statement in support of the proposal:

> Topography on the property varies from areas previously leveled and graded for the old RV park, to rolling hills throughout and steep slopes along its eastern side. A maximum of 60 campers are proposed, plus up to 10 chaperones and staff. The facilities used by the camp will be the Welcome Center, Bunk House, Bunk House Annex, Bath House, Instruction Pavilion, Caretaker Residence, Maintenance Building, and the Lawn Mower Shed. These eight buildings already exist onsite but were damaged or lost in the Mosier Creek fire in August, 2020. These buildings will be repaired and will be shared use with the cemetery. The subject parcel is adequate for the camper experience

without depending upon the use or natural characteristics of adjacent and nearby public and private land. (Page 14, Youth Camp CUP Application).

Staff performed approximate research of three existing Youth Camps in Wasco County for reference (See below "Table: Compared Approximate Youth Camp Data"):

Youth Camp	Approximate Acreage*	Approximate Overnight Campers*	Operations Schedule*
Camp Baldwin	654.36	226 per session	June-August
Camp Morrow	70.52 acres (EPD-14 Overlay Zone)	200 per session	June-August
WFR Young Life	1,276 acres (EPD-9 Overlay Zone)	7,000 per summer	June-August
* Data are approximations gathered from prior land use actions, website publications, and conversations with camp admin. * Operations schedule is based on summer camps, and does not necessarily reflect year round events.			

Table: Compared Approximate Youth Camp Data

Based on the application materials and analysis, the subject parcel is an 80-acre parcel located in eastern Oregon, that is suitable to provide a forested setting needed to ensure a primarily outdoor experience without depending upon the use or natural characteristics of adjacent and nearby public and private land. Staff finds the request complies with OAR 660-006-0031(5)(a)(A).

(B) 40-acres if located in western Oregon.

FINDING: The subject parcels legal status was addressed in Section II.C of this report. Application materials provide that the operation of the proposed Youth Camp will be self-contained to the 152.34 acre (Post Property Line Adjustment/Replat acreage) subject parcel located at 2N 12E 19 100 (ACCT# 376/1522) in eastern Oregon. Staff finds that Section OAR 660-006-0031(5)(a)(B) is not applicable to this request.

(b) Suitable to provide a protective buffer to separate the visual and audible aspects of youth camp activities from other nearby and adjacent lands. The buffers shall consist of forest vegetation, topographic or other natural features as well as structural setbacks from adjacent public and private lands, roads, and riparian areas. The structural setback from roads and adjacent public and private property shall be 250 feet unless the governing body, or its designate sets a different setback based upon the following criteria that may be applied on a case-by-case basis:

(A) The proposed setback will prevent conflicts with commercial resource management practices;

(B) The proposed setback will prevent a significant increase in safety hazards associated with vehicular traffic; and

(C) The proposed setback will provide an appropriate buffer from visual and audible aspects of youth camp activities from other nearby and adjacent resource lands.

FINDING: As provided in the application materials, the primary developed area reserved for Youth Camp activities is located within the interior of the subject parcel where the camp's "Welcome Center", "Bunkhouse", "Instruction Pavilion", and "Bath House & Laundry" are located (Approximately 800+ feet northeast and east of the main entrance to the subject parcel and Carroll Road). Below, is a list of all existing structures and their property line setbacks (See below "Table: Property Line Setbacks (Existing Structures)").

PROPERTY LINE SETBACKS (EXISTING STRUCTURES)				
Building Name	**North Setback**	**East Setback**	**South Setback**	**West Setback**
Welcome Center	1265'	1491'	494'	768'
Maintenance Building	1410'	1378'	536'	815'
Bath House & Laundry	1833'	992'	1349'	433'
Bunkhouse	1184'	553'	1563'	1060'
Bunkhouse Annex	1184'	553'	1563'	1060'
Instruction Pavilion	1103'	514'	1508'	1116'
Caretaker Residence	1889'	1332'	1463'	175'
Lawn Mower Shed	1200'	903'	2115'	1347'

Table: Property Line Setbacks (Existing Structures)

The general parcel data were identified through Wasco County GIS (Imagery Data Layers) analysis, and a May 4, 2021, staff site visit. Tree growth appears to be denser on the subject parcel and the adjacent south property compared to surrounding and adjacent lands to the north, east, and west. Although an August, 2020, wildfire burned much of the subject parcel, there remains dense suitable forest vegetation and topographic buffers between the proposed Youth Camp and all property lines and pubic roads. No exceptions provided in subsections OAR 660-006-0031(5)(b)(A)-(C), are required for this application. Staff finds the request complies with OAR 660-006-0031(5)(b).

> *(c) Suitable to provide for the establishment of sewage disposal facilities without requiring a sewer system as defined in OAR 660-011-0060(1)(f). Prior to granting final approval, the governing body or its designate shall verify that a proposed youth camp will not result in the need for a sewer system.*

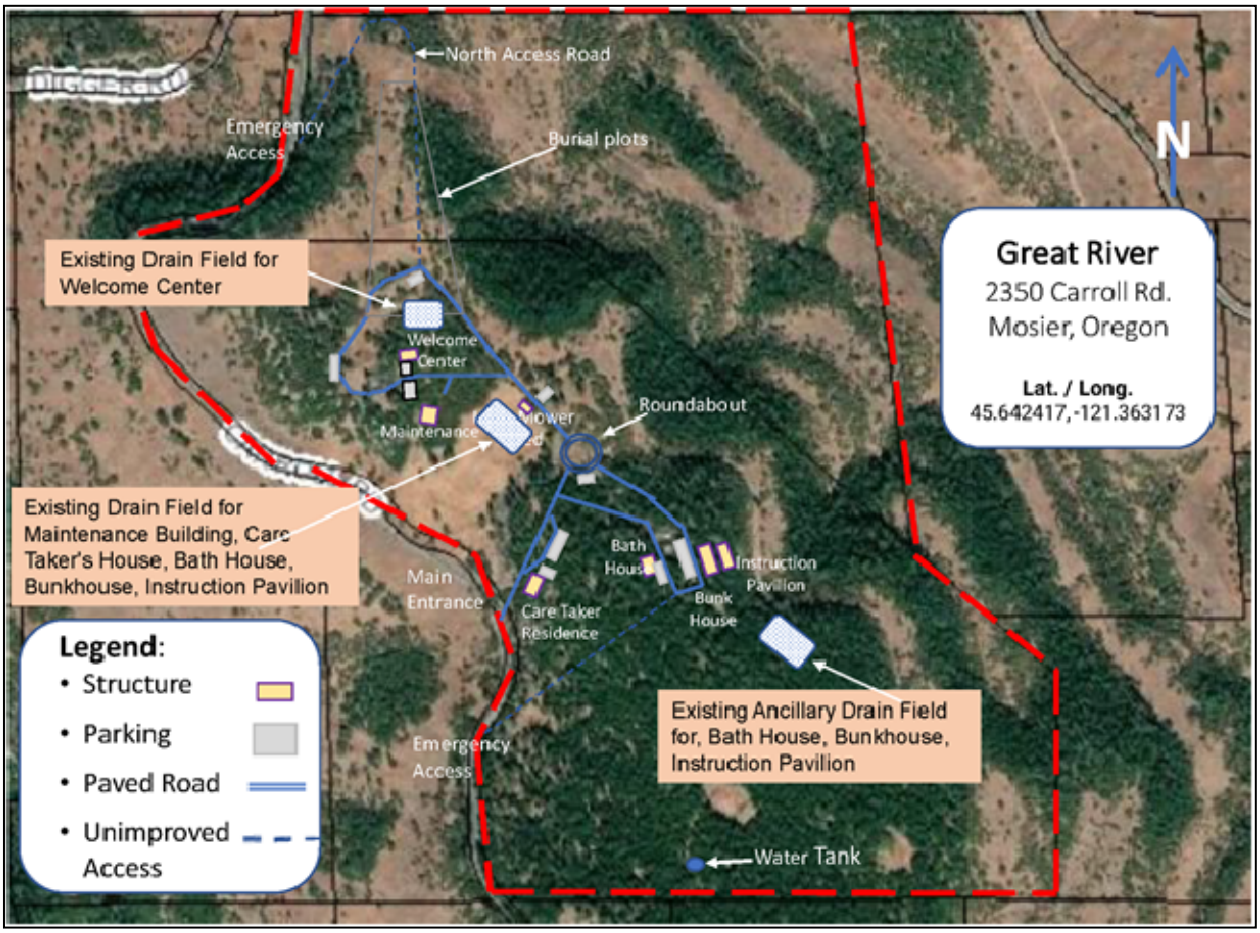
FINDING: OAR 660-011-0060(1)(f), in its entirety is provided below.

OAR 660-011-0060(1)(f)
(f) "Sewer system" means a system that serves more than one lot or parcel, or more than one condominium unit or more than one unit within a planned unit development, and includes pipelines or conduits, pump stations, force mains, and all other structures, devices, appurtenances and facilities used for treating or disposing of sewage or for collecting or conducting sewage to an ultimate point for treatment and disposal. The following are not considered a "sewer system" for purposes of this rule:

(A) A system provided solely for the collection, transfer and/or disposal of storm water runoff;

(B) A system provided solely for the collection, transfer and/or disposal of animal waste from a farm use as defined in ORS 215.303.

Sewer & Water Facilities: There are three existing septic systems (septic tanks, pipes, and drain fields) identified on the septic site map that served the eight structures for the R.V. campground (See below "Map: Septic Site Map").



Map: Septic Site Map

On May 20, 2021, staff requested septic information from North Central Public Health District Environmental Health Specialist Supervisor Nicole Bailey. Ms. Bailey provided a copy of the "R.V. campsite septic map", that was provided to the Wasco County Sanitarian by a representative of the Great Outdoor American Adventure R.V. campsite. The "R.V. campsite septic map" correlates with the "Septic Site Map" provided in these application materials. A copy of the "R.V. campsite septic map", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

The existing septic systems were previously utilized for the R.V. campground structures. The applicant has not tested those systems for viability. The applicant has stipulated that if the existing systems are in disrepair, "they will be replaced with new septic systems." (Page 16, Youth Camp CUP Application).

Considering the previous R.V. campground utilized eight permanent support buildings and 500 individual campsites each with its own septic and electric connection, objectively, the proposed Youth Camp's size and scope, will not require the installation of a public sewer system as defined in OAR 660-011-0060(1)(f). A **condition** of approval is included in the recommendation to the Planning Commission

requiring the applicant provide to the Wasco County Planning Department objective evidence from North Central Public Health District that the existing or new septic systems utilized for all of the proposed structures associated with Youth Camp operations can accommodate the scope of the proposed Youth Camp's 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule. With this condition of approval, Staff finds the request complies with OAR 660-006-0031(5)(c).

(d) Predominantly forestland if within a mixed agricultural/forest zone as provided for under OAR 660-006-0050.

FINDING: The subject parcel and all adjacent parcels are entirely within the Forest (F-2) Zone. Staff finds that Section OAR 660-006-0031(5)(d) is not applicable to this request.

(6) A youth camp may provide for the following facilities:

(a) Recreational facilities limited to passive improvements, such as open areas suitable for ball fields, volleyball courts, soccer fields, archery or shooting ranges, hiking and biking trails, horse back riding or swimming that can be provided in conjunction with the site's natural environment. Intensively developed facilities such as tennis courts, gymnasiums, and golf courses shall not be allowed. One swimming pool may be allowed if no lake or other water feature suitable for aquatic recreation is located on the subject property or immediately available for youth camp use.

FINDING: A copy of the Youth Camp site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

The applicant does not propose new recreational facilities at this time; however, application materials provide that existing trails and open space will be utilized for outdoor sporting activities such as volley ball, archery, and horseback riding. A swimming pool exists on the subject parcel; however, the applicant has indicated the swimming pool will be decommissioned. A **condition** of approval is included in the recommendation to the Planning Commission prohibiting the development and use of "intensively developed recreational facilities such as tennis courts, gymnasiums, and golf courses". This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0031(6)(a).

(b) Primary cooking and eating facilities shall be included in a single building. Except in sleeping quarters, the governing body, or its designate, may allow secondary cooking and eating facilities in one or more buildings designed to accommodate other youth camp activities. Food services shall be limited to the operation of the youth camp and shall be provided only for youth camp participants. The sale of individual meals may be offered only to family members or guardians of youth camp participants.

FINDING: Application materials provide that the primary cooking and eating facilities for the Youth Camp will occur in the "Welcome Center" building. The proposal stipulates that the Youth Camp will not offer individual meals for sale except to camper and their family members or guardians. Secondary cooking and eating facilities for snacks is proposed for the "Instruction Pavilion". A **condition** of approval is included in the recommendation to the Planning Commission requiring that: (1) Primary cooking and eating facilities shall be located in a single building; (2) Secondary cooking and eating facility shall not be established in sleeping quarters; and (3) Food services shall be limited to the operation of the Youth

Camp and shall be provided only for Youth Camp participants, and that sales of individual meals may be offered only to family members or guardians of Youth Camp participants. These conditions are required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0031(6)(b).

(c) Bathing and laundry facilities except that they shall not be provided in the same building as sleeping quarters.

FINDING: Bathing and laundry facilities are proposed in "Bath House & Laundry", a separate building located west of the Bunkhouse. A **condition** of approval is included in the recommendation to the Planning Commission requiring that bathing and laundry facilities shall not be provided in the same building as sleeping quarters. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0031(6)(c).

(d) Up to three camp activity buildings, not including primary cooking and eating facilities.

FINDING: Only three activity buildings are proposed for the Youth Camp. They include (1) the Welcome Center; (2) the Bunkhouse; and (3) the Instruction Pavilion. The Welcome Center is included in the three proposed activity buildings because it will be utilized among other things, as the primary cooking and eating facility. Staff finds the request complies with OAR 660-006-0031(6)(d).

(e) Sleeping quarters including cabins, tents or other structures. Sleeping quarters may include toilets, but, except for the caretaker's dwelling, shall not include kitchen facilities. Sleeping quarters shall be provided only for youth camp participants and shall not be offered as overnight accommodations for persons not participating in youth camp activities or as individual rentals.

FINDING: The existing structure that identified as the "Bunkhouse" does not and will not include kitchen facilities. Additionally, the "Bunkhouse" building will not be offered or used for overnight accommodations for persons not participating in Youth Camp overnight sessions. A **condition** of approval is included in the recommendation to the Planning Commission requiring that the identified "Bunkhouse" shall not include kitchen facilities, and shall not be used for overnight accommodations for persons not participating in Youth Camp activities or be used for individual rentals. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0031(6)(e).

(f) Covered areas that are not fully enclosed.

FINDING: Application materials provide that the proposed Youth Camp has access to and will utilize outdoor covered areas that are not fully enclosed for use as instruction areas during inclement weather. Staff finds the request complies with OAR 660-006-0031(6)(f).

(g) Administrative, maintenance and storage buildings; permanent structure for administrative services, first aid, equipment and supply storage, and for use as an infirmary if necessary or requested by the applicant.

FINDING: Camp administration will be conducted in the building identified as the "Welcome Center". The buildings identified as the "Maintenance Building", the "Lawn Mower Shed", and the "Bunk House Annex" will provide space for grounds and structural maintenance equipment and tools, first aid supplies, and other provisions necessary for the camp's operations and safety. Staff finds the request complies with OAR 660-006-0031(6)(g).

> *(h) An infirmary may provide sleeping quarters for the medical care provider (e.g. Doctor, Registered Nurse, Emergency Medical Technician, etc.).*

FINDING: The applicant does not plan to have a designated infirmary building or a medical professional onsite. Staff finds the request complies with OAR 660-006-0031(6)(h).

> *(i) A caretaker's residence may be established in conjunction with a youth camp prior to or after June 14, 2000, if no other dwelling exists on the subject property.*

FINDING: The subject parcel contains an existing single family dwelling onsite that was used as a grounds keeper's residence for the R.V. park/campground. The existing dwelling unit was severely damaged during an August, 2020 wildfire. The Caretaker Residence dwelling unit is one of the eight existing buildings that will be used in conjunction with the Youth Camp. The former caretaker residence dwelling unit will be completely rebuilt due to fire damage, and used as the caretaker's residence for the Youth Camp. A **condition** of approval is included in the recommendation to the Planning Commission requiring the proposed caretaker's dwelling to be used only as housing for employed part-time or full-time caretaker staff. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0031(6)(i).

> *(7) A proposed youth camp shall comply with the following fire safety requirements:*
>
> *(a) The fire siting standards in OAR 660-006-0035;*

FINDING: Provisions within *OAR 660-006-0035*, are addressed below.

> ***OAR 660-006-0035***
> ***Fire-Siting Standards for Dwellings and Structures***
>
> *The following fire-siting standards or their equivalent shall apply to all new dwelling or structures in a forest or agriculture/forest zone:*
>
> *(1) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second. The applicant shall provide verification*

from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fires season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

Staff Analysis: The subject parcel is located within the jurisdictional boundaries of the Mosier Fire District, a structural fire protection district. The subject parcel is also within the jurisdictional boundaries of the Oregon Department of Forestry, a state agency that provides wildfire protection. Staff finds the request complies with OAR 660-006-0035(1).

(2) Road access to the dwelling shall meet road design standards described in OAR 660-006-0040.

Provisions within *OAR 660-006-0040*, are addressed below.

OAR 660-006-0040
Fire Safety Design Standards for Roads

The governing body shall establish road design standards, except for private roads and bridges accessing only commercial forest uses, which ensure that public roads, bridges, private roads and driveways are constructed so as to provide adequate access for fire fighting equipment. Such standards shall address maximum grade, road width, turning radius, road surface, bridge design, culverts, and road access taking into consideration seasonal weather conditions. The governing body shall consult with the appropriate Rural Fire Protection District and Forest Protection District in establishing these standards.

Staff Analysis: The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. On May 20, 2021, staff requested information from Wasco County Public Works Director Arthur Smith concerning Carroll Road's ability to provide adequate access for firefighting equipment. Director Smith provided the following comment on May 20, 2021: "Carroll Road and Vensel Road are both County maintained Local Roads. Yes, they can provide adequate access for firefighting equipment." A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2. (See below "Table Rural Local Roads Design Standards"). Staff finds the request complies with OAR 660-006-0035(2).

Table 21-1 – Rural Wasco County Public Roadway Design Standards

	Rural Local Roads									Rural Minor Collector			Rural Major Collector			Rural Arterial		
	Unpaved			Unpaved			Paved			Paved			Paved			Paved		
Design ADT	<25			25-250			25-250			250-400			400 – 2,000			>2,000		
Terrain[1]	L	R	M	L	R	M	L	R	M	L	R	M	L	R	M	L	R	M
Design Speed (mph)	30	30	20	30	30	20	30	30	20	40	30	20	50	40	30	60	50	40
Max Grade (%)	7	10	12	7	10	12	7	10	12	7	9	12	6	8	10	3	4	8
Stopping Sight Distance (ft)	220	235	135	220	235	135	220	235	135	340	230	135	475	350	235	600	610	350
Passing Sight Distance (ft)	-	-	-	-	-	-	1,090	[2]	[2]	1,470	[2]	[2]	1,835	[2]	[2]	2,135	[2]	[2]
Traveled Way Width (ft)	18	18	18	22	22	22	22	22	22	22	22	22	24	24	24	24	24	24
Paved Shoulder Width (each side) - Non Bike Route	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	2	2	2
- Bike Route (ft)	-	-	-	-	-	-	-	-	-	2	2	2	5	5	5	6	6	6
Gravel Shoulder Width (each side)	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2
Roadway Width (Non Bike / Bike Route) (ft)	18	18	18	22	22	22	26	26	26	28 30	28 30	28 30	30 38	30 38	30 38	32 40	32 40	32 40
Number of Lanes	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Minimum ROW Width (ft)	50	50	50	50	50	50	50	50	50	60	60	60	60	60	60	60	60	60
Preferred Access Spacing[3]	75			100			100			150			300			500		

[1] L= Level, R=Rolling, M=Mountainous
[2] See AASHTO manual for guidance.
[3] Lower spacing may be allowed when supported by a traffic study and/or approved by the County Engineer.

Table: Rural Local Roads Design Standards

OAR 660-006-0035 (continued)
Fire-Siting Standards for Dwellings and Structures

(3) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry.

Staff Analysis: As discussed below in Section III.D of this report, and required under the WC-LUDO *Section 10.120, Defensible Space – Clearing and Maintaining a Fire Fuel Break*, the submitted site plan illustrates the location of a 50 foot fire fuel break around each existing structure. However, the "*Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads*" dated March 1, 1991, published by the Oregon Department of Forestry, provides that the primary "Fuel Break Safety Zone" is a fire break extending 30 feet in all directions around the structures. The secondary "fuel break" provided, is a fuel break extending out for a minimum of 100 feet in all directions. A **condition** of approval is included in the recommendation to the Planning Commission that a 100-foot fire fuel break shall be provided and maintained around each of the proposed structures in accordance with OAR 660-006-0035(3). This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0035(3).

(4) The dwelling shall have a fire retardant roof.

Staff Analysis: Application materials provide that "[t]he owners propose to use fire resistant roofing on all buildings" (Page 46, Youth Camp CUP Application). A **condition** of approval is included in the recommendation to the Planning Commission that requires that fire retardant roofing materials are used for all of the proposed structures (See below "Table: Existing Structures"). Changes or alterations of roofing materials shall be approved by the Wasco County Planning Department. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0035(4).

Building Name
Welcome Center
Maintenance Building
Bath House & Laundry
Bunkhouse
Bunkhouse Annex
Instruction Pavilion
Caretaker Residence
Lawn Mower Shed

Table: Existing Structures

(5) The dwelling shall not be sited on a slope of greater than 40 percent.

Staff Analysis: The slope and general parcel data were identified through Wasco County GIS (Slope, and Imagery Data Layers) analysis, a May 4,2021, staff site visit, and the Youth Camp site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). All existing buildings are located on slopes less than 40 percent. Staff finds the request complies with OAR 660-006-0035(5).

(6) If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

Staff Analysis: The subject parcel contains an existing single family dwelling onsite that was used as a grounds keeper's residence for the R.V. campsite. The dwelling unit was severely damaged during an August, 2020 wildfire. The dwelling will be replaced and used as the caretaker's residence for the Youth Camp. The applicant proposes that "[c]himneys on building[s] will have an approved spark arrestor" (Page 20, Youth Camp CUP Application). A **condition** of approval is included in the recommendation to the Planning Commission that requires spark arrestors for all structures with chimneys. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with OAR 660-006-0035(6).

Staff Conclusion: Based on the above analysis and conditions of approval, Staff finds that the request complies with the fire siting standards within OAR 660-006-0035, and therefore complies with OAR 660-006-0031(7)(a). With conditions of approval, Staff finds the request complies with OAR 660-006-0031(7)(a).

OAR 660-006-0031 (continued)
Youth Camps

(7) A proposed youth camp shall comply with the following fire safety requirements:

(b) A fire safety protection plan shall be developed for each youth camp that includes the following:

(A) Fire prevention measures;

(B) On site pre-suppression and suppression measures; and

(C) The establishment and maintenance of fire safe area(s) in which camp participants can gather in the event of a fire.

FINDING: The applicant has provided a "Fire Protection and Prevention Plan". The following is an overview of the "Fire Protection and Prevention Plan" provided in the application materials:

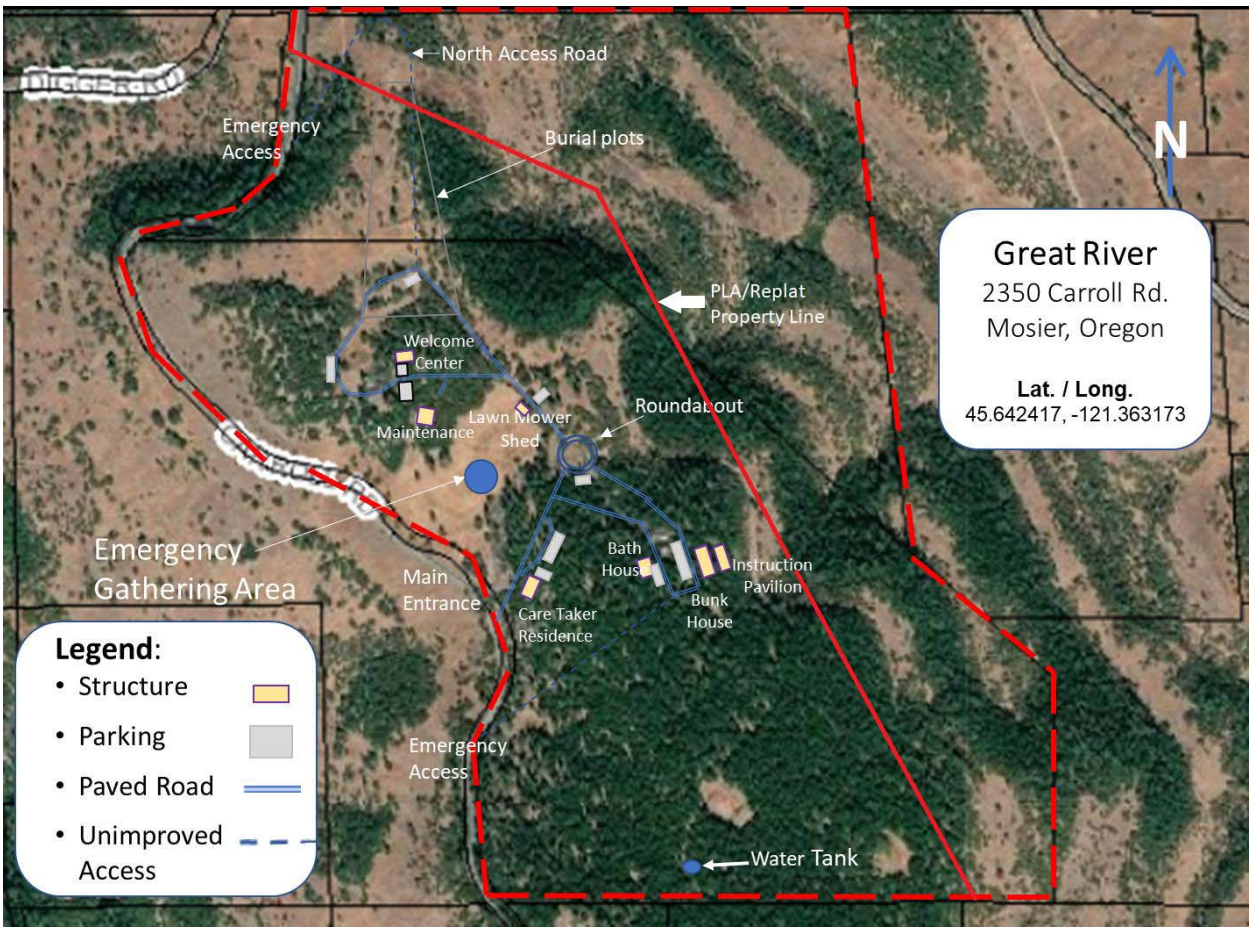
> The owners have prepared a fire safety protection plan to reduce the fire hazard and risks to personnel in several ways:
> - Reduce the amount of fuel by clearing dead wood and trimming lower branches on trees to reduce the intensity of a potential fire, and to make it harder for a fire get into the trees.
> - Provide 6,000 gallons of water in storage tanks onsite, with standpipes available to fire fighters.
> - Provide roads into the land to provide safe access across the land if needed to fight a fire.
> - Working with the Mosier Fire Department to develop a fire response plan that will include initial response equipment, and for coordination during construction.
>
> The owners have identified on the site plan a gathering (safe) area for camp participants in a large meadow in case of fire or other disaster. (Page 21, Youth Camp CUP Application).

Additionally, the following is provided within the "Fire Protection and Prevention Plan":

> Water from the onsite well is stored in a 30,000 gallon steel water tank at the highest point in the property (see sheet C1 of attached Great River Site Plan). From this tank water is distributed though out the site and can be accessed for firefighting from the 8 standpipes shown by the 'FP' symbol on the sheets of the attached site plans. There is a standpipe adjacent to each structure, and additional standpipes as shown on the site plan. All standpipes have a 2" pipe thread output with a removable screw cap allowing firemen to connect to the threaded nipple. (Page 3, Fire Protection and Prevention Plan).
>
> Great River Responsibilities:
> - Ensure that each employee has been properly trained in fire prevention
> - Ensure that adequate fire suppression measures are utilized systematically
> - Ensure that adequate fire-fighting equipment is onsite and functioning properly
> - Ensure each employee or contractor is trained in the use of the fire-fighting equipment
> - Ensure that local fire response organizations are notified immediately of any fires that are out of control
> - Provide necessary safety equipment for handling and storing combustible and flammable material
> - Ensure equipment is maintained to prevent and control sources of ignition.
> - Perform inspections, remove and prevent the accumulation of combustible material

- Store chemicals in appropriate containers, store flammable chemicals in a Flammable Cabinet
- Prohibit smoking or open flames in an area where combustible materials are located, and only allow smoking in authorized, designated areas
- Ensure that Mosier Fire and Oregon Department of Forestry have detailed up-to-date maps of the Great River site
- Conduct an annual site inspection / fire drill with Mosier Fire and Oregon Department of Forestry
- Provide emergency signage in accordance with WASCO 10.140 G (Pages. 6-7, Fire Protection and Prevention Plan).

See below "Map: Illustration of the Great River Site" for approximate locations of the designated "Emergency Gathering Area" and "Water Tank". A copy of the Youth Camp site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.



Map: Illustration of the Great River Site

A copy of the "Fire Protection and Prevention Plan", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment I2.

The applicant provided copies of commentary from Mosier Fire Chief Mike Renault and Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns concerning the applicant's underlying proposals (Youth Camp and Cemetery) and the "Fire Protection and Prevention Plan".

Mosier Fire Chief Mike Renault Commentary (February 10, 2021):

> After the meetings we have had, I feel that the project is going fourth in a positive direction for what you are looking at. The safety plans as of today look great as you are following Wasco County's LUDO chapter 10 "Fire Safety". I appreciate that you are looking at following the recommendations that we have discussed. With the last walk through with you on the property along with all the changes you are looking to put in place that could reduce the risk to fire personnel. As I had explained nothing is ever 100% guaranteed, there is always that one time due to the nature of the incident we might not be able to get to the site due to fire in the area and unable to transverse to the Great River Area.
>
> My input is directly for the rural aspect of the site for fire suppression and EMS response. So without information for the Oregon Department of Forestry, they might have other information in regard to the wildland component. But as I have explained it does look good for the plan and what you are trying to do and provide for the site and the responders.

Oregon Department of Forestry Wildland Fire Supervisor (February 16, 2021):

> I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

Staff Conclusion: Based on the application materials, expert commentary, and analysis of the "Fire Protection and Prevention Plan", Staff finds that the proposal adequately addresses fire prevention measures; on site pre-suppression and suppression measures; and the establishment and maintenance of fire safe area(s) in which camp participants can gather in the event of a fire. A **condition** of approval is included in the recommendation to the Planning Commission that the applicant shall meet the criteria outlined in OAR 660-006-0031(7)(b) through the implementation and continued maintenance of the submitted "Fire Protection and Prevention Plan". Additionally, the **condition** of approval requires the applicant to provide and maintain the following: (1) Clear dead wood and trim lower branches on trees; (2) Provide at least 6,000 gallons of water in storage tanks onsite with a functional standpipe for every structure; (3) Maintain the "Emergency Gathering Area" identified on the site plan (Sheets C4.0); and (4) Ensure that all Cemetery and Youth Camp staff, and day camp and overnight campers, parents, adult chaperons, and volunteers are familiarized with camp fire emergency evacuation standard operating procedures. These conditions are required throughout the life of this permit. A copy of the "Fire Protection and Prevention Plan", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment I2. With these conditions of approval, Staff finds that the request complies with the fire siting standards in OAR 660-006-0031(7)(b).

(c) Except as determined under subsection (7)(d) of this rule, a youth camp's on-site fire suppression capability shall at least include:

(A) A 1000 gallon mobile water supply that can access all areas of the camp;

(B) A 30 gallon-per-minute water pump and an adequate amount of hose and nozzles;

(C) A sufficient number of fire fighting hand tools; and

(D) Trained personnel capable of operating all fire suppression equipment at the camp during designated periods of fire danger.

FINDING: Application materials provide that a 1,000-gallon mobile water tank with a 30 gallon per minute pump and adequate hose and nozzles will be provided "that can access all areas of the camp." (Page 21, Youth Camp CUP Application). The site plan provides for 12 preexisting and operational water standpipes within 50 feet of every Youth Camp structure.

The applicant has provided the following in support of the application:

> Great River's plan and proposed equipment has been developed in collaboration with the Mosier Fire chief. The owners also have a 4 wheel drive "brush truck" with hand fire-fighting tools. Great River personnel are trained in operating the fire suppression equipment and plan to conduct an annual fire drill with ODF and Mosier Fire District. (Page 21, Youth Camp CUP Application).

Based on the application materials, expert commentary, and analysis of the "Fire Protection and Prevention Plan", Staff finds that the proposal adequately addresses the fire prevention measures provided in OAR 660-006-0031(7)(c). A **condition** of approval is included in the recommendation to the Planning Commission that requires the applicant to provide and maintain the following: (1) One 1000-gallon mobile water supply that can access all areas of the camp; (2) One 30 gallon-per-minute water pump and an adequate amount of hose and nozzles for use on the mobile water supply; (3) Firefighting hand tools for each staff member; and (4) Trained personnel capable of operating all fire suppression equipment at the camp during designated periods of fire danger. These conditions are required throughout the life of this permit. With these conditions of approval, Staff finds that the request complies with OAR 660-006-0031(7)(c).

(d) An equivalent level of fire suppression facilities may be determined by the governing body, or its designate. The equivalent capability shall be based on the Oregon Department of Forestry's (ODF) Wildfire Hazard Zone rating system, the response time of the effective wildfire suppression agencies, and consultation with ODF personnel if the camp is within an area protected by ODF and not served by a local structural fire protection provider.

FINDING: The subject parcel is located within the jurisdictional boundaries of the Mosier Fire District, a structural fire protection district. The subject parcel is also within the jurisdictional boundaries of the Oregon Department of Forestry, a state agency that provides wildfire protection.

The applicant provided copies of commentary from Mosier Fire Chief Mike Renault and Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns concerning the applicant's underlying proposals (Youth Camp and Cemetery) and the "Fire Protection and Prevention Plan".

Mosier Fire Chief Mike Renault Commentary (February 10, 2021):

> After the meetings we have had, I feel that the project is going fourth in a positive direction for what you are looking at. The safety plans as of today look great as you are following Wasco County's LUDO chapter 10 "Fire Safety". I appreciate that you are looking at following the recommendations that we have discussed. With the last walk through with you on the property along with all the changes you are looking to put in place that could reduce the risk to fire personnel. As I had explained nothing is ever 100% guaranteed, there is always that one time due to the nature of the incident we might not be able to get to the site due to fire in the area and unable to transverse to the Great River Area.
>
> My input is directly for the rural aspect of the site for fire suppression and EMS response. So without information for the Oregon Department of Forestry, they might have other information in regard to the wildland component. But as I have explained it does look good for the plan and what you are trying to do and provide for the site and the responders.

Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns (February 16, 2021):

> I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

Staff Conclusion: Based on the application materials, expert commentary, and analysis of the "Fire Protection and Prevention Plan", Staff finds that the proposal adequately addresses required fire suppression facilities. Staff finds that the request complies with OAR 660-006-0031(7)(d).

> *(e) The provisions of OAR 660-006-0031(7)(d) may be waived by the governing body, or its designate, if the youth camp is located in an area served by a structural fire protection provider and that provider informs the governing body in writing that on-site fire suppression at the camp is not needed.*

FINDING: The request complies with provisions in 660-006-0031(7)(d). Staff finds that OAR 660-006-0031(7)(e) is not applicable to this request.

(8) The governing body, or its designate, shall require as a condition of approval of a youth camp, that the land owner of the youth camp sign and record in the deed records for the county a document binding the land owner, or operator of the youth camp if different from the owner, and the land owner's or operator's successors in interest, prohibiting them from pursuing a claim for relief or

cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring the owners to sign and record in the deed records for the County a Forest-Farm Management Easement binding the landowner, the owner or operator of the Youth Camp, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 prior to receiving zoning approval on a building permit application. This document can be found in Attachment F2, along with a copy of the Farm Mediation Ordinance in Attachment G2. With this condition of approval, Staff finds that the request complies with OAR 660-006-0031(8).

(9) Nothing in this rule relieves governing bodies from complying with other requirements contained in the comprehensive plan or implementing land use regulations such as the requirements addressing other resource values (e.g. Goal 5) that exist on forest lands.

FINDING: The Wasco County 2040 Comprehensive Plan provides that:

> Goal 5 requires inventories be developed for each resource to help protect and plan for development and conflicting uses. Inventoried resources are assessed to identify significant sites that warrant formal protection.
>
> Six Goal 5 resources rely on state or federal inventories: wild and scenic rivers, state scenic water ways, ground water resources, Oregon recreation trails, Sage Grouse habitat, and wilderness areas.
>
> Wasco County has maintained local inventories for several other Goal 5 resources since 1983 including: aggregate and mining resources, historic resources, scenic views, natural areas and open spaces. The National Wetland Inventory and State Wetland Inventory have traditionally been used to identify riparian and wetland resources. (Page 73, Wasco County 2040 Comprehensive Plan).

The requested Youth Camp is located at Township 2N, Range 12E, Section 19, Tax Lot 100. Goal 5 resource inventories (GIS data overlay layers) indicate that the subject parcel falls within an Oregon Department of Fish and Wildlife Sensitive Wildlife Habitat overlay (Environmental Protection District 8: Sensitive Wildlife Habitat overlay). Additionally, one wetland resource (freshwater pond) is identified by the Department of State Lands Wetland inventory on the subject parcel. The identified resources are addressed below in Section 3.216 Property Development Standards and Section 3.920 - Sensitive Wildlife Habitat Overlay (EPD-8), where the requested use is found to comply.

Other findings that address the proposed use and parcel suitability to limit potential impacts on nearby and adjacent lands, and the Youth Camp's compatibility with the forest environment are provided in Section III.C (*Chapter 5 – Conditional Use Review)* of this report, where the requested use is found to comply. Staff finds that the request complies with OAR 660-006-0031(9).

(10) The provisions of this rule shall apply directly to any land use decision pursuant to ORS 197.646 and 215.427(3) commencing October 12, 2000. A county may adopt provisions in its comprehensive plan

or land use regulations that establish standards and criteria in addition to those set forth in this rule, or to ensure compliance with any standards or criteria.

FINDING: The Wasco County 2040 Comprehensive Plan provides that Youth Camps are an allowed "commercial use" in the Forest (F-2) Zone, and that:

> Youth Camps typically involve overnight lodging, facilities for gathering and eating, and recreation resources. The density of people, required infrastructure, and activity associated with a youth camp could have impacts to wildlife, habitat, and introduce a variety of pollution sources to the resource site. (Page 73, Wasco County 2040 Comprehensive Plan).

Additionally, the Comprehensive Plan provides that:

> Cemeteries, as a result of organic and inorganic decomposition, can introduce pollution to soil, ground water, and the resource. They typically carry with them minimal structures or infrastructures, but consistent digging for plots may contribute to soil erosion and impacts to the natural landscape that provides forage. Similarly, depending on landscaping practices, maintenance of the site may create disturbance of food sources. (Page 111, Wasco County 2040 Comprehensive Plan).

The Wasco County 2040 Comprehensive Plan did not establish specific standards or criteria regarding cemeteries and cemetery use. All applicable state and county regulations are addressed in this report. Staff finds that OAR 660-006-0031(9), is not applicable to this request**.**

Section 3.126 - Conditional Use Approval Standards
The following review criteria shall apply to a conditional use applied for in Section 3.125 of this Section:

A. The proposed use will not significantly increase the fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

FINDING: Fire safety related criteria has been addressed in this report (See above findings for OAR 660-006-0031, OAR 660-006-0035 and OAR 660-006-0040), where the requested use is found to comply.

Prior to this request, the subject property was abandoned for at least a decade. No maintenance or upkeep of the property or its structures was provided during this time. During the May 4, 2021, staff site visit, the applicant commented that during the abandonment period, the property was subject to frequent trespass, breaking and entering of existing buildings, and that no grounds keeping had been done. Additionally, the applicant provided that the Mosier Creek fire in August, 2020, and the subsequent clean-up has clearly demonstrated how poorly maintained and unsafe the property was.

Mosier Fire Chief Mike Renault and Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns, provided comment addressing the proposed use and the submitted "Fire Protection and Prevention Plan" (See above Findings for OAR 660-006-0031(7)(d), Page 37 of this report). Conditions of approval regarding fire safety are included throughout this report to ensure the land owner and owner or operator complies with all state and county regulations regarding fire safety.

Analysis of the proposal, expert commentary, and conditioned fire mitigation measures provides that the requested use will not significantly increase the fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel. Staff finds that the request complies with Section 3.126.A.

B. The landowner for the use shall sign and record in the deed records for the County a forest Farm Management Easement document binding the landowner and landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury form farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring the owners to sign and record in the deed records for the County a Forest-Farm Management Easement binding the landowner, the owner or operator of the Youth Camp, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 prior to receiving zoning approval on a building permit application. This document can be found in Attachment F2, along with a copy of the Farm Mediation Ordinance in Attachment G2. With this condition of approval, Staff finds that the request complies Section 3.126.A.

Section 3.1265 - Prohibited Uses
Marijuana processing, wholesaling, retailing and all other uses not listed which are not determined to be similar uses, as provided in Section 4.010 of this Ordinance.

FINDING: The requested use is not for marijuana processing, wholesaling, or retailing. Staff finds that Section 3.1265 is not applicable to this request.

Section 3.127 - Property Development Standards

A. Setbacks

1. New Buildings and Structures: No structure other than a fence, sign, road or retaining wall less than four (4) feet in height shall be located closer than forty (40) feet from the right of way of a public road and all other property lines. Dwellings and structures accessory to dwellings shall also meet all siting standards and setbacks listed for dwellings or structures in the F-2 zone.

FINDING: Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitate the repair, modification, or replacement of the eight buildings. Repaired and replaced structures will remain in their current locations. A copy of the Youth Camp site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

The property line setbacks for all structures meets the minimum 40-foot setback requirement. The table below provides the property line setbacks for the existing structures. (See below "Table: Property Line Setbacks (Existing Structures").

PROPERTY LINE SETBACK (EXISTING STRUCTURES)					
Building Name	**North Setback**	**East Setback**	**South Setback**	**West Setback**	**Conforms**
Welcome Center	1265'	1491'	494'	768'	Yes
Maintenance Building	1410'	1378'	536'	815'	Yes
Bath House & Laundry	1833'	992'	1349'	433'	Yes
Bunkhouse	1184'	553'	1563'	1060'	Yes
Bunkhouse Annex	1184'	553'	1563'	1060'	Yes
Instruction Pavilion	1103'	514'	1508'	1116'	Yes
Caretaker Residence	1889'	1332'	1463'	175'	Yes
Lawn Mower Shed	1200'	903'	2115'	1347'	Yes

Table: Property Line Setbacks (Existing Structures)

Staff finds that the request complies Section 3.127.A.1.

2. *Additions, modifications or relocation of existing buildings and structures shall comply with the setback standards in a. above. (Added 4/12)*

    a. *Dwellings: The proposed addition modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements unless the addition will extend a structure further away from and perpendicular to the property line or resource. Any proposal that would place a relocated dwelling or extend an existing dwelling into or further toward the property line or resource, or expand an existing dwelling parallel into a setback or buffer shall also be subject to Chapters 6 & 7 - Variances and any other applicable review criteria. The provisions of Chapter 13 – Nonconforming Uses, Buildings and Lots are not applicable to replacement dwellings.*

    b. *Buildings and Structures other than Dwellings: The proposed addition, modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements. If the building or structure currently conforms to all setback standards and the proposal would result in non-conformity a Chapter 6 or 7 variance will be required. If the building or structure currently does not conform to all setback standards and the proposal would increase the non-conformity it shall be subject to the applicable provisions of Chapter 13 - Nonconforming Uses, Buildings and Lots.*

FINDING: The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. All of the buildings will remain in their existing locations where they are found to comply with property line setback standards. Staff finds that the request complies Section 3.127.A.2.

3. *Waterways*

    a. *Resource Buffers: All bottoms of foundations of permanent structures, or similar permanent fixtures shall be setback from the high water line or mark, along all streams, lakes, rivers, or wetlands. (Added 4/12)*

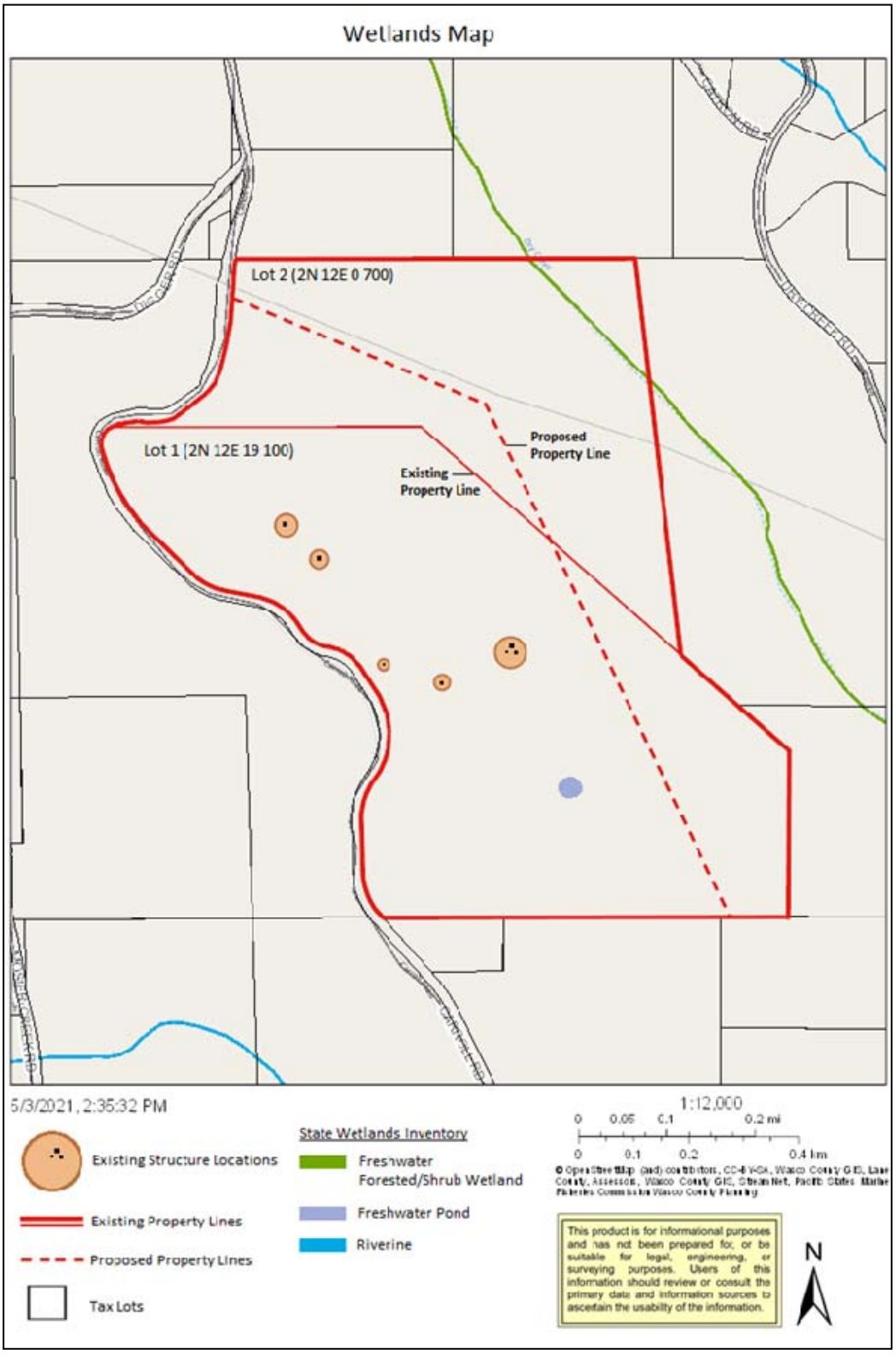
(1) A minimum distance of one hundred (100) feet when measured horizontally at a right angle for all water bodies designated as fish bearing by any federal, state or local inventory.

(2) A minimum distance of fifty (50) feet when measured horizontally at a right angle for all water bodies designated as non-fish bearing by any federal, state or local inventory.

(3) A minimum distance of twenty five (25) feet when measured horizontally at a right angle for all water bodies (seasonal or permanent) not identified on any federal, state or local inventory.

FINDING: Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. All of the buildings will remain in their existing locations where they are found to comply with property line setback standards. A copy of the Youth Camp site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

Water course and setback data were identified through submitted application materials, Wasco County GIS (State Wetlands Inventory, Tax Lot Data, and Imagery Data Layers) analysis, and a May 4,2021, staff site visit. The subject parcel located at 2N 12E 19 100, contains a non-fish bearing man-made fresh water pond as identified on GIS Wetland Inventories; however, the pond is no longer utilized and the area does not contain water. None of the existing structures are within 25 feet of the pond. Dry Creek is delineated as a non-fish bearing "freshwater forested shrub wetland", and runs in a northwesterly direction through the northeast corner of the parcel located at 2N 12E 0 700. None of the existing structures are within 25 feet of Dry Creek. The reconstruction, repair, or modification of existing structures will not result in nonconformity with resource buffer requirements. The below wetlands map provides visual reference to existing delineated wetlands, property lines, and existing structures (See below "Map: Wetlands Map"). Staff finds that the request complies with Section 3.127.A.3.a.(1)-(3).



Map: Wetlands Map

(4) If the proposal does not meet these standards it shall be subject to subsection 2. above - Additions or Modifications to Existing Structures.

FINDING: The proposal meets criteria within Section 3.127.A.3.a.(1)-(3). Staff finds that Section 3.127.A.3.a.(4) is not applicable to this request.

(5) The following uses are not required to meet the waterway setbacks; however they must be sited, designed and constructed to minimize intrusion into the riparian area to the greatest extent possible:

(a) Fences;
(b) Streets, roads, and paths;
(c) Drainage facilities, utilities, and irrigation pumps;
(d) Water-related and water-dependent uses such as docks and bridges;
(e) Forest practices regulated by the Oregon Forest Practices Act;
(f) Agricultural activities and farming practices, not including the construction of buildings, structures or impervious surfaces; and
(g) Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.

FINDING: New fences, streets, roads, paths, drainage facilities, utilities, irrigation pumps, water-related and dependent uses, forest practices, or agricultural activities are not proposed in this request. The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. All of the buildings will remain in their existing locations where they are found to comply with property line setback standards and riparian buffers. Staff finds that the request complies with Section 3.127.A.3.a.(5).

B. Height: Maximum height for all structures shall be thirty five (35) feet. Height is measured from average grade.

FINDING: Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. The application does not contain specific building plans; however, the proposed dimensions of each building were provided (See below "Diagram: Building Dimensions").

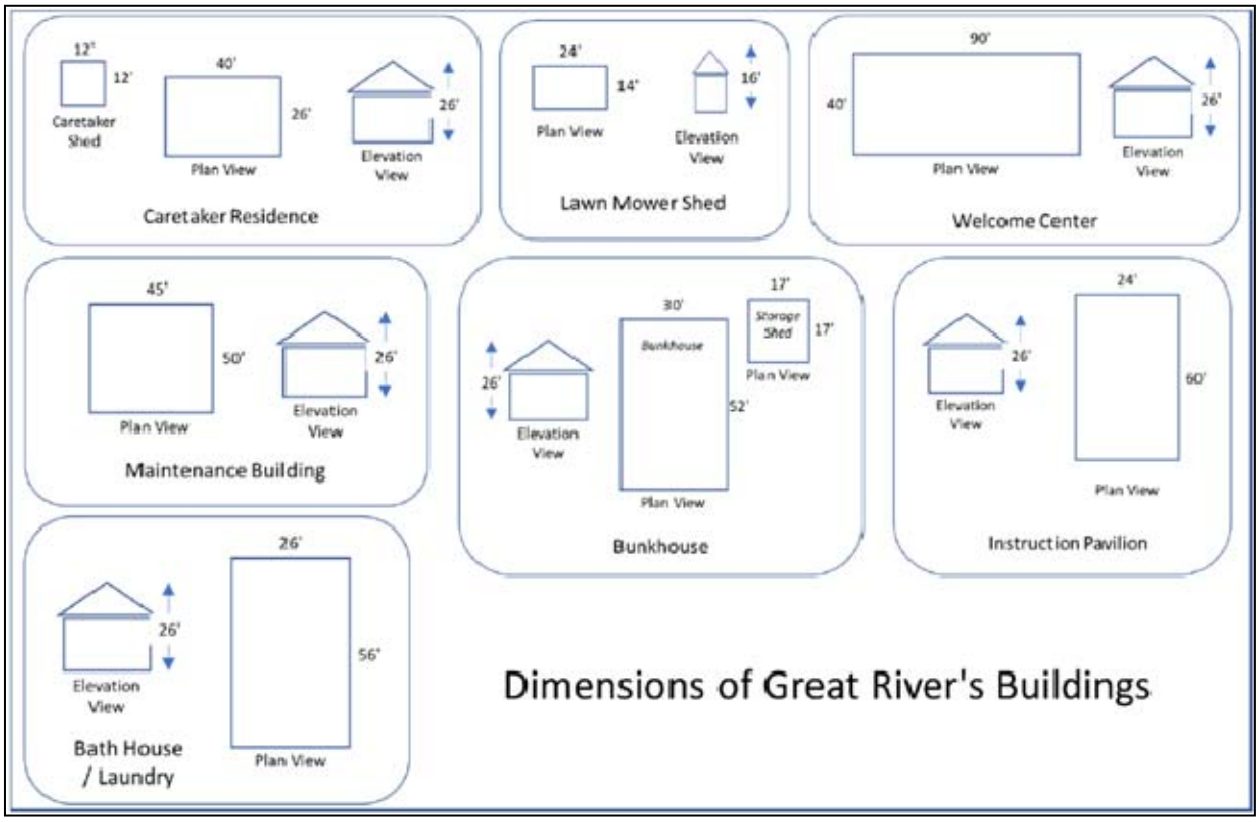


Diagram: Building Dimensions

A **condition** of approval is included in the recommendation to the Planning Commission requiring all final repaired, modified, or replaced structures be less than 35 feet in height. With this condition of approval, Staff finds that the request complies with Section 3.127.B.

> *C. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).*

FINDING: The FEMA Flood Map Service Center is the official public source for flood hazard information produced in support of the National Flood Insurance Program. FEMA flood map data is shared with the Wasco County GIS Division. According to the Wasco County GIS Flood Hazard Overlay (EPD-1) data layer, the proposed development is not within a delineated floodplain. Staff finds that Section 3.217.C is not applicable to this request.

> *D. Signs: Signs shall not extend over a public right-of-way or project beyond the property line.*
>
> *1. Signs shall not be illuminated or capable of movement.*
>
> *2. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located.*

3. *Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right of way of public road.*

FINDING: The site plan provides for 10 designated signs (See Sheet C5.0), in conjunction with the proposed Youth Camp and Cemetery. The proposed signs do not extend over a public right away or project beyond the property line. The signs will not be illuminated or capable of movement. Signs will be limited in size to twelve (12) square feet in area, and shall describe only uses permitted and conducted on the subject property. The application provided sign examples (See below "Diagram: Sign Examples).

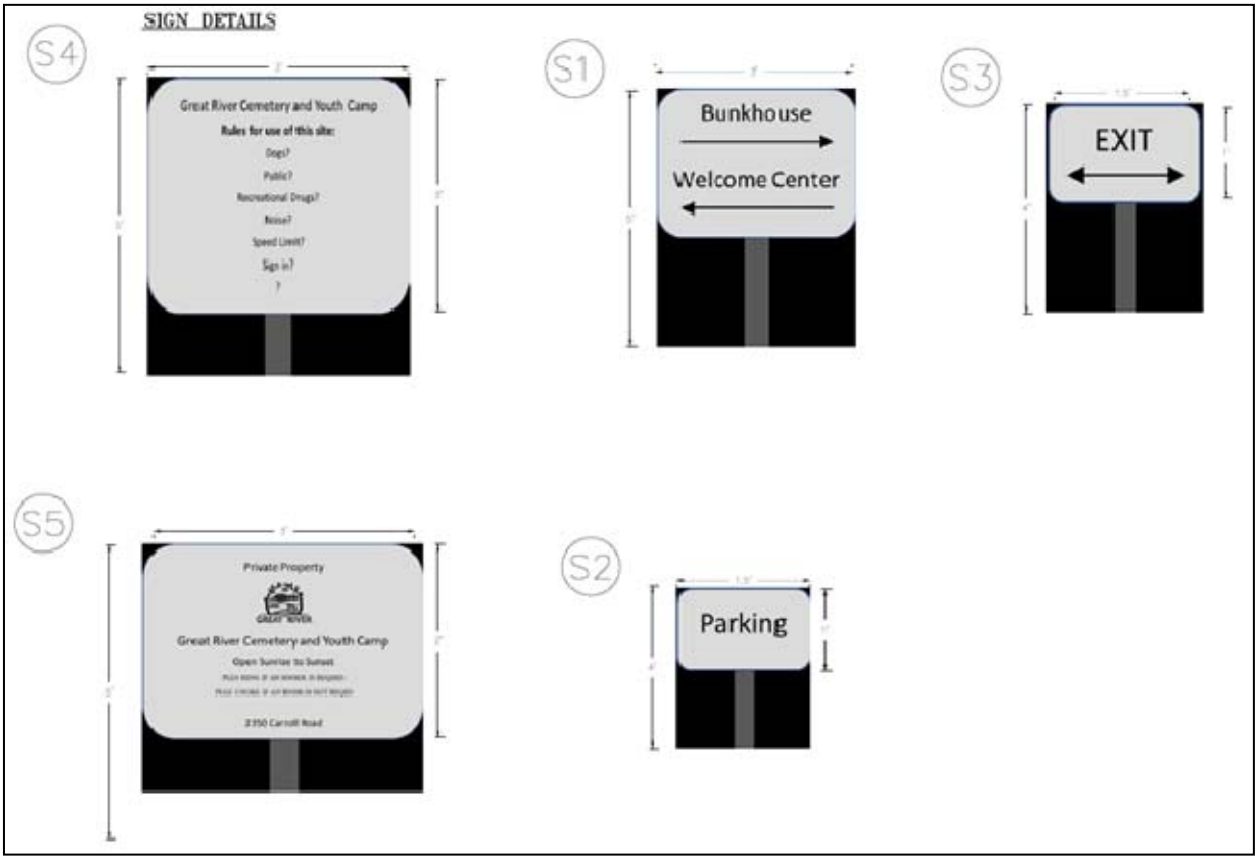


Diagram: Sign Examples

A **condition** of approval is included in the recommendation to the Planning Commission requiring the following: (1) all signs placed on the property to: (1) Signs shall not be illuminated or capable of movement; (2) Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located; and (3) Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right of way of public road. With these conditions of approval, Staff finds that the request complies with Section 3.127.D.

E. *Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review when and if necessary.*

FINDING: This criterion deals with requirements of parking. Chapter 20, off street parking, is addressed in Section III.E of this report where the request is found to be in compliance. Staff finds that the request complies with Section 3.217.E.

F. Lighting: All outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways, and waterways. Shielding and hooding materials shall be composed of nonreflective, opaque materials.

FINDING: On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned light:

Megan Pingree (June 23, 2021)

Light:
The applicant claims to plan on dark sky compliant lighting, and says that it will be "limited by motion and time controls". I suspect that even dark sky compliant lighting would be visible from my place, and I doubt that lighting on all roads and access ways would be "limited by motion and time controls".

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in this section of the report.

The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Youth Camp and Cemetery. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. A copy of the Wasco County Lighting Standards can be found in Attachment E2. With this condition, Staff finds that the request complies with Section 3.127.F.

G. New Driveways: All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

FINDING: Carroll Road provides public access to the subject parcel located at 2N 12E 19 100. The subject parcel was used as an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of paved roads. The paved roads still exist, and will be used as private roads to access the proposed Youth Camp and Cemetery. Existing road locations are provided on the site plan (Sheets C3.0 & C4.0). County records indicate that a Road Approach Permit was issued for the R.V. campground; however, this permit has since expired with the R.V. campground Conditional Use Permit. A new Road Approach Permit is required for the current proposal. A **condition** of approval is included in the recommendation to the Planning Commission requiring the applicant to

obtain a Road Approach Permit for the proposed Youth Camp prior to operations. With this condition, Staff finds that the request complies with Section 3.127.G.

Section 3.128 - Parcel Size Standards
The minimum lot or parcel size shall be 80 acres.

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a Youth Camp and Cemetery in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The existing subject parcel will first be modified by an approved and duly recorded Property Line Adjustment/Replat that will alter the property line of the subject parcel.

The Property Line Adjustment/Replat will adjust a common property line between an 80.21-acre parcel located at 2N 12E 0 700 (Lot 2), and a 155.90-acre parcel located at 2N 12E 19 100 (Lot 1), resulting in a parcel that is 83.77 acres (Lot 2) and a 152.34-acre subject parcel (Lot 1). Staff finds that the request complies with Section 3.128.

Section 3.920 - Sensitive Wildlife Habitat Overlay (EPD-8)

(***)

Section 3.923 - Exempt Areas
The following areas are exempt from these provisions:

A. Rural Service Centers.

B. Areas designated as Impacted Areas in the Transition Lands Study Area.

FINDING: On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned wildlife:

Megan Pingree (June 23, 2021)

> Wildlife:
> This is all inside EPD-8 Sensitive Wildlife Habitat Overlay Zone - Big Game Winter Range (High Elevation). How can this much activity not have a significant impact on wildlife in the area? I request to see the ODFW's review of the projects.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in this Section of this report.

On June 23, 2021, public comment was received from Lynda and Joseph Sacamano was received. A portion of the commentary concerned wildlife.

Lynda and Joseph Sacamano (June 23, 2021)

> Also, I couldn't find the response from ODFW in regard to impacts on the property as it regards the EPD-8 Sensitive Wildlife Habitat Overlay Zone - Big Game Winter Range (High Elevation).

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in this Section of this report.

On June 23, 2021, public comment was received from Lynda and Joseph Sacamano was received. A portion of the commentary concerned wildlife.

The applicant seeks a Conditional Use Permit to construct and operate a Youth Camp and Cemetery in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The subject parcel is located within the areas designated "Sensitive Wildlife Habitat Overlay (EPD-8)" and "Transition Lands Study Area". The subject parcel is exempt from additional criteria within Section 3.923. Staff finds that the request complies with Section 3.923.B.

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 Comprehensive Plan and implementing Ordinances of the County.

FINDING: The goals and objectives of the Comprehensive Plan are implemented through the Wasco County Land Use & Development Ordinance, which are addressed throughout this report. Staff finds that the request complies with Criterion 5.020.A.

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.

FINDING: Analysis of the location, size, design, and operational characteristics of the proposed Youth Camp, and its compatibility with outright permitted uses of surrounding and adjacent property is provided below.

Location: The subject parcel is located west of Dry Creek Road and east of Carroll Road, approximately 2.5 miles south of Mosier, Oregon. The subject parcel will be adjusted to 152.34 acres by an approved and duly recorded Property Line Adjustment/Replat that is included in the greater application packet. The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. The subject parcel and all of the adjacent properties are within the Forest (F-2) Zone. Properties to the north and northeast are within the Exclusive Farm Use (A-1) Zone, the Forest-Farm (F-F 10) Zone (Non-Resource), and the Rural Residential (R-R (10)) Zone. No other commercial use exists within one-half mile of the proposed Youth Camp. The primary developed area reserved for Youth Camp activities is located within

the interior of the subject parcel where the camp's "Welcome Center", "Bunkhouse", "Instruction Pavilion", and "Bath House & Laundry" are located (Approximately 800+ feet northeast and east of the main entrance to the subject parcel and Carroll Road). Tree growth appears to be denser on the subject parcel compared to surrounding and adjacent lands to the north, east, and west. Adjacent and surrounding properties located north, east, and west contain sporadic tree growth and natural grasses.

Size and Design: The proposed Youth Camp will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and volunteers (70 total overnight per session). During the 65-day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule.

Operational Characteristics:

The applicant has provided the following statement in support of the application:

> *Summer Camps* - During the first year of operation Great River plans to operate a single 1 weeklong non-residential Summer Camp, and once up to full capacity (beyond 3rd year of operation) we could provide up to 6 non-residential Summer Camps each year during June, July, and August. Each session has up to 10 children and 3 staff. Children would be transported by van or by car, and staff would arrive by car.
>
> *Oregon Outdoor School camps* - During the first year of operation Great River plans to operate just one 1 weeklong non-residential Outdoor School camp, but once up to full capacity (beyond 3rd year of operation) we could provide up to four 1 week long residential Outdoor School camps each year. Outdoor School typically operates April - May & September - October and each session could have up to 60 children and 7 to 10 staff (school teachers, chaperones, instructors). Children and teachers would be transported by van or bus, other staff would arrive by car. Children and staff typically stay onsite for the entire week (4 days / 3 nights) and meals are served in the Welcome Center or outdoors.
>
> *Weekly non-residential school camp with Mosier Community School* (MCS) - Mosier School is planning to bring selected students to Great River once / week approximately every other week for an afternoon. As this collaboration with MCS matures there will be approximately 30 children arriving with their teachers at one time. Children and teachers would be transported by bus. Most educational activities would be conducted outdoors. (Page 6, Youth Camp CUP Application).

The proposed Youth Camp will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and/or volunteers (70 total overnight per session). During the 65-day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth

Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule.

The proposed Youth Camp will use the existing road network and buildings that were utilized by the previous R.V. park/campground. No new structures are proposed in different locations. Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. Replaced structures will remain in their current locations. The proposed Youth Camp will "utilize existing improvements and minimize disturbance of previously undisturbed areas." (Page 31, Youth Camp CUP Application). The Youth Camp proposes to utilize the natural environment and allow camp participants to "explore the outdoors and develop a shared understanding of our reliance upon the earth to meet our most basic needs." (Page 5, Youth Camp CUP Application). Proposed activities include hiking, developing survival skills, games, and team building exercises. All of the proposed activities are outdoor focused and low impact.

Compatibility: Among other things, the purpose of Forest (F-2) Zone encompasses "open space, recreation, wildlife habitats and related forest uses." (See WC-LUDO Section 3.120 - Forest (F-2) Zone, Page 1). As proposed, the Youth Camp fits within the scope of the Forest (F-2) Zone's purpose. Additionally, outright permitted uses in the Forest (F-2) Zone include, but are not limited to forest use, uses auxiliary to forest operations, farm use, aggregate operations, utility operations, hunting/fishing operations without lodging facilities, road work, uses to conserve soil, air, water quality and open space, etc. The majority of outright permitted uses are temporary or occasional in nature. Considering the subject parcel's location, size, access, the scope and physical design of the Youth Camp and its 65-day per year operational plan, Staff finds the Youth Camp is compatible with outright permitted uses of surrounding and adjacent property.

Other findings that address the proposed use and parcel suitability to limit potential impacts on nearby and adjacent lands are provided in Section III.B (*Chapter 3 – Basic Provisions Section 3.120.U)* of this report. A **condition** of approval is provided in the recommendation to the Planning Commission providing that the review of this request, and any subsequent approval from the Planning Commission concerning this Youth Camp is conditioned upon the proposed Youth Camp Scope outlined in the application and this Staff Report. Any future alteration or increase in the scope of the proposed Youth Camp will require a new review. Staff finds that the request complies with Criterion 5.020.B.

> *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.*

FINDING: 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: Application materials provide the following:

> 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.

• Roads – Great River is accessed via Carroll Road, a paved two lane county highway classified as a "Rural Minor Collector" in the 2009 Wasco County Transportation Plan. Vehicles would access Carroll Road either: 1) by taking exit 69 off of I-84 into Mosier and continuing via State Road to Carroll Road, or; 2) by taking State Road to Carroll Road from The Dalles. State Road is classified as a "Major Collector" in the 2009 Wasco County Transportation Plan.

• The traffic load from the Youth Camp operation is estimated to be fewer than 400 roundtrips / year… with a peak of 10 round trips in a single day…. The maximum number of roundtrips annually would be fewer than 2,400, and if a funeral occurred at the same time as a camp was beginning, the peak traffic could be as high as 50 vehicles in a single day, however this would be rare.

• This increase to the traffic on Carroll Road is minimal and is consistent with routine traffic for this area, so the proposed development should not burden existing community roads. In an email dated December 23, 2020, Arthur Smith, Wasco County Public Works Director, stated "It appears that this development should not adversely impact the county roads or significantly increase our maintenance in this area". See attached December 22 letter to Wasco County Public Works and the corresponding December 23 email response from the director for additional details. (Page 37-38, Youth Camp CUP Application).

Staff Analysis: The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. The traffic data was calculated by taking into consideration the amount of roundtrips necessary to deliver and withdraw the maximum number of overnight and daytime campers, adult chaperones and volunteers, parents, and staff multiplied by the number of sessions (Summer Camp, Outdoor School, and Day "Custom" Camp Sessions), in the 65-day per year operation schedule. (See below "Table: Great River Youth Camp Projected Full Capacity" and "Table: Youth Camp Annual Estimated Traffic at Full Capacity").

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Table: Great River Youth Camp Projected Full Capacity

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	58.0	Annual Roundtrips
Van roundtrips / week when in session	8	0	0	48.0	Annual Roundtrips
Staff roundtrips / week when in session	8	7	1	67.0	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	16	1	101.0	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	120.0	Annual Roundtrips
Total roundtrips / week when in session	40	25	4	394.0	Annual Roundtrips
Peak roundtrips / day	10	6.25	4	10.0	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Table: Youth Camp Annual Estimated Traffic at Full Capacity

Because the overall application requests both a Youth Camp and a Cemetery, the applicant has provided a combined average traffic estimate. (See below "Table: Combined Traffic when Operating at Full Capacity").

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.1	394.0	10.0
Total:	6.1	2,219.0	50.0

Table: Combined Traffic when Operating at Full Capacity

The applicant provided the Wasco County Public Works Department Director/Project Manager Arthur Smith a letter detailing the proposed Youth Camp and Cemetery and the estimated traffic information. The applicant provided a copy of Director Smith's commentary regarding the proposed Youth Camp's impact on county maintained roads:

Wasco County Public Works Department Director Arthur Smith Commentary (December 23, 2020):

> I appreciate the detailed information. It appears that this development should not adversely impact the county roads or significantly increase our maintenance in this area. However, in my experience, youth camps tend to expand after they have great success (Young Life down in Antelope), so I would caution you to monitor the number of attendees in future years. I would hate for a good idea that fits the area to turn into a large commercial event that impacts the county system.

A copy of the Director Smith's commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

On June 22, 2021, public comment was received from Sheila Dooley was received. A portion of the commentary concerned fire safety:

Pat Joseph (June 22, 2021)

> I am a resident of Mosier. I live up on Carroll road behind the old camp ground. It has come to my attention that this old campground will now be a youth camp and green cemetery. I am concerned for the safety of Carroll road. The road conditions now are dangerous. There is extensive wash boarding and the road base material is exposed. Also, along with the warm weather there is heavy bicycle traffic on Carroll Rd. Now, with added traffic of the youth camp this road will become very dangerous to travel. I would like to know if there will be some much needed attention to Carroll road given these circumstances.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in above in Section III.B and III.C of this report.

On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned traffic:

Megan Pingree (June 23, 2021)

> Vehicle Traffic:
> 70 cars round-trip/day if a funeral and a camp opening are on the same day! And 40 cars, round-trip twice a month on funeral days. That's a lot of traffic, kicking up a lot of dust, in an F2 zone.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in above in Section III.B and III.C of this report.

Based on the application materials, expert commentary, and analysis, the proposed use will not exceed or significantly burden public road facilities and services available to the area.

Fire Protection: The subject parcel is located within the jurisdictional boundaries of the Mosier Fire District, a structural fire protection district. The subject parcel is also within the jurisdictional boundaries of the Oregon Department of Forestry, a state agency that provides wildfire protection. The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. On May 20, 2021, a request for information concerning Carroll Road's ability to provide adequate access for firefighting equipment was sent to the Wasco County Public Works Department Director/Project Manager Arthur Smith. Director Smith provided the following comment on May 20, 2021: "Carroll Road and Vensel Road are both County maintained Local Roads. Yes, they can provide adequate access for firefighting equipment." A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

In accordance with provisions in OAR 660-006-0031, the applicant has provided a "Fire Protection and Prevention Plan". A copy of the "Fire Protection and Prevention Plan" is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG. The applicant provided copies of commentary from Mosier Fire Chief Mike Renault and Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns concerning the applicant's Youth Camp and Cemetery proposals and the "Fire Protection and Prevention Plan".

Mosier Fire Chief Mike Renault Commentary (February 10, 2021):

> After the meetings we have had, I feel that the project is going fourth in a positive direction for what you are looking at. The safety plans as of today look great as you are following Wasco County's LUDO chapter 10 "Fire Safety". I appreciate that you are looking at following the recommendations that we have discussed. With the last walk through with you on the property along with all the changes you are looking to put in place that could reduce the risk to fire personnel. As I had explained nothing is ever 100% guaranteed, there is always that one time due to the nature of the incident we might not be able to get to the site due to fire in the area and unable to transverse to the Great River Area.
>
> My input is directly for the rural aspect of the site for fire suppression and EMS response. So without information for the Oregon Department of Forestry, they might have other information in regard to the wildland component. But as I have explained it does look good for the plan and what you are trying to do and provide for the site and the responders.

Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns (February 16, 2021):

> I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

Based on the application materials, commentary, and analysis of the "Fire Protection and Prevention Plan", Staff finds that the proposal adequately addresses fire prevention measures; on site pre-suppression and suppression measures; and the establishment and maintenance of fire safe area(s) in which camp participants can gather in the event of a fire. A **condition** of approval is included in the recommendation to the Planning Commission that the applicant shall meet the criteria outlined in OAR 660-006-0031(7)(b) through the implementation and continued maintenance of the submitted "Fire Protection and Prevention Plan". Additionally, the **condition** of approval requires the applicant to provide and maintain the following: (1) Clear dead wood and trim lower branches on trees; (2) Provide at least 6,000 gallons of water in storage tanks onsite with a functional standpipe for every structure; (3) Maintain the "Emergency Gathering Area" identified on the site plan (Sheets C4.0); and (4) Ensure that all Cemetery and Youth Camp staff, and day camp and overnight campers, parents, adult chaperons, and volunteers are familiarized with camp fire emergency evacuation standard operating procedures. These conditions are required throughout the life of this permit. Based on the application materials, commentary, analysis, and the conditions of approval, the proposed use will not exceed or significantly burden public fire protection facilities and services available to the area.

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

The applicant provided the following statement in support of the application:

> Carroll Road is currently patrolled by the Wasco County Sheriff's Office. The owners will seek input from the Wasco County Sheriff's Office in The Dalles, Oregon, regarding site security. However, since the Welcome Center, Bunkhouse, and maintenance building will be locked when staff are not there, and the access gate to the cemetery will be locked from sunset to sunrise, we do not anticipate requiring police services at the Great River Site. (Page 39, Youth Camp CUP Application).

On May 25, 2021, Staff requested information from Wasco County Sherriff Lane Magill and Chief Deputy Sherriff Scott Williams concerning potential impacts to police protection services. Sheriff Lane provided the following comment on May 26, 2021:

Wasco County Sheriff Lane Magill (May 26, 2021)

> Looking at the overall plan I think I'm good with it. I would point only three items that could have problems:
>
> 1). I'm sure you have run it by Arthur, and I don't want to insult anyone's intelligence, but Carrol Road can get pretty rough with high volumes of traffic. We experience this over the summer months especially when we have fires in the area.
>
> 2). I'm not sure if you're aware of this or not and it has nothing to do with public safety, but there is very limited water at the site. If memory serves me right there are two wells pushing or exceeding the 1000' levels and they don't put out any water to speak of. This isn't to say they haven't recovered or there is a new supply but I thought I would mention it since it could have an effect as it relates to public health.
>
> 3). I'm not sure, and you will need to check with Sheridan (EOC Manager), but I think that property falls into the Hood River ASA (Ambulance Service Area). If that is the case it would probably be addressed for medical emergencies at the site. (I do know this is in the Mosier Fire District).

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

On June 23, 2021, public comment was received from Sheila Dooley was received. A portion of the commentary concerned fire safety:

Sheila Dooley (June 23, 2021)

> 3. Supervision of youth
>
> Supervision of youth 24 hours a day is needed to prevent youth from smoking, harassing the wildlife or other unwanted activities. Page 7 of the application states that" there will be an on-site caretaker to stop illegal activity 24/7." There needs to be someone not just on duty but awake all night.

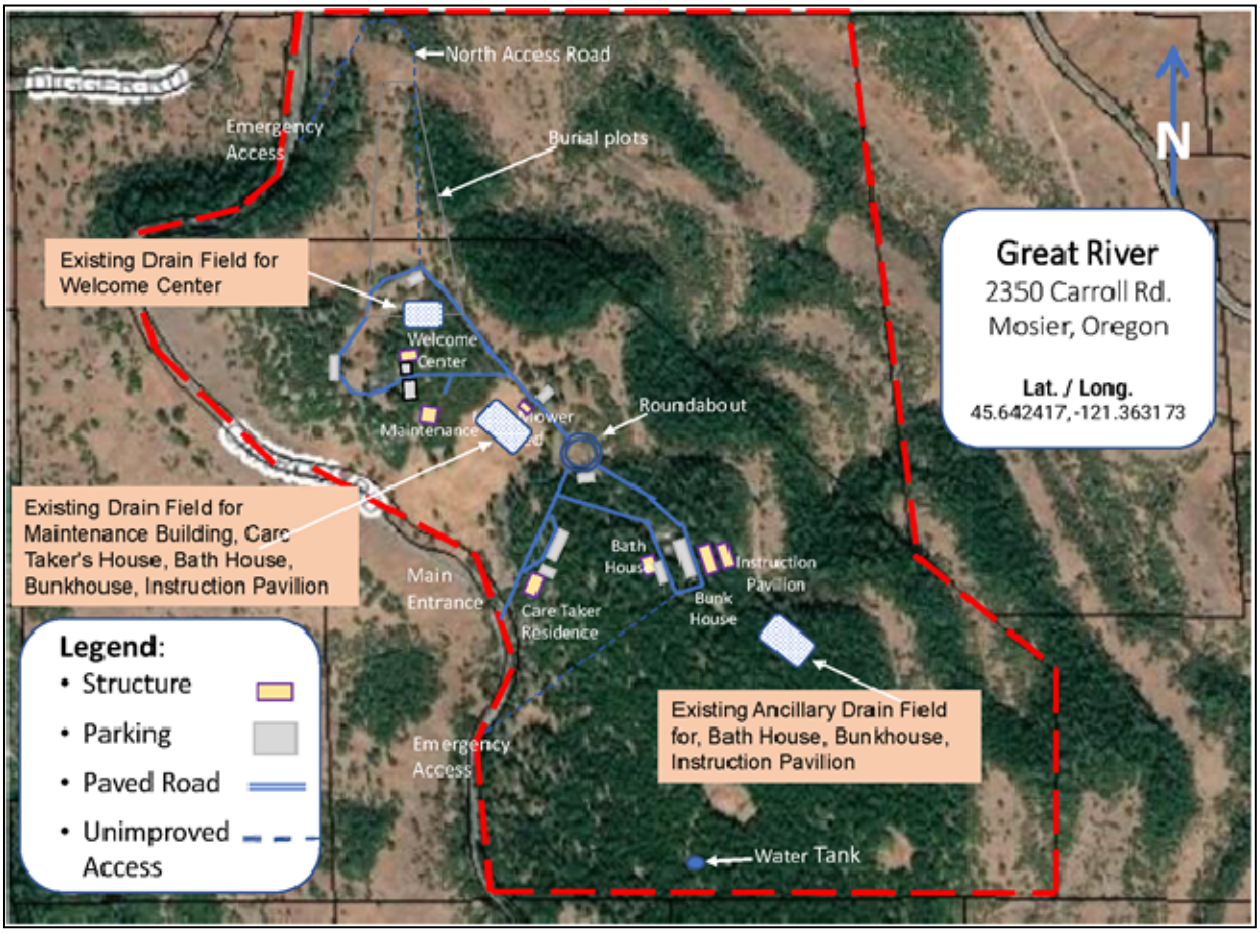
A copy of this commentary can be found in Attachment H2.

This commentary is addressed in above in Section III.B and III.C of this report.

The Wasco County Emergency Manager Sheridan McClellan confirmed that the subject parcel is served by the Hood River Ambulance Service Area. A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

Based on the application materials, expert commentary, and analysis, the proposed use will not exceed or significantly burden public police protection facilities and services available to the area.

Sewer Facilities: There are three existing septic systems (septic tanks, pipes, and drain fields) identified on the septic site map that served the eight structures for the R.V. campground (See below "Map: Septic Site Map").



Map: Septic Site Map

On May 20, 2021, Staff requested septic information from North Central Public Health District Environmental Health Specialist Supervisor Nicole Bailey. Ms. Bailey provided a copy of the "R.V. campsite septic map", that was provided to the Wasco County Sanitarian by a representative of the Great Outdoor American Adventure R.V. campsite. The "R.V. campsite septic map" correlates with the "Septic Site Map" provided in the application materials. A copy of the "R.V. campsite septic map", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

The existing septic systems were previously utilized for the R.V. campground structures. The applicant has not tested those systems for viability. The applicant has provided that if the existing systems are in disrepair, "they will be replaced with new septic systems." (Page 16, Youth Camp CUP Application).

Considering the use of the previous R.V. campground that had eight permanent support buildings and 500 individual campsites each with its own septic and electric connection, objectively, the proposed Youth Camp's size and scope, will not require the installation of a public sewer system. A **condition** of approval is included in the recommendation to the Planning Commission requiring the applicant provide to the Wasco County Planning Department objective evidence from the North Central Public Health District that the existing or new septic systems utilized for all of the proposed structures can accommodate the scope of the proposed Youth Camp's 1,010 child campers (Day use and overnight stays) onsite during the 65-day per year operation schedule. Based on the application materials, and the condition of approval, the proposed use will not exceed or significantly burden public sewerage facilities and services available to the area.

Water Facilities: The applicant has provided the following statement in support of the application:

> There are no public water sources on or available to the subject parcel. There is an existing well on the subject parcel. Great River's water use would be minimal. The land will be kept in a natural state with minimal irrigation. Water use would be primarily for kitchen and lavatory sinks, and toilets. Great River's water use will be minimal and will not have a negative impact on the surrounding community. Great River plans to supply fresh water either from a well, or from a spring on the property. (Page 39, Youth Camp CUP Application).

The application materials and staff analysis provide that the subject parcel is served by an existing well. According to Oregon Water Resources Department District-03 Watermaster Robert Wood, the subject parcel has the right to use up to 5,000 gallons per day for the proposed Youth Camp. The applicant provides that both the proposed Youth Camp and Cemetery will use less than 5,000 gallons per day, and that water needs for both requests can be met.

On May 26, 2021, Staff requested information from the Oregon Water Resources Department District-03 Watermaster Robert Wood concerning potential impacts to water services. Mr. Wood provided a water well report from 1975, and the following comment on May 26, 2021:

Oregon Water Resources Department District-03 Watermaster Robert Wood (May 26, 2021)

> Per our phone conversation earlier, attached is the well log for the Hargrave property, which is the old RV Park above Mosier (American Adventures). The log lists a yield of 60 gallons per minute (GPM) which would be quite good if still accurate today. In reality I suspect the yield is much less, but I don't know exactly what it is producing these days. However, as we discussed if Mr. Hargrave pumps the well into a tank or cistern of sufficient size, there should be enough water for a youth camp. If I recall correctly from my conversations with Mr. Hargrave, a tank is already in place.

A copy of this commentary and well log is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

A 30,000-gallon water tank is identified on the site plan (See Sheet C1.0). This water tank will be used by the Youth Camp and is of sufficient size to ensure the proposed operation can meet its water needs.

On June 23, 2021, public comment was received from Sheila Dooley was received. A portion of the commentary concerned fire safety:

Sheila Dooley (June 23, 2021)

> 4. Water situation
> The previous operation on this site closed due to a lack of water. The water source is listed as a domestic well on the Land Use Application Cover Page and in the Youth Camp Application as either a well or spring (p. 39 of 62).
> In the Youth Camp Application (p.13 of 62), the owners state that both proposed conditional uses will use less than the 5,000 gallons of water per day limit and can easily be met with the existing well capacity (5 gallons per minute). At 5 gallons per minute, the well would produce 1,440 gallons per day and would take 3.47 days to produce 5,000 gallons of water. How many gallons per day do they project
> using? Is there enough available water on site to support this request?

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in below in this Section.

On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned water:

Megan Pingree (June 23, 2021)

> Water Use:
> How would a draw of 5,000 gal/day affect the aquifers on which we depend? I don't know if my well draws from the same one as the subject location, but surely some of the neighbors' wells do. And I saw no documentation of flow at the spring,

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in above in Section III.B, III.C, and below within III.D of this report.

Based on the application materials, expert commentary, and analysis, the proposed use will not exceed or significantly burden public water facilities and services available to the area.

Telephone and Electrical Services: The applicant has provided the following statement in support of the application:

> Great River's power usage will be minimal. No machinery nor large amperage devices are being proposed as part of this project. Instead, the goal is to showcase conservation measures. Electric power will be supplied by Pacific Power (same as for the previous RV Park) or from solar power. (Page 39, Youth Camp CUP Application).

On June 21, 2021, the United States Department of Energy Bonneville Power Administration Realty Specialist Lesa Gilmore, provided the following comment regarding existing utilities easements:

Bonneville Power Administration Realty Specialist Lesa Gilmore (June 21, 2021)

> The Bonneville Power Administration (BPA) has reviewed the above-referenced Land Use Application and its relationship to the BPA transmission line and access road easements that this project may impact. BPA does not have any objection to this project as long as, as shown on the drawings supplied with the permit application, all buildings and facilities remain off of the BPA right-of-way. We do request, however, that the following statement be forwarded to the property owner to help ensure public safety and reliable operation of BPA's facilities.
>
> A portion of the property located at 2350 Carroll Road, Mosier, Oregon 97040, is encumbered by access road easements and an easement for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easements free and clear of all buildings, sheds, fences, roads, in-ground and above-ground swimming pools, trampolines, or any other type of structure, trees, and all vegetation.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

A **condition** of approval is included in the recommendation to the Planning Commission requiring that all activities planned within the Bonneville Power Administration (BPA) easements must to be reviewed by BPA prior to their occurrence, and that the owners or operators shall not build, dig, install utilities, plant, or burn within the easement areas.

Telephone service is provided via land lines and/or cellular telephone service. Based on the application materials and analysis, the proposed use will not exceed or significantly burden public telephone and electrical facilities and services available to the area.

Solid Waste: The applicant has provided the following statement in support of the application:

> Solid waste disposal for the project during construction and operations will be provided through a private contract with local commercial haulers, and is not anticipated to disrupt services already being provided to the area. (Page 39, Youth Camp CUP Application).

A **condition** of approval is included in the recommendation to the Planning Commission requiring the owner or operator of the Youth Camp to maintain adequate solid waste removal. These conditions are required throughout the life of this permit. Based on the application materials, analysis, and the condition of approval, the proposed use will not exceed or significantly burden public solid waste facilities and services available to the area.

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. No change is anticipated from current usage due to the relocation of this accessory structure. With conditions of approval, Staff finds that the request complies with Section 5.020.C.

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

FINDING: Potential impacts to roads and traffic are addressed above in Section 5.020.C., where the proposed use is not found to unduly impair traffic flow or safety in the area. Based on the application

materials, expert commentary, and analysis, the proposed use will not unduly impair traffic flow or safety in the area. Staff finds that the request complies with Section 5.020.D.

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

FINDING: The applicant has provided the following statement in support of the application:

The proposed youth camp will offer a variety of educational opportunities for youth (K-12), adults and families. Great River's nature-based camps will provide experiential age appropriate hands-on learning of the natural ecosystems of the Columbia River Gorge as well as unique and proprietary curricula, including the Ecology of Grief. Camp participants will explore the outdoors and develop a shared understanding of our reliance upon the earth to meet our most basic needs. Students will spend time hiking, developing survival skills, playing games, and participating in team building challenges. Examples of camps we are considering include: - Sensitive Species: White Oaks & Grey Squirrels, Bears, Bones, & Scat - Teen Grief Circle & Nature Walk, etc. - Equine Trail Walk for Grieving Children - Cycles of Life & Death in Nature – A Columbia Gorge Watershed: Creeks, Rivers, Springs & Aquifers. These programs will have an emphasis towards stewardship, conservation, long-term sustainability, community, and sense of place. They will help youth gain a better understanding of the interconnectedness of people, our communities, the natural world and the circle of life that we are all a part of. (Page 40, Youth Camp CUP Application).

Noise: Noise will be generated in the process of rebuilding previously burned buildings. 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 between 8 a.m. – 4 p.m., and from the voices of up to 70 campers and attendees to the camp. Though the noise of 70 campers and chaperones will exceed typical use of a single family dwelling, noise will not exceed that which is permitted between 8 a.m. and 10 p.m. Overnight camps will not be the predominant type of camp, and quiet hours will be in place from 10 p.m. to 8 a.m. On-site trees will muffle (at least in part) the sounds of the youth camp from surrounding properties. A condition of approval is recommended requiring noise to be minimized, and "quiet hours" of 10 p.m. to 8 a.m. be implemented. With the proposed condition, noise associated with the youth camp will be minimized. (Page 40, Youth Camp CUP Application).

Dust: The only dust associated with the proposed youth camp will be generated during the construction and/or repair of the buildings that will be used for the youth camp. There is an existing on-site paved driveway so no dust will be generated from motor vehicles. Off-road vehicles are not proposed to be used by campers. Other potential dust generation could come from individual(s) walking throughout the property. This dust is minimal and will not escape from the subject property, therefore dust associated with the youth camp will be minimized. (Page 40, Youth Camp CUP Application).

Odor: Considering the purpose of the youth camp, discussed at the beginning of this finding, the only odors associated with this use could be odors associated with cooking food, and potentially, outdoor controlled campfires except during fire season. As proposed, odor created by the youth camp will be minimized. (Page 40, Youth Camp CUP Application).

On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned noise:

Megan Pingree (June 23, 2021)

Sound:
The applicant is counting on "wooded area to muffle noise" (P36 of 62). But most of the trees were burned down in the Mosier CreekFire Aug 2020. The subject's ridge faces our ridge. I know from logging operations on that property that noise, including the soundof voices, comes through loud & clear.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in this section of the report.

A **condition** of approval is included in the recommendation to the Planning Commission requiring on-site noise associated with the approved Youth Camp to be minimized, and "quiet hours" from 10:00 p.m. until 8:00 a.m. be implemented and enforced by the owner or operator of the camp. This condition is required throughout the life of this permit. Based on the application materials, analysis, and the condition of approval, Staff finds that the request complies with Section 5.020.E.

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.

FINDING: The applicant has provided the following statement in support of the application:

Sensitive Wildlife Habitat: Great River's mission is centered on nature conservation. The youth camps will provide experiential age-appropriate hands-on learning using the natural ecosystems at Great River. Camp participants will explore the outdoors and develop a shared understanding of our reliance upon the earth to meet our most basic needs. Students will spend time hiking, developing survival skills, playing games, and participating in team building challenges. These uses will not impact the environment. Temporary disturbance to the soil will occur from repairing/rebuilding buildings burned in the Mosier Creek fire in August, 2020. Once the buildings have been repaired, there will be no additional disturbance. (Page 41, Youth Camp CUP Application).

Streambank Vegetation: There are no streambanks on the subject parcel. (Page 41, Youth Camp CUP Application).

Soil Erosion: The only disturbance to the soil will be from construction and renovation of buildings burned in the Mosier Creek fire in August 2020. A condition of approval is recommended requiring all ground disturbance to be replanted within the first planting season after completion of construction. With the proposed condition of approval, no area will be subject to excessive soil erosion. Any ground disturbed during construction will be reseeded upon completion of construction. (Page 41, Youth Camp CUP Application).

Commentary from Oregon Department of Fish and Wildlife (ODFW) Assistant District Wildlife Biologist Andrew Meyers concerning the proposed Youth Camp were received on April 16, 2021.

ODFW Assistant District Wildlife Biologist Andrew Meyers (April 16, 2021)

> Jeremy and I actually went out and looked at the site with Russ last week. According to what he had planned then (doesn't appear to have changed on the attached document), we did not have any issues since all of his building infrastructure was going to be the footprints of previous structures. Unless you have additional questions or other concerns that you think we need to address I think we are good from our standpoint. I'm sure Jeremy will chime in if he feels differently.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H2.

Staff Conclusion: There are no delineated streams or rivers on the subject parcel. All of the existing and proposed structures exceed wetland buffer setbacks. The existing topography will be retained other than proposed construction sites being cleared of foliage and natural debris. There is no anticipated permanent ground or vegetation disturbance outside of the areas designated for repair, modification or reconstruction. A **condition** of approval is included in the recommendation to the Planning Commission requiring that areas with significant ground disturbance shall be revegetated no later than the next planting season (Oct-April) with native species, and 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.

Based on the application materials, commentary, analysis, and the condition of approval, Staff finds that the request complies with Section 5.020.F.

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

FINDING: The applicant has provided the following statement in support of the application:

> The purpose of the youth camp is to educate young people about nature and natural resources, as well as the process of life and grief.
>
> Air: The youth camp will not result in any air pollution. Activities associated with the youth camp will occur in existing and proposed structures, as well as outdoors. The purpose of the youth camp is to educate young people. This will not result in anything being released into the air therefore the proposed use will not adversely affect the air quality in the area. (Page 41, Youth Camp CUP Application).
>
> Water: The youth camp will not generate any materials that will be released into the water. There is an existing, permitted subsurface septic disposal system that does not release contaminants into the water. The proposed use will teach about the importance of water in our lives but will not adversely affect the water quality in the area because nothing is intentionally or non-intentionally discharged into ground or surface water. (Page 41, Youth Camp CUP Application).
>
> Land Resource Quality: The proposed youth camp will be operated on a property which was used for nearly three decades as a 550 space recreational vehicle park/ campground. The land is mostly

> in forest use, and no existing or new buildings are proposed outside of the area dedicated to the RV park. This area contains existing buildings and buildings burned in a recent fire. By placing the proposed youth camp on this property, land that is suitable for farm or forest uses will be preserved for future resource use. A previous condition of approval was recommended requiring all disturbed areas to be replanted after construction is completed will ensure excessive soil erosion does not occur. With the prior recommended condition of approval, the proposed use will not adversely affect the land resource quality in the area. (Page 42, Youth Camp CUP Application).

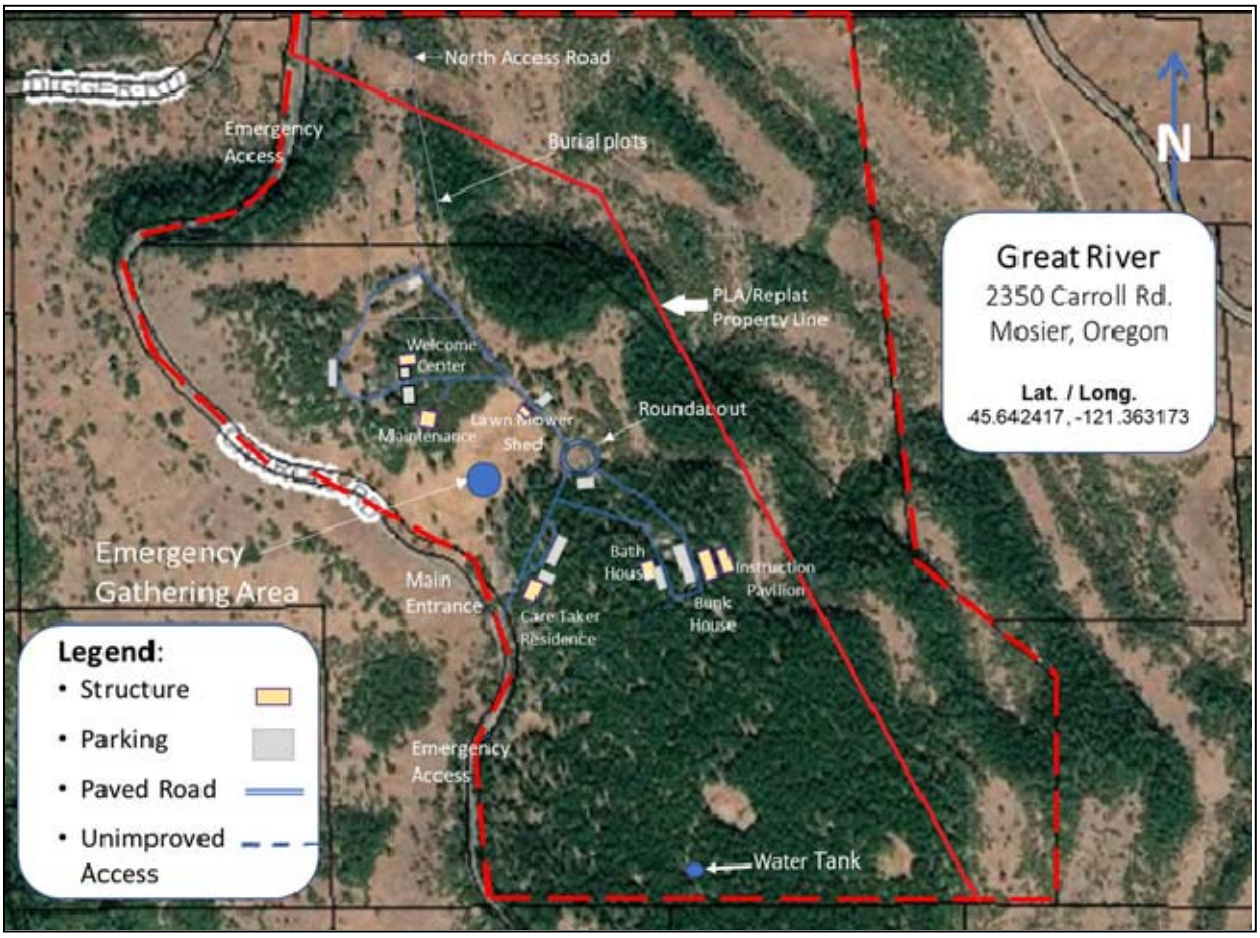
Nothing in the application materials or expert commentary indicates or provides any objective evidence that the proposed use will adversely affect the air, water, or land resources in the area. The proposed use indicates that one of fundamental purposes of the Youth Camp is to "engage students with the natural surroundings" (Page 6, Youth Camp CUP Application), encourage "hands-on learning using the natural ecosystems" (Page 5, Youth Camp CUP Application), and help students "develop a shared understanding of our reliance upon the earth to meet our most basic needs" (Page 5, Youth Camp CUP Application). There are no proposed uses of motorized equipment. Proposed camp activities are centered around the natural environment. Based on the application materials, previous findings, expert commentary, and analysis, Staff finds that the request complies with Section 5.020.G.

> *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.*

FINDING: The applicant has provided the following statement in support of the application:

> The visual character of the area will not change substantially as a result of the proposed youth camp because Great River is reusing existing buildings and infrastructure, no new buildings are planned. Essentially all the primary camp facilities and activities will be nestled in tall fir, pine and oak trees and will not be visible from neighboring properties nor the road. (Page 42, Youth Camp CUP Application).

As provided in the below reference map (See below "Map: Illustration of the Great River Site"), the primary developed area reserved for Youth Camp activities is located within the interior of the subject parcel where the camp's "Welcome Center", "Bunkhouse", "Instruction Pavilion", and "Bath House & Laundry" are located (Approximately 800+ feet northeast and east of the main entrance to the subject parcel and Carroll Road).



Map: Illustration of the Great River Site

Tree growth appears to be denser on the subject parcel and the adjacent south property compared to surrounding and adjacent lands to the north, east, and west. Although a wildfire burned much of the subject parcel in 2020, there is suitable forest vegetation and topographic buffers between the proposed Youth Camp and all property lines and pubic roads. Based on the application materials, previous findings, commentary, and analysis, Staff finds that the request complies with Section 5.020.H.

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

FINDING: According to the Wasco County Comprehensive Plan, there are no historic, natural, cultural, or archaeological sites on the subject parcel, nor are there any assets of particular interest to the community in the area. Staff finds that the request complies with Section 5.020.I.

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)

FINDING: Findings within Section III.B of this report (See pages 11-20), address criteria within OAR 660-006-0025(5)(a).

660-006-0025(5)(a)
Uses Authorized in Forest Zones

(5) A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:

(a) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

Criterion within OAR 660-006-0025(5)(a,) requires the applicant demonstrate that the proposed use will not force a significant change in, or significantly increase the cost of accepted farming or forest practices on agriculture or forest lands. OAR 660-006-0025(5)(a) contains the same requirements as Sections 5.020.J. and 5.020.K.

Based on previous findings in Section III.B of this report, application materials, staff analysis, and conditions of approval, the request will not force a significant change in, or significantly increase the cost of accepted farming or forest practices on agriculture or forest lands. Staff finds that the request complies with Section 5.020.J and Section 5.020.K.

Section 5.030, Conditions
Such reasonable conditions as are necessary to ensure the compatibility of a conditional use to surrounding permitted uses as are necessary to fulfill the general and specific purposes of this Ordinance may be imposed in approving an application, pursuant to Section 2.110(D). Such conditions may include, but are not limited to, the following:

A. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare, and odor.

B. Establishing a special yard or other open space or lot area or dimension.

C. Limiting the height, size, or location of a building or other structure.

D. Designating the size, number, location, and nature of vehicle access points.

E. Increasing the amount of street dedication, roadway width or improvements within the street right of way.

F. Limiting or otherwise designating the number, size, location, height and lighting of signs.

G. Limiting the location and intensity of outdoor lighting and requiring its shielding.

H. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.

I. Designating the size, height, location and materials for a fence.

J. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural, historic, or cultural resources.

K. Other conditions to permit the development of the County in conformity with the intent and purpose of the conditional classification of uses.

FINDING: Conditions of approval are recommended throughout this report to ensure the conditioned use is compatible with surrounding permitted uses. Staff finds that the request complies with Section 5.030.

Section 5.040, Revocation of Conditional Use Permit (added 2 89)
Noncompliance with any condition placed on a conditional use permit shall be grounds for revocation of the permit. Revocation of a conditional use permit shall be considered a land use action and reviewed by the Planning Commission. The following procedures shall be completed at least twenty (20) days prior to the date of the revocation hearing: (Revised 1-92)

A. A notice of violation pursuant to Section 15.090 shall be sent to the owner of the property on which the conditional use takes place.

B. Notice of public hearing pursuant to Section 2.080 shall be sent.

The opportunity for review of the Planning Commission decision, pursuant to Section 2.170 shall be available.

FINDING: Compliance with all Conditional Use criteria is required throughout the life of this permit. A **condition** of approval is included in the recommendation to the Planning Commission advising the owner that noncompliance with any condition of approval shall be grounds for revocation of the permit. Revocation of the Conditional Use Permit shall be considered a land use action and shall be reviewed by the Planning Commission according to the requirements in Section 5.040. With the proposed condition of approval, the request complies with Section 5.040.

D. Chapter 10 – Fire Safety Standards

FINDING: The proposed Youth Camp will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and volunteers (70 total overnight per session). During the 65-day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65 day per year operation schedule.

The subject parcel is located within the jurisdictional boundaries of the Mosier Fire District, a structural fire protection district. The subject parcel is also within the jurisdictional boundaries of the Oregon Department of Forestry, a state agency that provides wildfire protection. As part of a complete

application, the property owners completed a Fire Safety Standard Self-Certification Form. By signing the self-certification form, the owners have acknowledged that they understand these standards and commit to achieving compliance with them within one year of the date of approval and maintain them through the life of the development. This certification further commits all future property owners to this same requirement. A copy of this self-certification form is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG. A **condition** of approval stating this is included in the recommendation to the Planning Commission.

On June 23, 2021, public comment was received from Sheila Dooley was received. A portion of the commentary concerned fire safety:

Sheila Dooley (June 23, 2021)

1. Fire risk

The property is located in an area of extreme fire risk with terrain and steep slopes that make it difficult and costly to fight fires. If a fire were to start here, it would be hard to contain and could easily spread onto surrounding forest land.

The Youth Camp Application (p. 33 of 62) states that "the surrounding land is mostly arid, open oak savannah with relatively poor soil." While much of the area north of the property is not forested, the area to the south of the youth camp/cemetery property is heavily forested, to the west there is commercial timber on the slopes above Mosier Creek, and to the east there is productive soil with forested areas. If you google the map for the location (2350 Carroll Rd.) you get a better view of the area.

This site is also historically part of the Big Game Winter Range and home to a variety of animals. In the Mosier Creek Fire of 2020, the habitat was compromised and another fire would threaten it further.

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in above in Section III.B, III.C, and below within III.D of this report.

On June 23, 2021, public comment was received from Megan Pingree was received. A portion of the commentary concerned fire safety:

Megan Pingree (June 23, 2021)

Fire:
Such an exponential rise in human activity is bound to increase fire risk — dropped cigarette butts, sparks from maintenance equipment, hot catalytic converters on cars pulled over on the roadside, . . .

A copy of this commentary can be found in Attachment H2.

This commentary is addressed in above in Section III.B, III.C, and below within III.D of this report.

Section 10.110, Siting Standards – Locating Structures for Good Defensibility

FINDING: Application materials, the attached site plan (See Sheets C3.0 and C4.0), and analysis of Wasco County GIS topographic maps, indicate and confirm that the existing eight buildings identified in the application avoid slopes steeper than 40%, and are set back from the top of slopes greater than 30% by at least 50 feet. The approximate slopes at all of the existing buildings are flat or less than 5%. Staff finds the request complies with Section 10.110.

Section 10.120, Defensible Space – Clearing and Maintaining a Fire Fuel Break

FINDING: Section 10.120 Defensible Space criteria requires the applicant maintain a 50-foot fire fuel break around each applicable building. Application materials and the submitted site plan (See Sheets C3.0 and C4.0) provides the location of a 50-foot fire fuel break around each of the eight structures. However, applicable criterion within OAR 660-006-0035(3) requires fire fuel break standards for Youth Camps meet the "*Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads*" dated March 1, 1991, published by the Oregon Department of Forestry. These fire fuel break standards require that a 30-foot primary and a 100-foot secondary "fuel break" be maintained around all structures associated with the Youth Camp. A **condition** of approval is included in the recommendation to the Planning Commission requiring that a 100-foot fire fuel break shall be provided and maintained around each of the Youth Camp's structures in accordance with OAR 660-006-0035(3). This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with Section 10.120.

Section 10.130, Construction Standards for Dwellings and Structures - Decreasing the Ignition Risks by Planning for a more Fire-Safe Structure

A. Is your building designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?

1. Roof Materials: Do you or will you have fire resistant roofing installed to the manufacturers specification and rated by Underwriter's Laboratory as Class A, B, or its equivalent (includes but not limited to: slate, ceramic tile, composition shingles, and metal)? NOTE: To give your structure the best chance of surviving a wild fire, all structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the uniform building code.

FINDING: Application materials provide that "[t]he owners propose to use fire resistant roofing on all buildings" (Page 46, Youth Camp CUP Application). A **condition** of approval is included in the recommendation to the Planning Commission that requires that fire retardant roofing materials are used for all of the Youth Camp's structures. Changes or alterations of roofing materials shall be approved by the Wasco County Planning Department. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with Section 10.130.A.1.

2. Spark Arrestors: Will all chimneys and stove pipes be capped with spark arresters meeting NFPA standards (e.g., constructed of 12 USA gauge wire mesh with half-inch openings)?

FINDING: The applicant proposes that "[c]himneys on building[s] will have an approved spark arrestor" (Page 20, Youth Camp CUP Application). A **condition** of approval is included in the recommendation to the Planning Commission that requires spark arrestors for all existing or proposed chimneys for all of the

Youth Camp's structures. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with 10.130.A.2.

B. Is your structure designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?

1. Decks: Will all decks be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals? Will decks less than three feet above ground also be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings? Will decks, as required in accordance with standard 10.110(B) above, be built of fire resistant material? Will all flammables be removed from the area immediately surrounding the structure to be stored 20 feet from the structure or enclosed in a separate structure during fire season?

FINDING: Decks have not been provided for in the application materials. A **condition** of approval is included in the recommendation to the Planning Commission requiring that all proposed and approved decks: (1) Will be kept clear of flammable material; (2) Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings; (3) Decks will be built of fire-resistant material as required in accordance with standard 10.110.B; and (4) All flammables will be removed from the area immediately surrounding structures. This condition is required throughout the life of this permit. With these conditions of approval, Staff finds the request complies with 10.130.B.1.

2. Openings: Will all openings into and under the exterior of the building including vents and louvers, be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings.

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring that all openings into and under the exterior of any building that includes vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings. This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.2.

3. Trees: Will all trees overhanging the building be limbed up 8 feet in accordance with fire fuel break requirements in 10.120(A) above, kept trimmed back 10 feet from any chimney or stove pipe, and be maintained free of all dead material.

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring that all trees overhanging buildings will be limbed up eight feet in accordance with fire fuel break requirements in 10.120.A and kept trimmed back 10 feet from any chimney or stove pipe, and be maintained free of all dead material. This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.3.

4. Utilities: If your private utility service lines are not underground will the utilities be: a. Kept clear along their route? b. Have a single point of access to the building? Do all new buildings and structures served by electricity include a clearly marked power disconnect switch at the pole or off-grid power source?

FINDING: Application materials provide that existing power lines are underground. Additionally, the local utility has clearly marked power disconnect switches at poles, and if the buildings go off-grid, there will be a clearly marked power disconnect switch at the source. A **condition** of approval is included in the recommendation to the Planning Commission requiring that if underground services are not available, the route will be kept clear, and have a single point of access to buildings. This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.4.

5. *Stand Pipe: Will a stand pipe be provided 50 feet from the dwelling or any structure served by a plumbed water system?*

FINDING: The site plan provides for 12 preexisting and operational water standpipes within 50 feet of every Youth Camp structure. A **condition** of approval is included in the recommendation to the Planning Commission requiring that the owners or operators will provide stand-pipes at least 50 feet from all structures with plumbing as shown in the site plan (See Sheets C3.0 and C4.0). This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.5.

Section 10.140, Access Standards – Providing Safe Access to and Escape From Your Home

A. *Does your residential driveway meet standards for improved, all weather driveway surface and minimum driveway widths?*

FINDING: Application materials, the site plan (See Sheets C1.0, C2.0, C3.0 & C4.0), and a May 4, 2021, staff site visit provide that the existing road network is 16' to 20' in width and is paved. The proposed uses do not involve residential use, but the road meets the width requirement for a residential driveway. Staff finds the request complies with 10.140.A.

B. *Is your dwelling accessed by a driveway with curves and slopes that are passable by emergency equipment? And are turnouts provided as needed to allow vehicles to pass safely? Is the slope of your driveway gentle enough for equipment to get up and down safely? If your driveway is longer than 200', are turnouts provided along its length?*

C. *Does your residential driveway provide adequate clearance for emergency vehicles and is there sufficient clear area along the driveway to allow responders to maneuver safely around their vehicles?*

FINDING: Application materials, the site plan (See Sheets C1.0, C2.0, C3.0 & C4.0), and a May 4, 2021, staff site visit provide that the access road network is 16' wide and that the minimum turn radius along the access road is 90'. The turn radius onto the access road from Carroll Road is greater than 20'. The access road is wide enough for trucks to pass. In addition, there are turnout opportunities every quarter mile or less. A **condition** of approval is included in the recommendation to the Planning Commission requiring that the owners or operators will maintain and keep all turnouts open to all vehicles. This condition is required throughout the life of this permit. With this condition, Staff finds the request complies with Section 10.140.B and Section 10.140.C.

D. If your residential driveway is longer than 150 feet, does it end with a turnaround that is passable for emergency responders?

FINDING: Application materials, the site plan (See Sheets C1.0, C2.0, C3.0, and C4.0), and a May 4,2021, staff site visit provide that the access road network contains a roundabout that splits the road in two. One end of the road proceeds north while the other proceeds south. At the end of the roads there are roundabout loops that provide vehicles a turn around. Staff finds the request complies with Section 10.140.C.

E. Can the bridges or culverts crossed to access your dwelling on your property accommodate emergency response vehicles?

FINDING: Application materials, the site plan (See Sheet C1.0), and a May 4,2021, staff site visit provides that there are no bridges or culverts on the subject parcel. Staff finds that Section 10.140.E is not applicable.

F. Can emergency responders get through your gate?

FINDING: Application materials provide that the proposed front entryway gate will have a Mosier Fire Department lock on it to ensure they have access to the property. A **condition** of approval is included in the recommendation to the Planning Commission requiring that the owners and operators provide the Mosier Fire Department with a lock to all access gates on the property. This condition is required throughout the life of this permit. With this condition, Staff finds the request complies with Section 10.140.F.

G. Are the signs you've posted for emergency responders legible and in good repair?

FINDING: Application materials provide that directional signs and road signs will be placed on the subject parcel for emergency responders. A **condition** of approval is included in the recommendation to the Planning Commission requiring all signs (directional, on-site water source, electrical shut-off at power pole or off-grid power source, and property address) to be legible and maintained in good repair, and that all signs shall be in place on the site plan prior to the issuance of zoning approval on a building permit application for repair or replacement of any building. With this condition, Staff finds the request complies with Section 10.140.G.

H. Are the roads to your residential property maintained in a condition that is passable for emergency vehicles?

FINDING: Carroll Road is a county maintained Rural Local road that serves the subject property. As noted in previous findings in Chapter 5, Carroll Road is maintained by Wasco County in a condition that is passable for emergency vehicles. Staff finds the request complies with Section 10.140.H.

Section 10.150, Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response

FINDING: Three separate conditions of approval provided in Section II.B of this report meet the criteria of on-site water protection of the Section. The following conditions are provided below:

A **condition** of approval is included in the recommendation to the Planning Commission that the applicant shall meet the criteria outlined in OAR 660-006-0031(7)(b) through the implementation and continued maintenance of the submitted "Fire Protection and Prevention Plan". A copy of the "Fire Protection and Prevention Plan", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment G2. Additionally, a **condition** of approval requires the applicant provide and maintain the following: (1) Clear dead wood and trim lower branches on trees; (2) Provide at least 6,000 gallons of water in storage tanks onsite with a functional standpipe for every structure; (3) Maintain the "Emergency Gathering Area" identified on the site plan (Sheets C4.0); and (4) Ensure that all Cemetery and Youth Camp staff, and day camp and overnight campers, parents, adult chaperons, and volunteers are familiarized with camp fire emergency evacuation standard operating procedures. Lastly, a c**ondition** of approval is included in the Notice of Decision that requires the applicant provide and maintain the following: (1) One 1000 gallon mobile water supply that can access all areas of the camp; (2) One 30 gallon-per-minute water pump and an adequate amount of hose and nozzles for use on the mobile water supply; (3) Firefighting hand tools for each staff member; and; (4) Trained personnel capable of operating all fire suppression equipment at the camp during designated periods of fire danger. These conditions are required throughout the life of this permit. With these conditions of approval, Staff finds that the request complies with Section 10.150.

E. ***Chapter – 20 Site Plan Review***

Section 20.010 - Purpose

The purpose of the Site Plan Review procedure is to enable the Approving Authority to review development proposals for conformity with the provisions of this ordinance and to allow the imposition of such conditions on the development or projects as are necessary to bring it into conformity with the Comprehensive Plan and surrounding development.

Section 20.020 - Approval, Rejection and Modification

Any such site plan may be approved, rejected and modified, or approved subject to conditions. Any such site plan, after approval, shall be amended through the same procedure as in the initial approval of such site plan; except, that minor alterations or modification to a previously approved site plan may be approved by the Planning Director; provided that, in the judgment of the Planning Director, such modifications or alterations do not represent deviations of a substantial nature.

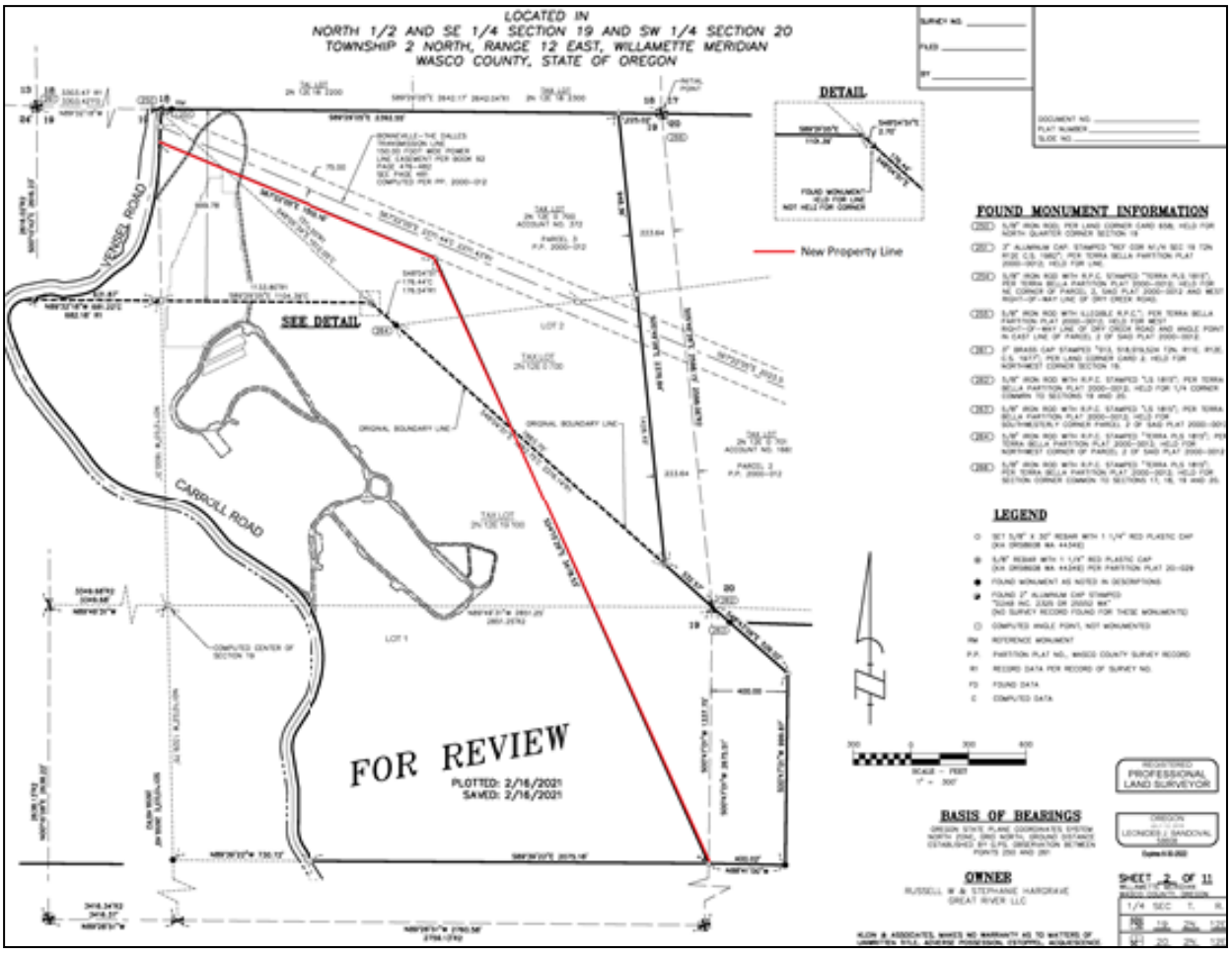
Section 20.030 - Contents of the Site Plan

The Site Plan shall clearly indicate the following information:

A. Lot dimensions.

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The subject parcel will be modified by an approved and duly recorded Property Line Adjustment/Replat that will alter the property line of the subject parcel (See below "Map: Property Line Adjustment/Replat"). Property Line Adjustment/Replat will adjust a common property line between an 80.21-acre parcel

located at 2N 12E 0 700 (Lot 2), and a 155.90-acre parcel located at 2N 12E 19 100 (Lot 1), resulting in a parcel that is 83.77 acres (Lot 2) and a 152.34-acre subject parcel (Lot 1).



Map: Property Line Adjustment/Replat

The dimensions of the subject parcel (2N 12E 19 100) are provided on the Preliminary Property Line Adjustment/Replat Plat and the site plan. A copy of the Youth Camp site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

A **condition** of approval is included in the recommendation to the Planning Commission stating that the applicant must initiate a request for final Property Line Adjustment/Replat plat approval, receive approval, and duly record the final Property Line Adjustment/Replat plat with the Wasco County Clerk prior to receiving Building Codes approval for any structural development for the proposed Youth Camp. With this condition of approval, Staff finds that the request complies with Section 20.030.A.

B. Location, size, height, of all existing or proposed buildings and structures, and illustrating the buildings and parking facilities on abutting properties.

FINDING: The location of the eight existing buildings are shown on the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). The buildings will be utilized for the proposed Youth Camp. Some of the buildings have

been damaged or destroyed by the August, 2020 wildfire; however, the replaced buildings will utilize existing foundations and will not be rebuilt in different locations.

The dimensions of the proposed Youth Camp buildings are shown below (See "Diagram: Building Dimensions").

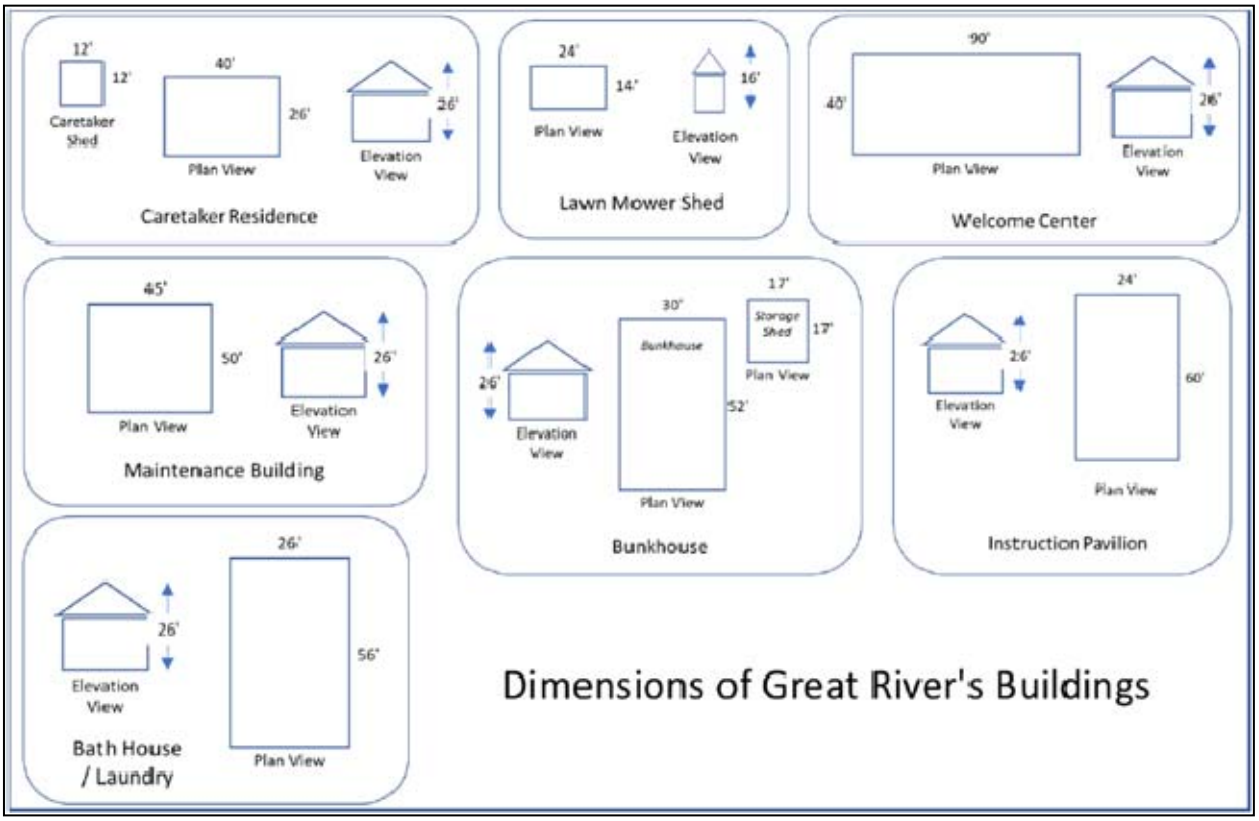


Diagram: Building Dimensions

All buildings will meet all applicable building code requirements and will be less than 35 feet tall. All lighting will be shielded so that it is dark sky compliant. With conditions of approval found throughout this report, Staff finds that the request complies with Section 20.030.A.

C. Location, size and dimension of all yards and setbacks and all spaces between buildings.

FINDING: A comprehensive overview of the land and buildings is shown on the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). Below, is a list of all existing structures and their property line setbacks (See below "Table Property Line Setbacks (Existing Structures"). Staff finds that the request complies with Section 20.030.C.

PROPERTY LINE SETBACKS (EXISTING STRUCTURES)				
Building Name	**North Setback**	**East Setback**	**South Setback**	**West Setback**
Welcome Center	1265'	1491'	494'	768'
Maintenance Building	1410'	1378'	536'	815'
Bath House & Laundry	1833'	992'	1349'	433'
Bunkhouse	1184'	553'	1563'	1060'

Instruction Pavilion	1103'	514'	1508'	1116'
Caretaker Residence	1889'	1332'	1463'	175'
Lawn Mower Shed	1200'	903'	2115'	1347'

Table: Property Line Setbacks (Existing Structures)

D. Walls and fences: Location, height and materials.

FINDING: Application materials do not provide for the construction of walls or fences. Staff finds that Section 20.030.D. is not applicable to this request.

E. Off street parking:

1. Location, dimensions and method of improvement of all driveways and parking areas consistent with Sections 20.050 & 20.080.

2. Number of spaces consistent with Section 20.050 & 20.080 and internal circulation pattern.

3. Size and location of existing and proposed curb openings.

FINDING: Parking areas are listed below (See "Table: Off-Street Parking), and identified on the site plan (See Sheets C3.0 and C4.0) where the location and dimensions of parking stalls are provided. Additional parking criteria are addressed below in Sections 20.050 and 20.080, where the proposal is found to be in compliance. Staff finds that the request complies with Section 20.030.E.

Location	Spaces	Diagram
North End	4	Site Plan sheet C3.0
Lawn Mower Shed	4	Site Plan sheet C3.0
Welcome Center - main parking	25	Site Plan sheet C3.0
Welcome Center - handicap Parking	4	Site Plan sheet C3.0
Welcome Center - parallel parking	11	Site Plan sheet C3.0
Bunkhouse	11	Site Plan sheet C4.0
Bath House / Laundry	4	Site Plan sheet C4.0
Entrance	6	Site Plan sheet C4.0
Roundabout	4	Site Plan sheet C4.0
Caretaker Residence	2	Site Plan sheet C4.0
Total:	**75**	

Table: Off-Street Parking

F. Access: Pedestrian, vehicular, service; and definitions of all points of ingress and egress.

FINDING: All points of ingress and egress are identified on the site plan (See Sheets C1.0, C2.0, C3.0, and C4.0). Primary public access to the subject parcel is from Carroll Road, a county maintained Rural Local road. Application materials, the site plan (See Sheet C3.0 & C4.0), and a May 4, 2021, staff site visit

provide that the existing road network is 16' to 20' in width and is paved. Staff finds that the request complies with Section 20.030.F.

G. Signs: Location, size, height, material and method of illumination.

FINDING: Signs were previously addressed in Section 3.127.D. The owners propose to erect several signs in conjunction with the proposed youth camp. The site plan provides for 10 designated signs (See Sheet C5.0), in conjunction with the proposed Youth Camp. The proposed signs do not extend over a public right away or project beyond the property line. The signs will not be illuminated or capable of movement. Signs will be limited in size to twelve (12) square feet in area, and shall describe only uses permitted and conducted on the subject property. Staff finds that the request complies with Section 20.030.G.

H. Loading: Location, dimensions, number of spaces, internal circulation and access from public right of way consistent with 20.070 & 20.080.

FINDING: Three loading and unloading areas are specifically identified on the site plan (See Sheets C3.0 and C4.0), including dimension, internal circulation and access from Carroll Road. Staff finds that the request complies with Section 20.030.H.

I. Lighting: General nature, location and hooding devices (not including interior building lighting).

FINDING: Application materials provide that outdoor lighting will be provided along walkways, adjacent to buildings, and in parking areas, as needed for safety. All outdoor lighting will be dark sky compliant and shielded. Lighting will be limited by motion and time controls. The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Youth Camp. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition, Staff finds that the request complies with Section 20.030.I.

J. The location, dimensions and methods of improvement for all property to be dedicated to general public purposes or to public utilities.

FINDING: Utility easements are not required for the development and operation of the proposed Youth Camp. No property is intended to be dedicated to general public uses. Staff finds that Section 20.030.J. is not applicable to this request.

K. A detailed plan for landscaping, if determined necessary by the Planning Director which shall clearly illustrate:

1. Plants and tree species, their initial sizes and other proposed landscaping materials.

2. The location and dimensions of all areas to be devoted to landscaping, and location of automatic sprinkler systems.

FINDING: Application materials provides that minor landscaping is proposed. Land conservation and nature preservation are aspects of the overall Cemetery and Youth Camp proposals. No major landscaping projects are proposed. The applicant provides that "[Great River is] committed to minimize unnatural landscaping." (Page 53, Youth Camp CUP Application). Staff finds that the request complies with Section 20.030.K.

L. Outdoor storage and activities, if permitted in the zone, showing type, location and height of screening devices.

FINDING: The proposal does not request outdoor storage. Staff finds that Section 20.030.L. is not applicable to this request.

M. Drainage and grading plan.

FINDING: The proposal is to reuse all of the existing buildings and infrastructure previously established for the American Adventure RV Park. The only proposed development is rebuilding from the August, 2020 Mosier Creek Fire. No substantial changes to existing grades and drainage will occur. Staff finds that the request complies with Section 20.030.M.

N. Identification of proposed trash storage locations, including proposed enclosure design construction and access for pick up purposes.

FINDING: The site plan provides for a trash storage location (See Sheet C3.0). Application materials provide that trash generated by the Youth Camp will be collected daily and put into a secured fence enclosed dumpster area that will be located adjacent to the "Welcome Center" building. Staff finds that the request complies with Section 20.030.N.

O. Location of existing utility poles.

FINDING: Application materials provide that no utility poles exist on the subject parcel. There are; however, four Bonneville Power Administration (BPA) pole structures (94, 95, 96, and 97) located on the north adjacent parcel located at 2N 12E 0 700. These structures are illustrated on the site plan (See Sheet C1.0). All existing power lines on the subject parcel located at 2N 12E 19 100 are located underground. Staff finds that the request complies with Section 20.030.O.

P. Such data as may be required by the Planning Director to act on the application.

FINDING: Section 20.030 applies to site plan reviews, and lists the information that must be illustrated on the site plan for a complete review. A site plan containing all of the necessary criteria was submitted with the application. Staff finds that the request complies with Section 20.030.P.

Section 20.040 - Approval Standards

Upon completion of the Site Plan Review, the Approving Authority shall approve, approve with conditions, or disapprove the site plan. In approving the plan, the Approving Authority shall find that:

A. All provisions of this ordinance and other applicable ordinances are complied with.

FINDING: All provisions and standards in the Wasco County Land Use and Development Ordinance and the Oregon Administrative Rules are addressed in this report. With conditions of approval found throughout this report, the request complies with all of these requirements. Staff finds that the request complies with Section 20.040.A.

B. Elements of the site plan are arranged so that:

1. Traffic congestion is avoided.

FINDING: Application materials, the site plan (See Sheet C3.0 & C4.0), and a May 4,2021, staff site visit provide that the existing road network is 16' to 20' in width and is paved. Parking areas are listed below (See "Table: Off-Street Parking"), and identified on the site plan (See Sheets C3.0 and C4.0).

Location	Spaces	Diagram
North End	4	Site Plan sheet C3.0
Lawn Mower Shed	4	Site Plan sheet C3.0
Welcome Center - main parking	25	Site Plan sheet C3.0
Welcome Center - handicap Parking	4	Site Plan sheet C3.0
Welcome Center - parallel parking	11	Site Plan sheet C3.0
Bunkhouse	11	Site Plan sheet C4.0
Bath House / Laundry	4	Site Plan sheet C4.0
Entrance	6	Site Plan sheet C4.0
Roundabout	4	Site Plan sheet C4.0
Caretaker Residence	2	Site Plan sheet C4.0
Total:	**75**	

Table: Off-Street Parking

Traffic congestion will be avoided due to onsite parking, frequent turnouts, and continuous looped road network from the entrance to the exit. Staff finds that the request complies with Section 20.040.B.1.

2. Pedestrian and vehicular safety and welfare are protected.

FINDING: Pedestrian and vehicle safety is enabled by providing paved access roads with wide shoulders, frequent turnouts, and adequate onsite parking. Staff finds that the request complies with Section 20.040.B.2.

3. Significant features and public amenities are preserved and maintained.

FINDING: The subject property does not contain any significant features and public amenities. Staff finds that Section 20.040.B.3. is not applicable to this request.

4. There will be minimal adverse effect on surrounding property.

FINDING: Adverse effects on surrounding properties will be minimal as all development activities and planned uses will be contained within the subject parcel using existing buildings and infrastructure. Impacts on surrounding properties was further addressed in Section 5.020.J. and Section 5.020.K. Staff finds that the request complies with Section 20.040.B.4.

C. Proposed lighting is arranged to direct light away from adjoining properties.

FINDING: Outdoor lighting will be provided along walkways, adjacent to buildings, and in parking areas, as needed for safety. All outdoor lighting will be dark sky compliant, e.g., shielded lighting facing downwards, etc. Lighting will be limited by motion and time controls, so as not to be illuminating unnecessarily. Lighting will also be designed and implemented to be extremely dark sky compliant, Great River places a very high value on preventing light pollution. The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Youth Camp. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition, Staff finds that the request complies with Section 20.040.C.

D. Proposed signs will not interfere with traffic or limit visibility by size, location or illumination.

FINDING: Signs were previously addressed in Section 3.127.D. and in Section 20.030.G. The owners propose to erect several signs in conjunction with the proposed youth camp. The site plan provides for 10 designated signs (See Sheet C5.0), in conjunction with the proposed Youth Camp. The proposed signs do not extend over a public right away or project beyond the property line. The signs will not be illuminated or capable of movement. Signs will be limited in size to twelve (12) square feet in area, and shall describe only uses permitted and conducted on the subject property. Staff finds that the request complies with Section 20.040.D.

Section 20.050, Off Street Parking

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, off street parking spaces shall be provided in accordance with this Section. In an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Section. Where square feet are specified the area measured shall be the gross floor area necessary to the functioning of the particular use of the property but shall exclude space devoted to off street parking or loading. Where employees are specified, persons counted shall be those working on the premises during the largest shift at peak season, including proprietors. The following are the uses and minimum standards provided for off street parking:

A. Residential

FINDING: The request is not for a Residential use. Staff finds that Section 20.050.A. is not applicable to this request.

B. Commercial Residential

FINDING: The request is not for a Commercial Residential use. Staff finds that Section 20.050.B. is not applicable to this request.

C. Institutional

FINDING: The request is not for an Institutional use. Staff finds that Section 20.050.C. is not applicable to this request.

D. Places of Public Assembly

1. *Church: One (1) space for four (4) seats or every eight (8) feet of bench length in the main auditorium.*

2. *Library, reading room, museum, art gallery: One (1) space per four hundred (400) square feet of floor area plus one (1) space per two employees.*

3. *Preschool, nursery, kindergarten: Two (2) spaces per teacher; plus off street loading and unloading facility.*

4. *Elementary or junior high school: One (1) space per classroom plus one (1) space per administrative employee or one (1) space per four (4) seats or every eight (8) feet of bench length in the main auditorium, whichever is greater.*

5. *High School: One (1) space per classroom plus one (1) space per administrative employee plus one (1) space for each six (6) students or one (1) space per four (4) seats or eight (8) feet of bench length in the main auditorium, whichever is greater.*

6. *Other auditorium, meeting room: One (1) space per four (4) seats or every eight (8) feet of bench length.*

FINDING: The WC-LUDO provides the following definition for a "place of public assembly":

Place of Public Assembly - A structure which is designed to accommodate more than twenty five (25) persons at one time for such purposes as deliberation, education, worship, shopping, entertainment or amusement.

The overall application requests a Youth Camp and a Cemetery. None of the proposed structures fall into any of the above categories listed in Subsections 20.050.D.1-5. The "Welcome Center" building identified on the site plan (See Sheet C3.0) is the only building that will be shared between private Youth Camp and the private and quasi-public Cemetery operations. The public parking estimations for the "Welcome Center" building for both the Youth Camp and Cemetery are provided below. Parking requirements are calculated on the number of seats, or the bench length. In calculating the estimated number of parking spaces necessary for the proposed Youth Camp and Cemetery, the applicants have used the one parking space per four seats ratio.

Application materials provide that the "Welcome Center" Building can accommodate up to 65 people in the building and the adjacent outdoor area (five staff members and up to 60 guests). Calculation

provides that a total of 20 parking spaces are necessary for the "Welcome Center" building (60/4 = 15 parking spaces for guests, plus five parking spaces for staff).

Application materials provide that the "Instruction Pavilion" solely for Youth Camp operations will accommodate 70 Youth Camp participants plus 5-10 staff members. Based on this estimate, the "Instruction Pavilion" requires 28 parking spaces (70 youth camp members and chaperones, plus 5-10 staff member parking spaces; 70/4 = 17.5 + 10 employee spaces = (27.5) 28 parking spaces for the Youth Camp).

Accordingly, 48 off-street parking spaces are required for the combined application. (48 (4 handicap) on the North half "Cemetery" side, and 27 (1 handicap) on the South half "Youth Camp" side). Application materials provide for 75 automobile parking spots. A **condition** of approval is included in the recommendation to the Planning Commission that the applicant will provide and maintain the 75 parking spaces identified on the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). This condition is required throughout the life of this permit. With this condition of approval, Staff finds that the request complies with Section 20.040.D.

E. Commercial Amusement

FINDING: The request is not for a Commercial Amusement use. Staff finds that Section 20.050.E. is not applicable to this request.

F. Commercial

FINDING: The request is not for a Commercial use. None of the buildings will be used as a Mortuary or as a funeral home or morgue. Staff finds that Section 20.050.F. is not applicable to this request.

G. Industrial

FINDING: The request is not for an Industrial use. Staff finds that Section 20.050.G. is not applicable to this request.

Section 20.055 - Bicycle Parking Requirements
At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, bicycle parking shall be provided in accordance with the following standards:

A. Number of Bicycle Parking Spaces - A minimum of two (2) bicycle parking spaces per use is required for all uses with greater than 10 vehicle parking spaces. The following additional standards apply to specific types of development:

FINDING: The overall application requests a Youth Camp and a Cemetery. Application materials provide that the daily maximum person use of the Cemetery will be approximately 60 persons per day. The daily maximum person use of the Youth Camp is estimated at 70-80 persons per day during the Youth Camp's 65 day per year operation schedule. The amount of combined use of buildings associated with the Cemetery and Youth Camp requires a minimum of 48 total vehicle parking spaces. Two bicycle parking spaces are required to be provided for every 10 automobile parking spaces (eight total bicycle parking spaces).

Application materials and the site plan (See Sheet C3.0 and C4.0 "Bicycle Storage Sheds") provide for 20 bicycle parking spaces. Confirmation with the applicant on June 15, 2021, confirmed the "Bicycle Storage Sheds" are actually just bicycle corrals dedicate for bicycle parking. Staff finds that the request complies with Section 20.055.A.

1. *Multi-Family Residences - Every residential use of four (4) or more dwelling units provides at least one (1) sheltered bicycle parking space for each dwelling unit. Sheltered bicycle parking spaces may be located within a garage, storage shed, basement, utility room or similar area. In those instances, in which the residential complex has no garage or other easily accessible storage unit, the bicycle parking spaces may be sheltered from sun and precipitation under an eave, overhang, an independent structure, or similar cover.*

FINDING: The request is not for a multi-family residence. Staff finds that Section 20.055.A.1 is not applicable to this request.

2. *Parking Lots - All public and commercial parking lots and parking structures provide a minimum of one (1) bicycle parking space for every 10 motor vehicle parking spaces.*

FINDING: The overall application requests a private Youth Camp and a private Cemetery. No public parking is requested. Staff finds that Section 20.055.A.2 is not applicable to this request.

3. *Schools - Elementary and middle schools, both private and public, provide one (1) bicycle parking space for every 10 students and employees. High schools provide one bicycle parking space for every 5 students and employees. All spaces shall be sheltered under an eave, overhang, independent structure, or similar cover.*

FINDING: The request is not for a School. Staff finds that Section 20.055.A.3 is not applicable to this request.

4. *Colleges and trade schools provide one (1) bicycle parking space for every 10 motor vehicle spaces plus one space for every dormitory unit. Fifty percent (50%) of the bicycle parking spaces shall be sheltered under an eave, overhang, independent structure, or similar cover.*

FINDING: The request is not for a College or Trade School. Staff finds that Section 20.055.A.4 is not applicable to this request.

5. *County Commercial - Within the County commercial and employment zones (Rural Commercial, Rural Industrial, Wamic Commercial, Tygh Valley Commercial, Tygh Valley Light Industrial/Commercial, Tygh Valley Medium Industrial/Commercial), where the proposed use is commercial, bicycle parking for customers shall be provided along the roadway at a rate of at least one (1) space per use. Individual uses shall provide their own parking, or spaces may be clustered to serve up to six (6) bicycles. Bicycle parking spaces shall be located in front of the stores along the roadway, either on the sidewalks or in specially constructed areas such as pedestrian curb extensions. Inverted "U" style racks are recommended. Bicycle parking shall not interfere with pedestrian passage, leaving a clear area of at least 36 inches between bicycles and other existing and*

potential obstructions. Customer spaces may or may not be sheltered. When provided, sheltered parking (within a building, or under an eave, overhang, or similar structure shall be provided at a rate of one (1) space per 10 employees, with a minimum of one space per store.

FINDING: The request is not located within any County commercial and employment zone. Staff finds that Section 20.055.A.5 is not applicable to this request.

6. *Multiple Uses - For buildings with multiple uses (such as a commercial or mixed use center), bicycle parking standards shall be calculated by using the total number of motor vehicle parking spaces required for the entire development. A minimum of one (1) bicycle parking space for every 10 motor vehicle parking spaces is required.*

FINDING: The overall application requests a Youth Camp and a Cemetery. The "Welcome Center" building identified on the site plan (See Sheet C3.0) is the only building that will be shared between private Youth Camp and the private and quasi-public Cemetery operations. As discussed above in Section 20.040.D, a total of 48 off-street parking spaces are required for the combined application. Application materials provide that the "Welcome Center" Building can accommodate up to 65 people in the building and the adjacent outdoor area (five staff members and up to 60 guests). Calculation provides that a total of 20 parking spaces are necessary for the "Welcome Center" building (60/4 = 15 parking spaces for guests, plus five parking spaces for staff). Two bicycle parking spaces are required to be provided for every 10 automobile parking spaces for mix use centers (two total bicycle parking spaces).

Application materials and the site plan (See Sheet C3.0 and C4.0 "Bicycle Storage Sheds") provide for 20 bicycle parking spaces. Confirmation with the applicant on June 15, 2021, confirmed the "Bicycle Storage Sheds" are actually just bicycle corrals dedicate for bicycle parking. Staff finds that the request complies with Section 20.055.A.6

B. *Exemptions - This Section does not apply to single family, two-family, and three-family housing (attached, detached or manufactured housing), home occupations, agriculture and livestock uses, or other developments with fewer than 10 vehicle parking spaces.*

FINDING: The request is not for a single family, two-family, or three-family residence. Staff finds that Section 20.055.B is not applicable to this request.

C. *Location and Design - Bicycle parking shall be conveniently located with respect to both the road right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). It should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided. Street furniture includes benches, street lights, planters and other pedestrian amenities.*

FINDING: The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). Staff finds that the request complies with Section 20.055.C.

D. *Visibility and Security - Bicycle parking shall be visible to cyclists from roadway sidewalks or building entrances, so that it provides sufficient security from theft and damage;*

FINDING: Application materials provide that bicycle parking will be clearly visible from building entrances to provide security from theft and damage. The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). Staff finds that the request complies with Section 20.055.D.

E. Options for Storage - Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building;

FINDING: Application materials provide for bicycle secure storage spaces that are adjacent to the Welcome Center and the Bunkhouse. These sites are adjacent to existing buildings and will be visible at all times. Other options include storing employee bicycles in an existing shed, if necessary. Staff finds that the request complies with Section 20.055.E.

F. Lighting - Bicycle parking shall be least as well-lit as vehicle parking for security.

FINDING: Bicycle parking will be lighted as well as some vehicle parking. In most cases, bicycle parking is adjacent to vehicle parking areas and would share the same lighting. All lighting will be dark sky compliant. Staff finds that the request complies with Section 20.055.F.

G. Reserved Areas - Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

FINDING: The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). Staff finds that the request complies with Section 20.055.G.

H. Hazards - Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located to avoid conflict with vision clearance standards (Section 4.090 Vision Clearance).

FINDING: The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). It is designed so that it does not impede or create a hazard to pedestrians. Staff finds that the request complies with Section 20.055.H.

Section 20.060 - Public Parking Area
Every parcel of land hereafter used as a public parking area or an automobile or trailer sales area shall be developed as follows:

A. Such areas shall be surfaced with permanent paving; they shall have bumper rails or curbs and be enclosed by a sturdy wall, fence or evergreen hedge not less than thirty (30) inches in height nor more than six (6) feet in height. Such wall, fence or hedge shall not enclose any required front yard or required side yard on the street side of a corner lot. Any such required front or side yard shall be properly maintained. Where such public parking area abuts or lies within an "A" and "R" zone, the required wall, fence or hedge shall not be less than six (6) feet in height on the sides or rear yards abutting or within such "A" or "R" zone.

FINDING: The overall application requests a Youth Camp and a Cemetery. No public parking is requested. Staff finds that Section 20.060.A is not applicable to this request.

B. Where a public parking area or automobile or trailer sales area is illuminated, the lights shall be fixed so as to reflect away from adjoining premises in residential zones.

FINDING: The overall application requests a Youth Camp and a Cemetery. The entire property, including all parking areas, are private property and shall be controlled by the rules defined and posted by the applicant. Staff finds that Section 20.060.B is not applicable to this request.

Section 20.070 - Off Street Loading

A. Schools: A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than twenty five (25) students.

FINDING: Application materials and the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0) provide that the existing road network allows for the continuous forward flow of passenger vehicles and buses for the purpose of loading and unloading children at the Welcome Center (See Sheet C3.0). The existing road network also provides a continuous forward flow of passenger vehicles and buses for the purpose of loading and unloading children at the Bunkhouse (see Site Plan sheet C4.0). The requested use is for a Youth Camp, and not a school as defined in the WC-LUDO; however, the existing road network otherwise meets the requirements of this Section. Staff finds that Section 20.070.A is not applicable to this request.

B. Merchandise, materials or supplies: Buildings or structures to be built or substantially altered to receive and distribute materials or merchandise by truck shall provide and Chapter 20 – Site Plan Review – Wasco County Land Use and Development Ordinance 8 maintain off street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use. Off street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

FINDING: Application materials and the site plan (See Sheets C3.0 and C4.0), provide that the "Welcome Center", the "Bunkhouse Storage Annex", and the "Instruction Pavilion" contain designated off-street areas for supply loading and unloading of materials necessary for operation of the proposed Cemetery and Youth Camp. Staff finds that the request complies with Section 20.070.B.

Section 20.080 - General Provisions - Off Street Parking and Loading

A. The provisions and maintenance of off street parking and loading spaces are continuing obligations of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use of off street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off street

parking or loading requirements, it shall be unlawful and a violation of this Ordinance to begin or maintain such altered use until the required increase in off street parking or loading is provided.

FINDING: Application materials and the site plan (See Sheets C3.0 and C4.0), provide that the "Welcome Center", the "Bunkhouse Storage Annex", and the "Instruction Pavilion" contain designated off-street areas for supply loading and unloading of materials necessary for operation of the proposed Cemetery and Youth Camp. A **condition** of approval is included in the recommendation to the Planning Commission that the designated off-street parking and loading areas must be maintained and kept available for parking and loading and unloading of materials. With this condition of approval, Staff finds that the request complies with Section 20.080.A.

B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Director of Planning based upon the requirements of comparable uses listed herein.

FINDING: All buildings and uses meet the Director of Planning's requirements and conditions of approval established by the Planning Commission. Staff finds that the request complies with Section 20.080.B.

C. In the event several uses occupy a single structure or parcel of land, the total requirements for off street parking shall be the sum of the requirements of the several uses computed separately.

FINDING: The overall application requests a Youth Camp and a Cemetery. The total number of off-street parking spaces for both uses are provided as discussed above in Section 20.050. Staff finds that the request complies with Section 20.080.C.

D. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap.

FINDING: The overall application requests a Youth Camp and a Cemetery. The two proposed Conditional Use Permits for a Youth Camp and Cemetery will overlap uses on some days. Application materials have demonstrated the two proposals ability to meet the off-street parking requirements for both uses. The applicant has agreed to utilize jointly the same parking and loading spaces when hours of operation do not overlap. Staff finds that the request complies with Section 20.080.D.

E. Off street parking spaces shall be located on the same or abutting lot with the building or use they are intended to serve.

FINDING: The proposed off-street parking spaces are all located on the subject parcel. Staff finds that the request complies with Section 20.080.E.

F. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

FINDING: Application materials provide that the designated parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. A **condition** of approval is included in the recommendation to the Planning Commission requiring that all designated parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. With this condition of approval, Staff finds that the request complies with Section 20.080.F.

G. Plans shall be submitted in sufficient detail so that they may be reviewed and approved by the appropriate reviewing authority.

FINDING: Application materials have provided sufficient detail to be reviewed by the Planning Director and approved by the Planning Commission. Staff finds that the request complies with Section 20.080.G.

H. Design requirements for parking lots:

1. Areas used for standing and maneuvering of vehicles shall have a durable and dustless, but not necessarily paved, surface maintained adequately for all weather use.

FINDING: Application materials provide that the existing on-site access road is paved and the parking areas are either paved or contain a crushed gravel surface that will be maintained by the property owners for all weather use. Staff finds that the request complies with Section 20.080.H.1.

2. Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.

FINDING: The proposed Cemetery and Youth Camp are not within or adjacent to a Residential Zone. As provided in the application materials, the primary developed area reserved for Youth Camp and Cemetery activities is located within the interior of the subject parcel. The parking areas are located entirely on the subject parcel and will not create any disturbance to the neighborhood and users of Carroll Road. Staff finds that the request complies with Section 20.080.H.2.

3. Access aisles shall be of sufficient width for all vehicle turning and maneuvering.

FINDING: Application materials provide that access is sufficient for vehicle turning and maneuvering, as shown in the attached site plan (See Sheets C1.0, C2.0, C3.0, and C4.0). Parking spaces are approximately 10' x 20'L. Staff finds that the request complies with Section 20.080.H.3.

4. Groups of more than four (4) parking spaces shall be served by a driveway so that no backing movement or other maneuvering will be required within a street.

FINDING: Application materials, the site plan (See Sheet C1.0, C2.0, C3.0, and C4.0), and a May 4,2021, staff site visit provide that the access road network contains a roundabout that splits the road in two. One end of the road proceeds north while the other proceeds south. At end of the road there is a roundabout loop that provides all vehicles, including emergency responders, a turn around. The existing

road network provides service to all of the parking spaces so that no backing movement or other maneuvering will occur on a public street. Staff finds that the request complies with Section 20.080.H.4.

5. Lighting of the parking area shall be deflected from a residential zone.

FINDING: All adjacent parcels are within the Forest (F-2) Zone. There is no adjacent residential zone. The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Youth Camp. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition, Staff finds that the request complies with Section 3.127.F.

I. Required parking spaces shall be improved and available for use by the time the use to be served by the parking space is ready for occupancy.

FINDING: Parking spaces will be built as described in this application and will be ready for use before opening. A **condition** of approval is included in the recommendation to the Planning Commission requiring that all parking spaces identified on the site plan will be improved and available for use prior the Youth Camp's operation. With this condition, Staff finds that the request complies with Section 20.080.I.

Good Neighbor OUTDOOR LIGHTING

PRESENTED BY THE NEW ENGLAND LIGHT POLLUTION ADVISORY GROUP (NELPAG) AND SKY PUBLISHING CORP.

What is good lighting?

Good outdoor lights improve visibility, safety, and a sense of security, while minimizing energy use, operating costs, and ugly, dazzling glare.

Why should we be concerned?

Many outdoor lights are poorly designed or improperly aimed. Such lights are costly, wasteful, and distractingly glary. They harm the nighttime environment and neighbors' property values.

Glare Here's the basic rule of thumb: If you can see the bright bulb from a distance, it's a bad light. With a good light, you see lit ground instead of the dazzling bulb. "Glare" is light that beams directly from a bulb into your eye. It hampers the vision of pedestrians, cyclists, and drivers.

Light Trespass Poor outdoor lighting shines onto neighbors' properties and into bedroom windows, reducing privacy, hindering sleep, and giving the area an unattractive, trashy look.

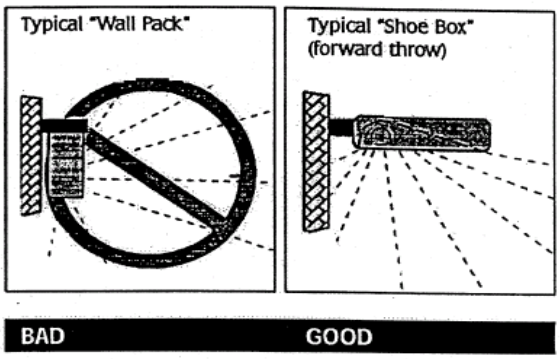
Energy Waste Many outdoor lights waste energy by spilling much of their light where it is not needed, such as up into the sky. This waste results in high operating costs. We waste over a billion dollars a year in the United States needlessly lighting the night sky.

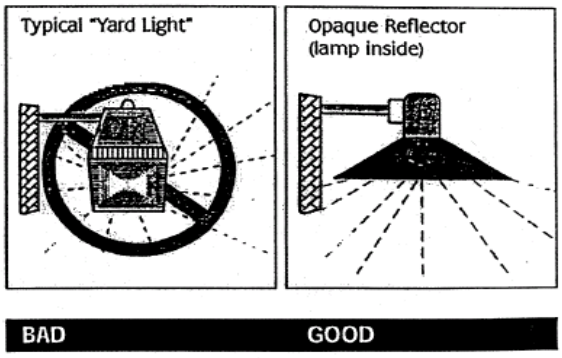
Sky Glow Rays that beam uselessly above the horizon create murky skyglow – the "light pollution" that washes out our view of the stars.

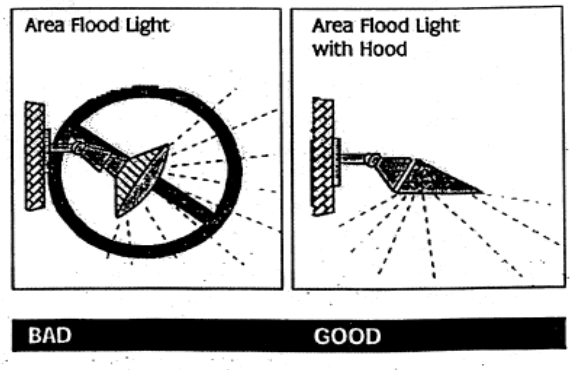
How do I switch to good lighting?

1 Provide only enough light for the task at hand; don't over-light, and don't spill light off your property. Specifying enough light for a job is sometimes hard to do on paper. Remember that a full Moon can make an area quite bright. Some lighting systems illuminate areas 100 times more brightly than the

Some Good and Bad Light Fixtures







full Moon! More importantly, by choosing properly shielded lights, you can meet your needs without bothering neighbors or polluting the sky.

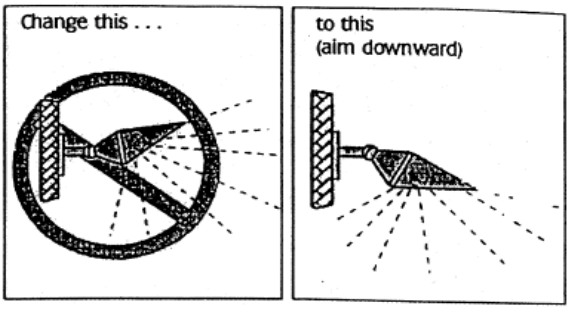
2. Aim lights down. Choose "full-cutoff shielded" fixtures that keep light from going uselessly up or sideways. Such fixtures produce minimum glare. They create a pleasant-looking environment. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs.
3. Install fixtures carefully to maximize their effectiveness on the targeted area and minimize their impact elsewhere. Proper aiming of fixtures is crucial. Most are aimed too high. Try to install them at night, when you can see where all the rays actually go.

   Properly aimed and shielded lights may cost more initially, but they save you far more in the long run. They can illuminate your target with a low-wattage bulb just as brightly as a wasteful light does with a high-wattage bulb.
4. Choose energy-efficient low-pressure sodium (LPS) or high-pressure sodium (HPS) lamps wherever yellowish light will do the job. Use less efficient white lights only where ideal color rendition is important.
5. Where feasible, put lights on timers to turn them off each night after they are no longer needed. Put home security lights on a motion-detector switch, which turns them on only when someone enters the area; this provides a great deterrent effect!

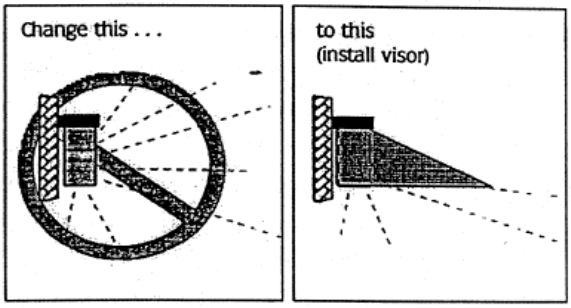
Replace bad lights with good lights.

You'll save energy and money. You'll be a good neighbor. And you'll help preserve our view of the stars.

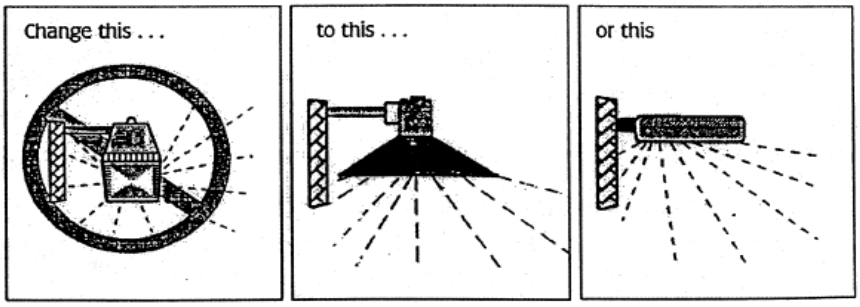
What You Can Do To Modify Existing Fixtures



FLOOD LIGHT



WALL PACK



YARD LIGHT OPAQUE REFLECTOR SHOE BOX

Presented by the
New England Light Pollution Advisory Group (NELPAG)
(http://cfa-www.harvard.edu/cfa/ps/nelpag.html) and
Sky Publishing Corp. (http://www.skypub.com/).
NELPAG and Sky Publishing Corp. support the
International Dark-Sky Association (IDA) (http://www.darksky.org/).
We urge all individuals and groups interested in the problems of light pollution and obtrusive lighting to support the IDA and subscribe to its newsletter. IDA membership costs $30 per year; send your check to IDA, 3225 N. First Avenue. Tucson. AZ 85719. U.S.A.

SKY & TELESCOPE®

Sky Publishing Corp.
49 Bay State Road
Cambridge, MA 02138

ATTACHMENT F2 – FOREST-FARM MANAGEMENT EASEMENT

WASCO COUNTY

PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561

AFTER RRECORDING, RETURN TO:
Wasco County Planning Department
2705 E Second Street, The Dalles OR 97058

FARM FOREST MANAGEMENT EASEMENT

Prohibiting Pursuit of a Claim for Relief or Case of Action Alleging Injury From Farming or Forest Practices for Which no Action or Claim is Allowed Under ORS 30.936 or 30.937

Owner Name: _____ _____
Mailing Address: _____ _____
_____ _____

_____, herein called the Grantors, are the owners of real property described as follows:

Township _____, Range _____ East W.M., Section(s) _____,
Tax Lot(s) _____; Assessor Account(s) _____.

In accordance with the conditions set forth in the decision of Wasco County Planning Staff, dated _____, approving a _____
(File #_____) to _____
In consideration of such approval, Grantors hereby grant to the Owners of all property adjacent to the above described property, a perpetual nonexclusive easement as follows:

1. The Grantors, their heirs, successors, and assigns hereby acknowledge by granting of this easement that the above described property is situated in an Exclusive Farm Use/ Forest/Forest-Farm zone in Wasco County, Oregon, and may be subjected to conditions resulting from farm or forest operations on adjacent lands. Farm operations include, but are not limited to, the raising, harvesting and selling of crops or the feeding, breeding, management and sale of livestock or poultry, application of chemicals, road construction and maintenance, and other accepted and customary farm management activities conducted in accordance with Federal and State laws. Forest operations include, but are not limited to reforestation of forest land, road construction

and maintenance, harvesting of forest tree species, application of chemicals and disposal of slash, and other accepted and customary forest management activities conducted in accordance with Federal and State laws. Said farm or forest management activities ordinarily and necessarily produce noise, dust, odor, and other conditions, which may conflict with Grantors' use of Grantors' property for residential purposes. Grantors hereby waive all common law rights to object to normal and necessary farm or forest management activities legally conducted on adjacent lands which may conflict with grantors' use of grantors' property for residential purposes and grantors hereby give an easement to adjacent property owners for such activities.

2. Grantors shall comply with all restrictions and conditions for maintaining residences in the Exclusive Farm Use/Forest/Forest-Farm zone that may be required by State and local land use laws and regulations.

This easement is appurtenant to all property adjacent to the above described property and shall bind to the heirs, successors and assigns of Grantors and shall endure for the benefit of the adjoining landowners, their heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this easement on _____, ____(date).

_____
Titleholders Signature

_____
Titleholders Signature

(STATE OF OREGON)

(COUNTY OF WASCO)

Personally appeared the above named _____ and _____, and acknowledged the above easement to be their voluntary act and deed.

_____
Notary Public for Oregon

ATTACHMENT G1 – MEDIATION ORDINANCE

IN THE COUNTY COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

FILED
WASCO COUNTY
2003 SEP 12 P 3:15
KAREN LEBRETON COATS
COUNTY CLERK

IN THE MATTER OF THE ADOPTION OF AN AMENDED ORDINANCE PROVIDING PROTECTION FOR GENERALLY ACCEPTED FARMING AND FORESTRY PRACTICES AND ESTABLISHING A COMPLAINT MEDIATION PROCESS.	))))))	AMENDED ORDINANCE

RECEIVED
SEP 23 2003
By

THE WASCO COUNTY COURT ORDAINS AS FOLLOWS:

Section 1. SHORT TITLE. This Ordinance may be cited as the Wasco County Farming and Forestry Practices Protection and Complaint Mediation Ordinance.

Section 2. PURPOSE.

(1) Wasco County recognizes that complaints about farming and forestry practices will sometimes occur because these practices create odors, smoke, dust and noise and there is a close proximity of agricultural and forest lands to expanding urban and rural residential development.

(2) Wasco County recognizes that all resource use complaints have the potential of requiring immediate shutdowns or interruptions of farming and forestry practices which could result in significant economic consequences for resource users.

(3) The purpose of this Ordinance is therefore to provide a rapid complaint response and mediation process for resource use complaints by Wasco County residents in order to protect farming and forestry operations to the greatest extent possible from immediate shutdowns or interruptions.

Section 3. DEFINITIONS. As used in this Ordinance:

(1) "FACILITY" means any real or personal property, including appurtenances thereto and fixtures thereon, associated with a given use.

(2) "FARMING PRACTICE" means the cultivation, growing, harvesting, processing or selling of plants or animals of any kind, which lawfully may be grown, possessed and sold, including but not limited to fish, livestock, poultry, grapes, cherries, apples, pears, wheat, barley, Christmas trees and nursery stock.

(3) "FORESTRY PRACTICE" means any operation conducted on or pertaining to forest land, including but not limited to:

(a) Reforestation of forest land;

(b) Road construction and maintenance;

(c) Harvesting of forest tree species;

(d) Application of chemicals; and

(e) Disposal of slash.

(4) "NONRESOURCE USE" means any facility, activity or other use of land which does not constitute a resource use, including but not limited to residential use.

(5) "RESOURCE USE" means any current or future generally accepted farming or forestry practice or facility conducted in compliance with applicable Wasco County Ordinances and Federal and State laws.

(6) "RESOURCE USE NUISANCE" means any current or future generally accepted farming or forestry practice or facility conducted in

compliance with applicable Wasco County Ordinances and Federal and State laws, which may be considered offensive, annoying, or interferes with or otherwise affects the urban and rural residents of Wasco County.

(7) "RESOURCE USE" does not include:

(a) Any unlawful act;

(b) The willful growing of infested, infected or diseased plants or animals;

(c) Trespass which involves actual physical intrusion onto the property of another by a person or by a person's animals;

(8) "DESIGNEE" means a Case Developer, appointed by the Six Rivers Community Mediation Services Director.

(9) "COMPLAINT MEDIATION PROCESS"

(a) Means a procedure established by the Wasco County Court to provide a forum for the mediation of Wasco County residents complaints regarding farming or forestry practices or facilities, including, but not limited to: odors from domestic livestock operations; blowing smoke from heaters, smokers and slash burning; noise from machines, including those devices producing sounds designed for agricultural purposes in order to frighten predacious birds or animals away from agricultural crops; drift or contamination from chemical and fertilizer applications; hours of operation; and littering of County roads; and

(b) Shall consist of at least two (2) mediators, working cooperatively in a co-mediation role. Both mediators shall maintain a neutrality and confidentiality throughout and beyond the process. The Six Rivers Community Mediation Services Director or Designee shall serve as a consultant to the Complaint Mediation Process. Consultation may come prior to, during or after the actual mediation, as appropriate.

(10) "PEER REVIEW BOARD" is a Board appointed, as needed, by the Wasco County Court to advise the Six Rivers Community Mediation Services on whether a disputed resource use activity is a generally accepted farming or forest practice or facility. The Board shall consist of 5 persons who regularly are involved in a resource use within the County, at least 3 of whom are regularly involved in the same type of disputed resource use being heard through the Complaint Mediation Process.

Section 4. PROTECTING RESOURCE USES.

(1) Wasco County shall not support a resource use nuisance complaint or claim for relief by nonresource uses or any persons or property associated therewith unless the resource use complaint response and mediation procedure of Section 5 of this Ordinance has been utilized.

(2) This Section applies regardless of:

(a) The location of the purportedly affected nonresource use;

(b) Whether the nonresource use purportedly affected existed before or after the occurrence of the resource use;

(c) Whether the resource use or nonresource use has undergone any change or interruption; and

(d) Whether the resource use is inside or outside an urban growth boundary to the extent permissible under State law.

Section 5. RESOURCE USE COMPLAINT RESPONSE AND MEDIATION PROCEDURE.

(1) Initial resource use complaints involving farming or forestry practices or facilities shall:

(a) Be referred to the Six Rivers Community Mediation Services during regular operating hours or the Wasco County Sheriff's Office after hours and on weekends; and

(b) Be responded to as soon as possible.

(2) The responding Six Rivers Community Mediation Services Agent or Designee shall:

(a) Use Six Rivers Community Mediation Services' procedures to respond to a complaint;

(b) Notify the Wasco County Court about the documented complaint as soon as possible and report on the effort and/or success in resolving the complaint.

(3) If the initial contact is through the Wasco County Sheriff's Department, or any other law enforcement agency, the responding officer should:

(a) Contact the complainant and document the complaint; and

(b) Encourage the complainant to call or meet with the resource user and attempt a one-on-one resolution of the complaint; and

(c) Provide both complainant and resource user with written documentation of the complaint, including, but not limited to the name and address of complainant, the name and address of the resource user, and a description of the nature of the complaint; and

(d) Inform both parties that the complaint will be referred to Six Rivers Community Mediation Services and that they will be contacted by that agency; and

(e) Deliver a copy of the complaint to the Six Rivers Community Mediation Services as soon as possible.

(4) If the complainant and resource user that are principles in a documented resource use complaint within Wasco County request assistance beyond that provided by the Case Developer, the Case Developer shall implement the Complaint Mediation Process.

(5) The Complaint Mediation Process shall:

(a) Set a date to hear the complaint from both complainant and resource user within a reasonable amount of time; and

Work with both complainant and resource user in an attempt to resolve the complaint.

(6) The Complaint Mediation Process may:

(a) Request the Wasco County Court to set up a Peer Review Board for assistance in determining whether an activity or facility is a generally accepted farming or forestry practice or facility;

(b) Suggest recommendations for Peer Review Board members to the Wasco County Court; and

(c) Meet with the complainant and resource user any number of times if the Mediators determine that progress is being made toward a resolution of the complaint.

(7) If the Complaint Mediation Process is unable to resolve the complaint, the complainant and resource user shall be advised by the Six Rivers Community Mediation Services of their additional options including, but not limited to, seeking advice from private counsel.

Section 6. __ LAND USE DECISIONS. The fact that Wasco County's Comprehensive Plan, Zoning Ordinances and land use decisions allow the siting, development or support of any particular use does not negate the provisions of this Ordinance intended to protect a resource use.

Section 7. __ EFFECT ON OTHER REMEDIES. The provisions of this Ordinance shall not impair the right of any Wasco County resident to pursue any remedy authorized by applicable Wasco County Ordinances or Federal and State laws that:

(1) Concerns matters other than a resource use nuisance;

(2) Does not expressly purport to prohibit or regulate a farming or forestry practice as a resource use nuisance; or

(3) Prohibits or regulates the use or physical condition of resource use activities or facilities that adversely affect public health or safety.

Section 8. SEVERABILITY CLAUSE. If any portion of this Ordinance is held invalid by a Court of competent jurisdiction, such decision shall apply only with respect to the specific portion held invalid by the decision. It is the intent of Wasco County that the remaining portions of this Ordinance continue in full force and effect.

Section 9. EMERGENCY CLAUSE. This Ordinance being immediately necessary for the preservation of the public well being, an emergency is declared to exist and this Ordinance shall take effect immediately upon adoption.

Regularly passed and adopted by the unanimous vote of all members of the County Court of the County of Wasco, State of Oregon, present on this day.

/////

///// /// /////

////

8 - AMENDED ORDINANCE

DONE AND DATED this 3rd day of September, 2003

WASCO COUNTY COURT

Dan Ericksen, County Judge

Scott McKay, County Commissioner

Sherry Holliday, County Commissioner

APPROVED AS TO FORM:

Eric J. Nisley
Wasco County District Attorney

9 – AMENDED ORDINANCE

Gmail

Russel Hargrave <russell.hargrave@greatriveroregon.com>

Re: Great River Conditional Use Applications

1 message

Mike Renault <mike.renault@mosierfire.com> Wed, Feb 10, 2021 at 10:00 AM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Good morning,

After the meetings we have had, I feel that the project is going fourth in a positive direction for what you are looking at. The safety plans as of today look great as you are following Wasco County's LUDO chapter 10 "Fire Safety". I appreciate that you are looking at following the recommendations that we have discussed. With the last walk through with you on the property along with all the changes you are looking to put in place that could reduce the risk to fire personnel. As I had explained nothing is ever 100% guaranteed, there is always that one time due to the nature of the incident we might not be able to get to the site due to fire in the area and unable to transverse to the Great River Area.

My input is directly for the rural aspect of the site for fire suppression and EMS response. So without information for the Oregon Department of Forestry, they might have other information in regard to the wildland component. But as I have explained it does look good for the plan and what you are trying to do and provide for the site and the responders.

Thanks for your time and the walk through.

Respectfully,

Mike

On Fri, Feb 5, 2021 at 6:05 AM Russel Hargrave <russell.hargrave@greatriveroregon.com> wrote:

> Hi Mike, thnx for taking the time to visit the Great River Site and review our fire protection plan. As this was the third meeting we've had with you, we want to express our appreciation for the time you've taken, your feedback and suggestions have been very helpful in developing our plans.
>
> As we discussed, Great River is following all the guidelines and regulations in the Wasco County Land Use Development Ordinance (LUDO), especially Chapter 10, "Fire Safety", as delineated in the attached Great River Fire Protection and Prevention Plan.
>
> Based on your site visit and review of Great River's fire protection plan, are you satisfied that Great River's plans will not increase the risk to fire personnel? Do you feel that fire equipment and personnel have adequate access to the site and the structures?
>
> As this plan affirms, we plan to conduct an annual site inspection / fire drill with Mosier Fire and Oregon Department of Forestry, and to provide detailed up-to-date maps of the Great River site, and adequate emergency signage.
>
> Regards,
>
> Russell Hargrave
>
> --

ATTACHMENT H2 – PUBLIC COMMENTS



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--
Michial J. Renault
Fire Chief
Mosier Fire District
Office: 541-478-3333
Cell: 541-490-8077
mike.renault@mosierfire.com

Gmail Russel Hargrave <russell.hargrave@greatriveroregon.com>

RE: FW: ODF Review of Great River Fire Plan

1 message

NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov> Tue, Feb 16, 2021 at 3:35 PM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Hello Russell!

I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work. Thank you for touching base with us!

Kiel Nairns

Wildland Fire Supervisor

Oregon Dept. of Forestry

The Dalles Unit

3701 W. 13th St.

Office: (541) 296-4626

Cell: (541) 980-1342

Fax: (541) 298-4993

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****

From: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Sent: Thursday, February 04, 2021 9:53 AM
To: DODD Kristin * ODF <Kristin.DODD@oregon.gov>

Cc: REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
Subject: Re: FW: ODF Review of Great River Fire Plan

HI Kristin, thnx for the prompt response!

If Kiel is the right person, then we will wait until he returns. We may have to submit our Conditional Use Permit application before then, but we would be glad to update our plan once we meet with him if he has additional suggestions.

thnx

On Thu, Feb 4, 2021 at 9:41 AM DODD Kristin * ODF <Kristin.DODD@oregon.gov> wrote:

> Good morning Russell,
>
> Thanks for reaching out and sharing the attached documents related to the planning efforts on your property, specifically related to your Fire Protection & Prevention Plan.
>
> The best person to work with to review your Fire Plan and come out to do a site assessment would be my fire manager, Kiel Nairns (who I have cc'd here). That said, Kiel is out of the office until Tuesday February 16th. I don't know if you are able to wait until his return or would need something sooner.
>
> Let me know your thoughts and we'll go from there. Thanks Russell.
>
> ---
>
> Kristin Dodd
>
> Unit Forester
>
> The Dalles Unit – Central Oregon District
>
> Oregon Department of Forestry
>
> Office: 541-296-4626
>
> Cell: 541-233-3285
>
> www.odfcentraloregon.com
>
> **From:** Russel Hargrave <russell.hargrave@greatriveroregon.com>
> **Sent:** Thursday, February 04, 2021 7:37 AM
> **To:** REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; DODD Kristin * ODF <Kristin.DODD@oregon.gov>
> **Cc:** Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>; Mike Gundlach <mike.gundlach@greatriveroregon.com>
> **Subject:** ODF Review of Great River Fire Plan

ATTACHMENT H2 – PUBLIC COMMENTS

Hi Brian and Kristin, we are applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of our property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). Our vision is to create a cemetery, named Great River, that encompasses the full circle of life, not just the point of passing. Great River will be a peaceful, final resting place that embraces grief and enables solace, as well as a place where children play and are inspired to wonder and learn.

We have developed a fire protection and prevention plan in conjunction with Mike Renault, Mosier Fire Chief, and we would like to show you the site and review this plan with you also (attached). An overall site plan is also attached, FYI.

Who would be the right person from ODF to review this with us, is it Brian? Do you have time to meet onsite? Would you like copies of the full CUPs? (I know planning will share the CUPs with ODF once we submit the applications, just asking if you want to see a draft first.)

regards,

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan

2 messages

Russel Hargrave <russell.hargrave@greatriveroregon.com> Fri, May 21, 2021 at 5:43 AM
To: Daniel Dougherty <danield@co.wasco.or.us>

FYI, email trail below.

Kiel and I met onsite on 2/18 and walked the whole site, feedback was very positive.

---------- Forwarded message ---------
From: **NAIRNS Kiel R * ODF** <Kiel.R.NAIRNS@oregon.gov>
Date: Wed, Feb 17, 2021 at 8:21 AM
Subject: RE: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Sounds great! See you then!

From: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Sent: Wednesday, February 17, 2021 8:21 AM
To: NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
Cc: Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>; Mike Gundlach <mike.gundlach@greatriveroregon.com>
Subject: Re: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan

Great, how about 9:30 tomorrow at the entrance to 2350 Carroll Road?

Lat. / Long.
45.642417, -121.363173

On Wed, Feb 17, 2021 at 8:16 AM NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov> wrote:

> Thursday works for me! Morning to early afternoon would work for me. I've got a 4x4 pickup with snow tires so I should be able to make it.
>
> **From:** Russel Hargrave <russell.hargrave@greatriveroregon.com>
> **Sent:** Wednesday, February 17, 2021 7:16 AM
> **To:** NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
> **Subject:** Re: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan

Kiel, I was mistaken, I have a meeting all afternoon today, but, I am available to meet anytime on Thursday. It might be snowing on Thursday, would you be able to get here?

regards,

On Tue, Feb 16, 2021 at 4:57 PM Russel Hargrave <russell.hargrave@greatriveroregon.com> wrote:

> Hi Kiel, thnx for reading through our application and providing a response. I would like to meet with you onsite, show ou the roads and review our site map and fire prevention plan with you and get your inputs.
>
> Could we meet onsite tomorrow afternoon? 2350 Carroll Road.
>
> regards,
>
> On Tue, Feb 16, 2021 at 3:35 PM NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov> wrote:
>
> > Hello Russell!
> >
> > I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work. Thank you for touching base with us!
> >
> > Kiel Nairns
> >
> > Wildland Fire Supervisor
> >
> > Oregon Dept. of Forestry
> >
> > The Dalles Unit
> >
> > 3701 W. 13th St.
> >
> > Office: (541) 296-4626
> >
> > Cell: (541) 980-1342
> >
> > Fax: (541) 298-4993
> >
> > *****CONFIDENTIALITY NOTICE*****

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****

From: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Sent: Thursday, February 04, 2021 9:53 AM
To: DODD Kristin * ODF <Kristin.DODD@oregon.gov>
Cc: REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
Subject: Re: FW: ODF Review of Great River Fire Plan

HI Kristin, thnx for the prompt response!

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thnx

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>
> Let me know your thoughts and we'll go from there. Thanks Russell.
>
> ---
>
> Kristin Dodd
>
> Unit Forester

ATTACHMENT H2 – PUBLIC COMMENTS

The Dalles Unit – Central Oregon District

Oregon Department of Forestry

Office: 541-296-4626

Cell: 541-233-3285

www.odfcentraloregon.com

From: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Sent: Thursday, February 04, 2021 7:37 AM
To: REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; DODD Kristin * ODF <Kristin.DODD@oregon.gov>
Cc: Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>; Mike Gundlach <mike.gundlach@greatriveroregon.com>
Subject: ODF Review of Great River Fire Plan

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Who would be the right person from ODF to review this with us, is it Brian? Do you have time to meet onsite? Would you like copies of the full CUPs? (I know planning will share the CUPs with ODF once we submit the applications, just asking if you want to see a draft first.)

regards,

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

Daniel Dougherty <danield@co.wasco.or.us> Fri, May 21, 2021 at 6:18 AM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Many thanks,

Daniel
[Quoted text hidden]
--

Daniel Dougherty | ***Associate Planner***
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

NOTE: DUE TO COVID-19 CONCERNS THE PLANNING DEPARTMENT IS CURRENTLY RESTRICTING FACE TO FACE ASSISTANCE. WE ARE ACCEPTING APPLICATIONS BY MAIL AND INQUIRIES BY PHONE OR EMAIL UNTIL FURTHER NOTICE.

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It is informational only and a matter of public record.

Planning for the Future. Wasco County 2040.
Get involved

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: 2350 Carroll Road Approach Permit

Dawn Baird <dawn12359@gmail.com> Tue, May 4, 2021 at 5:15 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Here it is!!! It is real!

---------- Forwarded message ---------
From: **Arthur Smith** <arthurs@co.wasco.or.us>
Date: Mon, Jan 4, 2021 at 2:27 PM
Subject: Re: 2350 Carroll Road Approach Permit
To: Dawn Baird <dawn12359@gmail.com>

Yes please. I am sure there was a permit issued to American Adventure at one time, but I would prefer an updated permit. Thanks

On Mon, Jan 4, 2021 at 2:24 PM Dawn Baird <dawn12359@gmail.com> wrote:
> Hmmm, let me rephrase that...does Hargrave need to get an Approach Permit for the cemetery/youth camp if he gets approved?
>
> On Mon, Jan 4, 2021 at 2:22 PM Dawn Baird <dawn12359@gmail.com> wrote:
> > Hi, Arthur,
> >
> > Happy New Year!
> >
> > Is there an existing Approach Permit on file for the old American Adventure property at 2350 Carroll Road?
> >
> > Thanks,
> >
> > Dawn Baird

--

In an effort to prevent, slow, and stop the spread of COVID-19 to our citizens, our office will be limiting business to phone, email and online service. If you are not sure how to access services online, or you have a need that requires in-person assistance, please call our office at 541-506-2640 to discuss. Please keep in mind that response time may vary depending on staffing. Thank you for your patience during this time.

Arthur Smith | *Director*
PUBLIC WORKS

arthurs@co.wasco.or.us | www.co.wasco.or.us
541-506-2645 | Fax 541-506-2641
2705 East 2nd Street | The Dalles, OR 97058

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Great River: PLA, CUP, Cemetery Subdivision

Andrew R Meyers <Andrew.R.Meyers@state.or.us> Fri, Apr 16, 2021 at 8:44 AM
To: Daniel Dougherty <danield@co.wasco.or.us>
Cc: Jeremy Thompson <Jeremy.l.thompson@state.or.us>

Hi Daniel,

Jeremy and I actually went out and looked at the site with Russ last week. According to what he had planned then (doesn't appear to have changed on the attached document), we did not have any issues since all of his building infrastructure was going to be the footprints of previous structures. Unless you have additional questions or other concerns that you think we need to address I think we are good from our standpoint. I'm sure Jeremy will chime in if he feels differently.

-A

From: Daniel Dougherty <danield@co.wasco.or.us>
Sent: Friday, April 16, 2021 8:26 AM
To: Arthur Smith <arthurs@co.wasco.or.us>; Bradley Cross <bradleyc@co.wasco.or.us>; Andrew.R.Meyers@state.or.us; Jeremy Thompson <Jeremy.l.thompson@state.or.us>
Subject: Great River: PLA, CUP, Cemetery Subdivision

Good morning,

You may already be aware, but Russ Hargrave (Great River) has submitted a Property Line Adjustment, two Conditional Use Permits for a cemetery and youth camp, and a cemetery subdivision. The subject property is located at 2N 12E 0 700 and the old American Adventure R.V. property at 2N 12E 19 100.

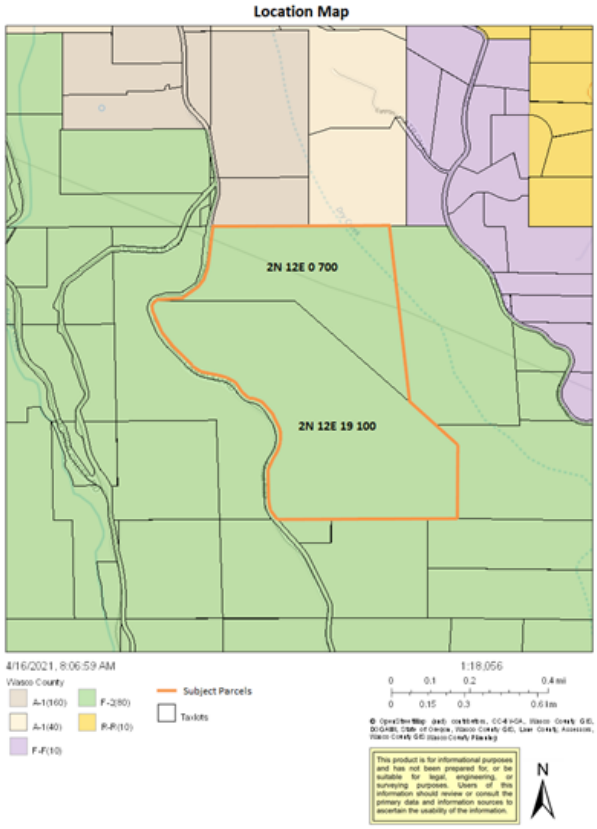
Russ and I have a site visit lined up for April 29 at 11:00 am. The land use request is fairly complex, but due to the property's size and location, I think the application is pretty straightforward. The application files are numerous, so I've only attached Great River's Site Plan and a basic location map. If you have questions or wish to see additional information please let me know.

I'll be sending a calendar invite later today.

Respectfully,

Daniel Dougherty

ATTACHMENT H2 – PUBLIC COMMENTS



--

Daniel Dougherty | ***Associate Planner***

PLANNING DEPARTMENT

danield@co.wasco.or.us | **http://www.co.wasco.or.usdepartments/planning/index.php**

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

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Planning for the Future. Wasco County 2040.

Get involved

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Road Design Question

3 messages

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 20, 2021 at 1:32 PM
To: Arthur Smith <arthurs@co.wasco.or.us>

Hi Arthur,

I'm working away on Russ Hargrave's Youth Camp and Cemetery request. One of the criteria deals with road designs. Specifically,

> ***OAR 660-006-0040***
> ***Fire Safety Design Standards for Roads***
>
> *The governing body shall establish road design standards, except for private roads and bridges accessing only commercial forest uses, which ensure that public roads, bridges, private roads and driveways are constructed so as to provide adequate access for fire fighting equipment. Such standards shall address maximum grade, road width, turning radius, road surface, bridge design, culverts, and road access taking into consideration seasonal weather conditions. The governing body shall consult with the appropriate Rural Fire Protection District and Forest Protection District in establishing these standards.*

Carroll road provides access to the subject parcel. Carroll Road is a county maintained road. The only real road information our ordinance provides is the following:

Table 21-2 – Urban Wasco County Public Roadway Design Standards

	Local Street	Urban Minor Collector	Urban Major Collector	Urban Arterial
Design ADT	<1,000	1,000-3,000	3,000–6,000	>6,000
Design Speed (mph)	25	25-30	25-35	25-35
Max Grade	12%	10%	10%	6%
Minimum ROW Width (ft)	58	64	63-76	90
Number and Width of Lanes	2 12' Travel Lanes	2 12' Travel Lanes	2 12' Travel Lanes	3 Two 12' Travel Lanes 14' Center Turn Lane
Traveled Way Width (ft)	36	40	52	50 or 66
On-Street Parking (ft)	Not striped	8 (each side)	8 (each side)	8 (each side), optional
Sidewalk Width (ft)	5 (each side)	5 (each side)	5 (each side)	5 (each side)
Bike Lane Width (ft)	-	-	6	6
*Preferred Access Spacing (ft)	50	150-300	150-300	300-600

Note: The urban roadway design standards apply to all County roadways in urban areas (incorporated communities). However, local roadway design standards may be utilized when deemed appropriate. *Lower spacing may be allowed when supported by a traffic study and/or approved by the local jurisdiction

Can you tell me what type of road Carroll Road is, and does it have "adequate access for fire fighting equipment." (I'm pretty sure it can handle firefighting equipment considering the fires last year, but what the heck do I know...this stuff is greek).

Thanks for your help.

Respectfully,

Daniel
--

Daniel Dougherty | ***Associate Planner***
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

ATTACHMENT H2 – PUBLIC COMMENTS

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

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Planning for the Future. Wasco County 2040.
Get involved

Arthur Smith <arthurs@co.wasco.or.us> Thu, May 20, 2021 at 1:41 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Daniel,

You have the Urban Roadway design standards. You need to look at the Rural Roadway standards. Carroll Road and Vensel Road are both County maintained Local Roads. Yes, they can provide adequate access for fire fighting equipment.

Arthur
[Quoted text hidden]
--

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Arthur Smith | *Director*
PUBLIC WORKS

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541-506-2645 | Fax 541-506-2641
2705 East 2nd Street | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 20, 2021 at 1:46 PM
To: Arthur Smith <arthurs@co.wasco.or.us>

Thank you sir.

Respectfully,

Daniel
[Quoted text hidden]

Daniel Dougherty <danield@co.wasco.or.us>

Septic Records Inquiry

3 messages

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 20, 2021 at 9:09 AM
To: Nicole Bailey <nicoleba@ncphd.org>

Hi Nicole,

I'm hoping to get septic records for a property located at 2N 12E 19 100 (Acct# 376). I've got an applicant who applied for a Youth Camp. The parcel was used as an R.V. campground, and it contains several buildings that have septic systems.

Thanks for your help.

Respectfully,

Daniel
--

Daniel Dougherty | ***Associate Planner***
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

NOTE: DUE TO COVID-19 CONCERNS THE PLANNING DEPARTMENT IS CURRENTLY RESTRICTING FACE TO FACE ASSISTANCE. WE ARE ACCEPTING APPLICATIONS BY MAIL AND INQUIRIES BY PHONE OR EMAIL UNTIL FURTHER NOTICE.

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It is informational only and a matter of public record.

Planning for the Future. Wasco County 2040.
Get involved

Nicole Bailey <nicoleba@ncphd.org> Thu, May 20, 2021 at 2:32 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Daniel,
This one is a toughie, because I have a huge folder full of old information on the campground. But I will attach the most informative document I have on it at the moment. I hope it helps
[Quoted text hidden]
--
Nicole Bailey
Environmental Health Specialist Supervisor
North Central Public Health District
Email: nicoleba@ncphd.org
Phone: 541-506-2753

Adobe Scan May 20, 2021.pdf
1422K

Daniel Dougherty <danield@co.wasco.or.us> Fri, May 21, 2021 at 12:47 PM
To: Nicole Bailey <nicoleba@ncphd.org>

This is great. Thank you.

Respectfully,

Daniel
[Quoted text hidden]

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Hargrave Property Well

2 messages

WOOD Robert L * WRD <Robert.L.Wood@oregon.gov> Wed, May 26, 2021 at 3:07 PM
To: "danield@co.wasco.or.us" <danield@co.wasco.or.us>

Hi Daniel,

Per our phone conversation earlier, attached is the well log for the Hargrave property, which is the old RV Park above Mosier (American Adventures). The log lists a yield of 60 gallons per minute (GPM) which would be quite good if still accurate today. In reality I suspect the yield is much less, but I don't know exactly what it is producing these days. However, as we discussed if Mr. Hargrave pumps the well into a tank or cistern of sufficient size, there should be enough water for a youth camp. If I recall correctly from my conversations with Mr. Hargrave, a tank is already in place.

Hope that helps.

Robert Wood

DISTRICT 3 WATERMASTER

2705 E 2nd St, The Dalles, OR 97058 | Phone 541-506-2652

OREGON WATER RESOURCES DEPARTMENT

Integrity | Service | Technical Excellence | Teamwork | Forward-Looking

WASC_3036.pdf
148K

Daniel Dougherty <danield@co.wasco.or.us> Wed, May 26, 2021 at 3:10 PM
To: WOOD Robert L * WRD <Robert.L.Wood@oregon.gov>

Many thanks.

Respectfully,

Daniel
[Quoted text hidden]
--

Daniel Dougherty | *Associate Planner*
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with the
STATE ENGINEER, SALEM, OREGON 97310
within 30 days from the date of well completion.

WASC

WATER WELL REPORT

STATE OF OREGON

RECEIVED
JUL1 1975
WATER RESOURCES DEPT.
SALEM, OREGON

State Well No. 2N/12E-19
(Please type or print)
State Permit No. PROBABLY APP G-7448
003036 (Do not write above this line)

(1) OWNER:

Name Cascade Pacific Properties, Inc.
Address 1750 S. W. Skyline Blvd.
Portland, Oregon 97221

(2) TYPE OF WORK (check):

New Well ☐ Deepening ☐ Reconditioning ☒ Abandon ☐
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary ☒ Driven ☐
Cable ☐ Jetted ☐
Dug ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

CASING INSTALLED:

Threaded ☐ Welded ☒

10-3/4" Diam. from plus 1 ft. to 94 ft. Gage .250
8-5/8" Diam. from 0) ft. to 500 ft. Gage .180
" Diam. from ft. to ft. Gage

PERFORATIONS:

Perforated? ☐ Yes ☒ No.

Type of perforator used
Size of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.
" " " "
" " " "
airlift
Bailer test 60 gal./min. with 135 ft. drawdown after 2 hrs.
Artesian flow g.p.m.
Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Well seal—Material used Cement & 2% bentonite
Well sealed from land surface to 94 ft.
Diameter of well bore to bottom of seal 15-1/4 in.
Diameter of well bore below seal 8" in.
Number of sacks of cement used in well seal 32 sacks
Number of sacks of bentonite used in well seal sacks
Brand name of bentonite SDG 330
Number of pounds of bentonite per 100 gallons of water lbs./100 gals.
Was a drive shoe used? ☐ Yes ☒ No Plugs Size: location ft.
Did any strata contain unusable water? ☐ Yes ☒ No
Type of water? depth of strata
Method of sealing strata off
Was well gravel packed? ☐ Yes ☒ No Size of gravel:
Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Wasco Driller's well number
NE ¼ NE ¼ Section 19 T. 2N R. 12 E W.M.
Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 900 ft.
Static level 815 ft. below land surface. Date 6/18/75
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 8"
Depth drilled 990 ft. Depth of completed well 990 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. *Report each change in position of Static Water Level and indicate principal water-bearing strata.*

MATERIAL	From	To	SWL
Loose brown clay & rock	0	26	
Firm brown volcanic debris w/ occ. boulders	26	80	
Hard compact volcanic debris occ. basalt streak	80	440	
Broken black basalt	440	450	
Broken hard gray & gray-black- occ. creviced zones	450	600	
Black Basalt	600	630	
Hard gray & gray black basalt- occ. broken streak	630	730	
Interbed of gray & green ash w/broken basalt & lava (cave)	730	760	
Hard & soft broken gray-black & brown-black basalt	760	880	
Hard creviced gray basalt	880	900	
Hard black& gray-black basalt- occ.brkn strk.occ.perforated	900	950	60 gpm
Hard gray-black basalt-	950	990	

Work started 5/5 1975 Completed 6/18 1975
Date well drilling machine moved off of well 6/19/75 19

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] (Drilling Machine Operator) Date June 23, 1975
Drilling Machine Operator's License No. 523

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name A.M.JANNSEN DRILLING CO. (Person, firm or corporation) (Type or print)
Address 21075 S.W.Tualatin Valley Highway, Aloha,Or.
[Signed] (Water Well Contractor)
Contractor's License No. 79 Date June 23, 1975

(USE ADDITIONAL SHEETS IF NECESSARY) SP*45656-119

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Request for Police Service Comments: Youth Camp and Cemetery Applications

4 messages

Daniel Dougherty <danield@co.wasco.or.us> Tue, May 25, 2021 at 3:28 PM
To: Lane Magill <lanem@co.wasco.or.us>, Scott Williams <scottw@co.wasco.or.us>

Gentlemen,

I hope you are doing well.

I'm currently reviewing two Conditional Use Permits (Youth Camp and a "Green" Cemetery) that will be going before the Planning Commission in early July. Official notice won't be going out for another couple of weeks, and I was hoping to get some early expert comments/concerns about potential impacts (if any) to County police services for the Staff Report findings.

Both of the proposals are for the same parcel:

Map/Tax Lot: 2N 12E 19 100 (Old American R.V. site near Mosier).
Account No.: 376
Acres: 152

The entire application can be viewed here: 921-21-000024-PLNG (It's large, so I've written a quick narrative of both proposals below).

Youth Camp: Russ Hargrave (Great River LLC) wants a Youth Camp that will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and volunteers (70 total overnight per session). During the 65 day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65 day per year operation schedule. Primary access is Carroll Road. The operation will use the existing (or rebuild after the Mosier Creek Fire) the seven preexisting buildings to use for the youth camp and cemetery.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Great River Youth Camp Projected Full Capacity

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	8	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	7	1	**67.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	16	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	25	4	**394.0**	Annual Roundtrips
Peak roundtrips / day	10	6.25	4	**10.0**	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Youth Camp Estimated Traffic

Cemetery: A three "block" 2,182 lot green cemetery (natural chemical free burials). Pretty straight forward. I've attached the site maps in Pdf for reference. You might notice the application materials call for 235 or 145 acres, but those are typos. Sunup to sundown business hours are proposed for both operations. A gate will be provided at the entrance. There's a caretaker's residence proposed.

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.1	394.0	10.0
Total:	6.1	2,219.0	50.0

Combined Estimated Traffic

Let me know if you have any questions. We push out the newspaper notice on June 10, with general notice on June 16. July 6, is the PC hearing.

Respectfully,

Daniel

–

Daniel Dougherty | *Associate Planner*
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

NOTE: DUE TO COVID-19 CONCERNS THE PLANNING DEPARTMENT IS CURRENTLY RESTRICTING FACE TO FACE ASSISTANCE. WE ARE ACCEPTING APPLICATIONS BY MAIL AND INQUIRIES BY PHONE OR EMAIL UNTIL FURTHER NOTICE.

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Planning for the Future. Wasco County 2040.
Get involved

Great_River_Site_Maps.pdf
881K

Lane Magill <lanem@co.wasco.or.us> Wed, May 26, 2021 at 8:59 AM
To: Daniel Dougherty <danield@co.wasco.or.us>
Cc: Scott Williams <scottw@co.wasco.or.us>

Daniel,

Looking at the overall plan I think I'm good with it. I would point only three items that could have problems:

1). I'm sure you have run it by Arthur, and I don't want to insult anyone's intelligence, but Carrol Road can get pretty rough with high volumes of traffic. We experience this over the summer months especially when we have fires in the area.

2). I'm not sure if you're aware of this or not and it has nothing to do with public safety, but there is very limited water at the site. If memory serves me right there are two wells pushing or exceeding the 1000' levels and they don't put out any water to speak of. This isn't to say they haven't recovered or there is a new supply but I thought I would mention it since it could have an effect as it relates to public health.

3). I'm not sure, and you will need to check with Sheridan (EOC Manager), but I think that property falls into the Hood River ASA (Ambulance Service Area). If that is the case it would probably be addressed for medical emergencies at the site. (I do know this is in the Mosier Fire District).

Let me know if you need anything else.
Lane
[Quoted text hidden]
--

Lane Magill | *Wasco County Sheriff*
SHERIFF'S OFFICE

lanem@co.wasco.or.us | www.co.wasco.or.us
541-506-2592 | Fax 541-506-2581
511 Washington St. Suite 102 | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us> Wed, May 26, 2021 at 1:12 PM
To: Lane Magill <lanem@co.wasco.or.us>
Cc: Scott Williams <scottw@co.wasco.or.us>

Good afternoon,

Thank you for the comments and information. Arthur doesn't believe the traffic estimates will have a great deal of impact on Carroll Road, but wants reevaluation if the intended use grows in scope/scale. I'll reach out to Sherridan. I contacted Bob Woods a year or so ago when the plan was being developed and he didn't have any serious concerns (I'll reach out again to make sure). The applicant is certain the existing well has a 30 gallon per minute capacity. The applicant did a good job reaching out to Mosier Fire and ODF for commentary regarding his "Fire Safety Protection Plan".

Respectfully,

Daniel
[Quoted text hidden]

Lane Magill <lanem@co.wasco.or.us> Wed, May 26, 2021 at 2:28 PM
To: Daniel Dougherty <danield@co.wasco.or.us>
Cc: Scott Williams <scottw@co.wasco.or.us>

Sounds good. Interesting on the well GPM. Last I knew it was about 2.5 max!!

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Ambulance Service Inquiry

2 messages

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 27, 2021 at 5:55 AM
To: Sheridan McClellan <sheridanm@co.wasco.or.us>

Hi Sheridan,

I hope you're doing well.

I'm currently reviewing two Conditional Use Permits for a proposed Youth Camp and Cemetery. Both of the proposed uses are proposed on the following property:

Map/Tax Lot: 2N 12E 19 100 (Old American R.V. site near Mosier).
Account No.: 376
Acres: 152 (post property line adjustment in the same application), currently the property is 155 acres.

I'm trying to figure out what Ambulance Service would serve the parcel. Do you know? Sheriff Lane believes it Hood River ASA.

If you're interested in the proposals, the entire application can be viewed here: 921-21-000024-PLNG (It's large, so I've written a quick narrative of both proposals...let me know and I'll send them to you).

Thanks for the help.

Respectfully,

Daniel

--

Daniel Dougherty | *Associate Planner*
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

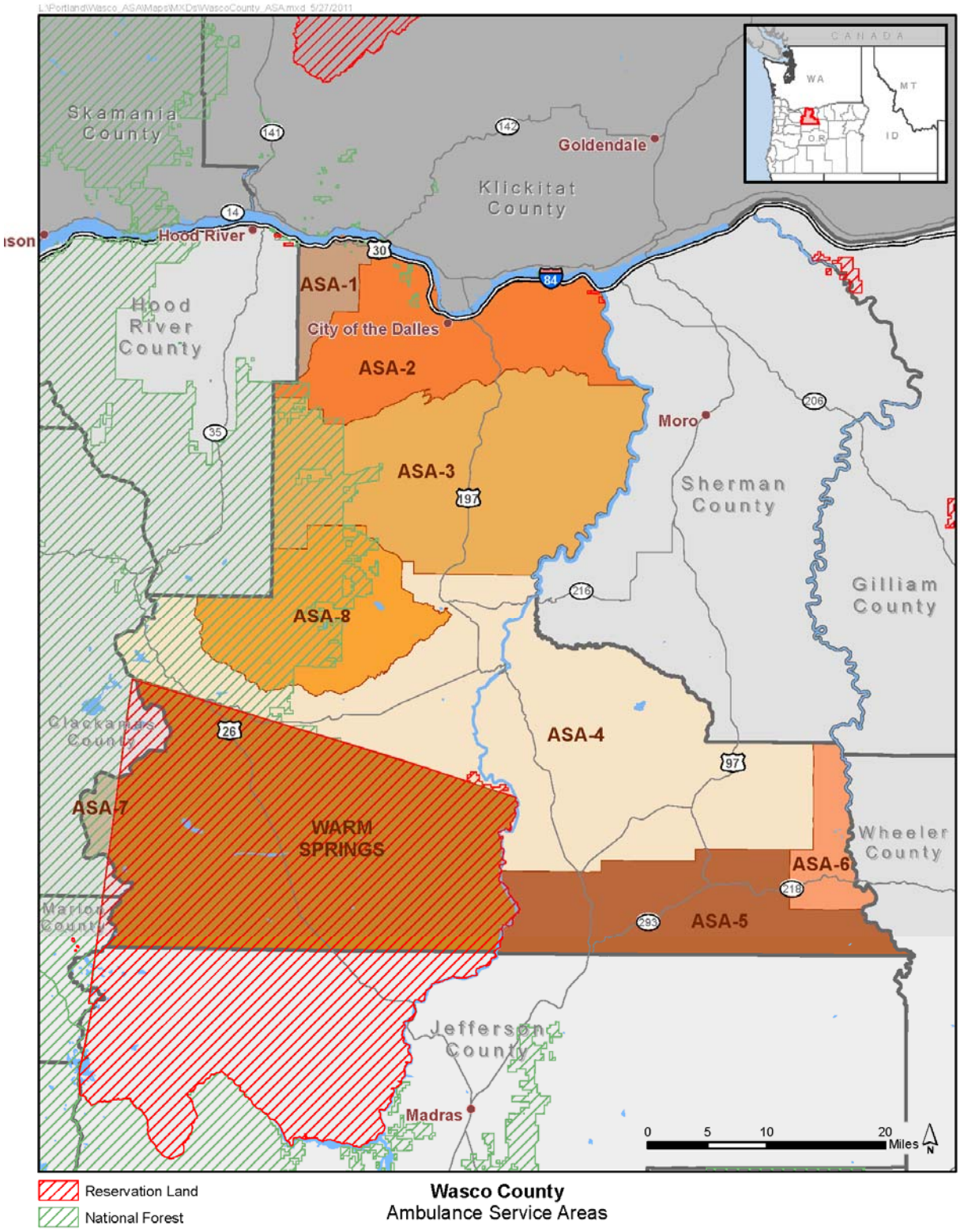
NOTE: DUE TO COVID-19 CONCERNS THE PLANNING DEPARTMENT IS CURRENTLY RESTRICTING FACE TO FACE ASSISTANCE. WE ARE ACCEPTING APPLICATIONS BY MAIL AND INQUIRIES BY PHONE OR EMAIL UNTIL FURTHER NOTICE.

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Planning for the Future. Wasco County 2040.
Get involved

Sheridan McClellan <sheridanm@co.wasco.or.us> Thu, May 27, 2021 at 9:06 AM
To: Daniel Dougherty <danield@co.wasco.or.us>

Mosier is Hood River asa. Il send you the asa whe. I get back to the office
[Quoted text hidden]


L:\Portland\Wasco_ASA\Maps\MXDs\WascoCounty_ASA.mxd 5/27/2011
CANADA
WA
MT
OR
ID
Skamania County
Klickitat County
Goldendale
Hood River
Hood River County
City of the Dalles
ASA-1
ASA-2
ASA-3
ASA-8
Moro
Sherman County
Gilliam County
ASA-4
Clackamas County
ASA-7
WARM SPRINGS
Wheeler County
ASA-6
ASA-5
Marion County
Jefferson County
Madras
0 5 10 20 Miles
N
Reservation Land
National Forest
Wasco County
Ambulance Service Areas

Russell & Stephanie Hargrave
1960 Dry Creek Road, Mosier, OR 97040
russell.hargrave@greatriveroregon.com 541-490-6001

December 22, 2020

Arthur Smith
Director, Wasco County Public Works
ArthurS@co.wasco.or.us (541) 980.0487

Dear Arthur Smith, we are applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of our property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). Our vision is to create a cemetery, named Great River, that encompasses the full circle of life, not just the point of passing. Great River will be a peaceful, final resting place that embraces grief and enables solace, as well as a place where children play and are inspired to wonder and learn (see attached project summaries for a more detailed description).

This letter is intended to provide a short summary of the extent of the planned operations so you can gauge the impact on local traffic. I will follow up with a phone call to answer any questions you may have.

Youth Camp operations - Great River's camp operation will be small compared with most youth camps; the plan is to operate 65 days each year with an average of 16 children each day. Table 1 provides a summary of Great River's Youth Camp at full capacity. The largest programs will serve groups up to fifty participants (Outdoor School) with a focus on kids and families from local gorge communities. In total, the camp could accommodate just over 1,000 campers each year. All camp activities will occur on the Great River property and all parking will be onsite.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Table 1
Great River Youth Camp Projected Full Capacity

The traffic load from the Youth Camp operation is estimated to be fewer than 500 roundtrips / year, as shown in Table 2, with a peak of 30 roundtrips in a single day (additional details are provided in the attached Great River Traffic Plan).

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	0	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	14	1	**116.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	32	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	48	4	**443.0**	Annual Roundtrips
Peak roundtrips / day	10	12	4	**12.0**	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Table 2
Youth Camp Annual Estimated Traffic at Full Capacity

Cemetery Operation and Traffic - Great River estimates that when the cemetery is fully developed the annual number of interments could be as high as 35 / year. Using the guidelines from the Trip Generation Manual, this would generate 5 roundtrips / day on average, or about 1,825 roundtrips annually. Also, during a funeral there could be as many as **forty vehicles** arriving at once, producing a peak number of **40 roundtrips / day**. Great River's business plan projects that, on average, once the operation matures, **funerals will occur twice per month**.

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.2	443.0	12.0
Total:	6.2	2,268.0	52.0

Table 3
Combined Traffic When Operating at Full Capacity

Table 3 shows the combined traffic at full capacity. The maximum number of roundtrips annually would be approximately 2,400, and if a funeral occurred at the same time as a camp was beginning the peak traffic could be as high as 70 vehicles in a single day.

Sincerely,

Russell Hargrave

Gmail

Russel Hargrave <russell.hargrave@greatriveroregon.com>

Re: Road Impact from Great River Cemetery and Youth Camp

1 message

Arthur Smith <arthurs@co.wasco.or.us> Wed, Dec 23, 2020 at 7:50 AM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Cc: Mike Gundlach <mike.gundlach@greatriveroregon.com>, Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>, Dawn Baird <dawn12359@gmail.com>

I appreciate the detailed information. It appears that this development should not adversely impact the county roads or significantly increase our maintenance in this area. However, in my experience, youth camps tend to expand after they have great success (Young Life down in Antelope), so I would caution you to monitor the number of attendees in future years. I would hate for a good idea that fits the area to turn into a large commercial event that impacts the county system. Thank you

Arthur

On Tue, Dec 22, 2020 at 12:51 PM Russel Hargrave <russell.hargrave@greatriveroregon.com> wrote:

> Arthur Smith, we are applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of our property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). I believe Dawn (copied) has already discussed this with you briefly, and this email and attachments are intended to provide more details so you can better assess the potential impact.
>
> Attached is a letter to you that summarizes the planned operations and estimated traffic loads, as well as narrative descriptions of the cemetery and the youth camp operation.
>
> I will follow up with a phone call to answer any questions you may have.
>
> Happy Holidays!
>
> --
>
> 
>
>
> Russell Hargrave - Co-Founder,
>
> ***Great River***, Green Cemetery

--

WASCO COUNTY
Pioneering pathways to prosperity.

In an effort to prevent, slow, and stop the spread of COVID-19 to our citizens, our office will be limiting business to phone, email and online service. If you are not sure how to access services online, or you have a need that requires in-person assistance, please call our office at 541-506-2640 to discuss. Please keep in mind that response time may vary depending on staffing. Thank you for your patience during this time.

Arthur Smith | ***Director***

Janet Carter, Interim Executive Director
Mosier Community School
1204 1st Ave, Mosier, OR 97040

February 5, 2021

Wasco County Planning Commission
2705 E 2nd St, The Dalles, OR 97058

Re: Letter of Support for Great River Conditional Use Permits

Dear Wasco County Planning Commissioners, I am the Interim Executive Director at Mosier Community School and I am also responsible for approving our Outdoor School (ODS) program. Mosier Community School has been working closely with Great River to collaboratively plan our 2021 ODS program, and our teachers are excited about the opportunity to use this new resource in our community.

We believe Great River will not only be a valuable community asset but also a key asset for the students and teachers at Mosier Community School. Listed below are a few of the direct benefits:

- Close & easy access: Great River is located just 10 minutes from our school. Less driving in the bus means students will spend more time outdoors and there is less opportunity for traffic accidents. Great River is located on public roads that are easily navigated by a large bus and has paved roads on site that easily accommodate full size buses.
- Enhance student's local knowledge: having this outdoor site near our school allows students to get real-world learning experience in the environment where they live.
- Collaborative program & site development: Working with Great River has been a very collaborative experience. Their intent is to develop a site that provides the critical elements necessary for kids to thrive in an outdoor setting, and a program that works well for our school.
- Beautiful site with a variety of terrain: Great River is situated on approximately 235 acres, with wonderful views, big trees, wildflowers, wildlife and a wide variety of topography making it a great location for kids to explore and discover the natural world.
- Local owners, local understanding: The owners of Great River have lived in this area for many years and are connected with the local community in a variety of ways. They have a solid understanding of our area, economy, and people. It's very helpful to have this local connection, involvement and commitment to serving our students. They also have kids in the local school system giving them a good understanding of our local schools.

We are in full support of Great River's plans and we are excited to use the facility.

Sincerely,

Janet Carter

Janet Carter
Interim Executive Director, Mosier Community School

Daniel Dougherty <danield@co.wasco.or.us>

Support for Great River Application No. 921-21-000024-PLNG

2 messages

Beth <bethhart@gorge.net> Sun, May 2, 2021 at 11:33 AM
To: wcplanning@co.wasco.or.us
Cc: angieb@co.wasco.or.us, danield@co.wasco.or.us

Dear Wasco County Planning Commissioners, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education. We have been interested in these options for a number of years, and grateful for the opportunity here in the gorge, close to home... for our final resting, and for the youth of our community.

We are in full support of Great River's plans and we ask you to approve Great River's land use application.

Thank you for your consideration.

Beth Hartwell & Family

Wasco County Planning <wcplanning@co.wasco.or.us> Mon, May 3, 2021 at 5:00 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Another one
[Quoted text hidden]
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Wasco County |
PLANNING DEPARTMENT
wcplanning@co.wasco.or.us | www.co.wasco.or.us
541-506-2560 | Fax 541-506-2561
2705 East Second Street | The Dalles, OR 97058

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Great River app. #921-21-000024-PLNG

2 messages

Denis DeCourcey <dldecourcey40@gmail.com> Sun, May 2, 2021 at 10:27 AM
To: wcplanning@co.wasco.or.us
Cc: angieb@co.wasco.or.us, danield@co.wasco.or.us

Subject: Support for Great River Application No. 921-21-000024-PLNG

Dear Wasco County Planning Commissioners, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education.

We are in full support of Great River's plans and we ask you to approve Great River's land use application

Denis DeCourcey
Milwaukie, Oregon

Wasco County Planning <wcplanning@co.wasco.or.us> Mon, May 3, 2021 at 5:00 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

For the Hargrave app
[Quoted text hidden]
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Wasco County |
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2705 East Second Street | The Dalles, OR 97058

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Support for Great River Application # 921-21-000024-PLNG

1 message

Arlene Burns <arlenecburns@gmail.com> Thu, May 27, 2021 at 9:25 AM
To: wcplanning@co.wasco.or.us
Cc: angieb@co.wasco.or.us, danield@co.wasco.or.us

Dear Wasco County Planning Commissioners,

As Mayor of the City of Mosier, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education. We think that Mosier is the perfect place to have one of Oregon's first green burial options, long overdue.

We are in full support of Great River's plans and we ask you to approve Great River's land use application

Arlene Burns
Mayor of Mosier
541-399-6780
arlenecburns@gmail.com

ATTACHMENT H2 – PUBLIC COMMENTS

To: wcplanning@co.wasco.or.us

Cc: angieb@co.wasco.or.us ; danield@co.wasco.or.us

Subject: Support for Great River Application No. 921-21-000024-PLNG

Dear Wasco County Planning Commissioners, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education.

We are in full support of Great River's plans and we ask you to approve Great River's land use application

Sincerely,

Maria Kim Kovalik

PO Box 663

Mosier, OR 97040

ATTACHMENT H2 – PUBLIC COMMENTS

Account No.	Taxpayer	Farm/Forest Deferral Status (Yes/No)
396	BUGGE TIMOTHY J & HENDERSON JUDITH E RLT	Small Tract Forest
560	KAYLOR MATHEW S	None
574	THOMAS EILEEN R & JACK D	None
556	CATRON GARY L	Disqualified in 2009
580	HELDSTAB TONY R	Forest Deferral
575	DUNCAN DANNY D	Forest Deferral
589	WARD JOHN R RLT	Small Tract Forest
590	WARD LUCIA E RLT	None
591	WARD JOHN R RLT	Small Tract Forest
15891	DUNCAN DANNY D	None
576	PURRETT WAYNE A	None
13482	HUTCHISON CHRISTINE M & KARLAN L	Forest Deferral
13483	HUTCHISON CHRISTINE M & KARLAN L	Forest Deferral
573	MC CARGAR EDWIN C	None
372	HARGRAVE RUSSELL W & STEPHANIE	Small Tract Forest
16650	HARGRAVE RUSSELL W & STEPHANIE	Small Tract Forest
16651	LUKE RUSSELL W	Forest Deferral
559	DUNCAN DANNY D	None
558	BRENTANO LINDA A	None
376	GREAT RIVER LLC	None
585	BREHM GLENN R & GWENDOLYN M	Small Tract Forest
588	SILVER EDWARD R	Forest Deferral

Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland, OR 97208-3621

June 21, 2021

In reply refer to: Notice of Hearing – Land Use Application 921-21-000024-PLNG
Proposed Use: Subdivision, Youth Camp, Cemetery (Great River LLC)
BPA Transmission Line Easement Tract No. B-D-W-32-A-53AA
BPA Access Road Easement Tract Nos. B-D-32-AR-1P2, 3, 4

Via Email: jensis@co.wasco.or.us

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Jensi Smith, Planning Coordinator
Wasco County Planning Department
2705 East Second Street
The Dalles, OR 97058

Dear Ms. Smith:

The Bonneville Power Administration (BPA) has reviewed the above-referenced Land Use Application and its relationship to the BPA transmission line and access road easements that this project may impact. BPA does not have any objection to this project as long as, as shown on the drawings supplied with the permit application, all buildings and facilities remain off of the BPA right-of-way. We do request, however, that the following statement be forwarded to the property owner to help ensure public safety and reliable operation of BPA's facilities.

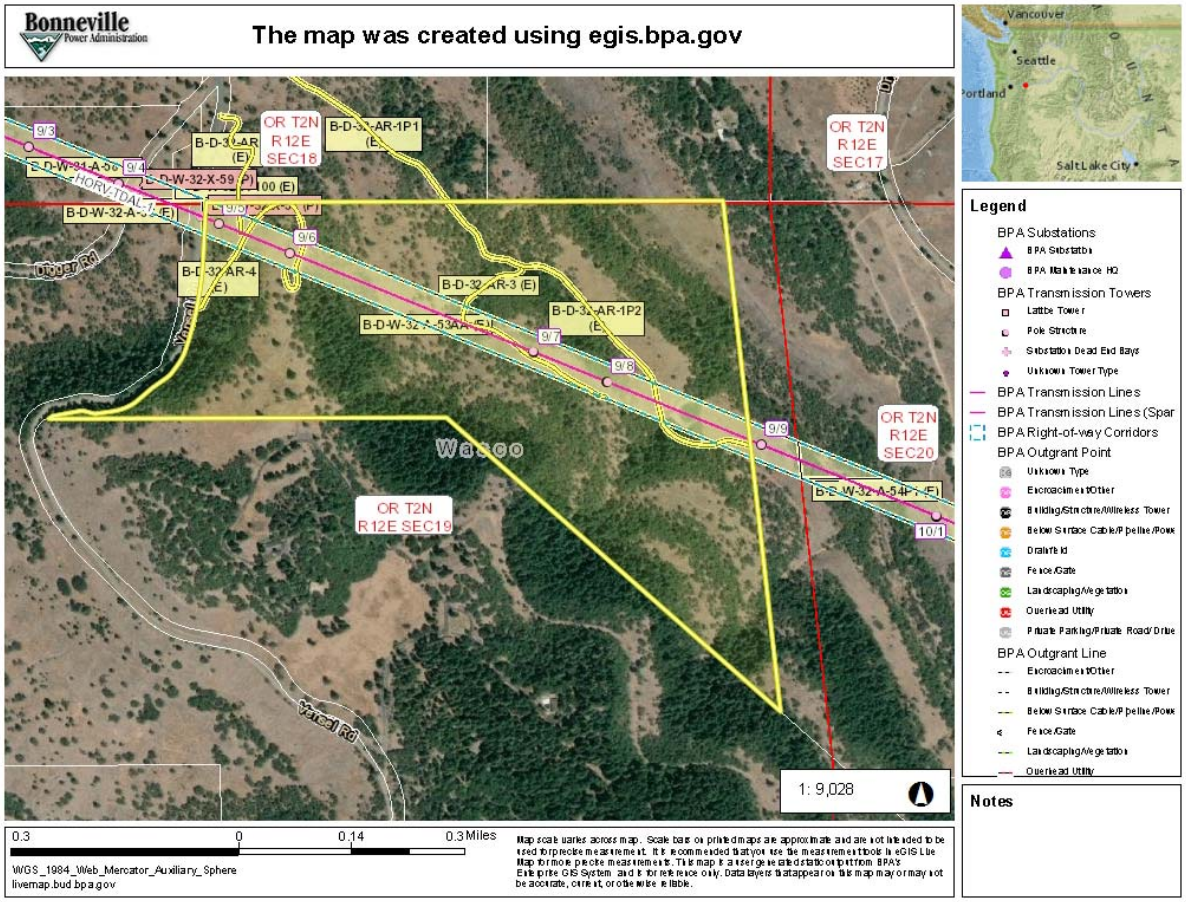
> A portion of the property located at 2350 Carroll Road, Mosier, Oregon 97040, is encumbered by access road easements and an easement for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easements free and clear of all buildings, sheds, fences, roads, in-ground and above-ground swimming pools, trampolines, or any other type of structure, trees, and all vegetation. **All activities planned within the BPA easements need to be reviewed by BPA prior to their occurrence**. Do not build, dig, install utilities, plant, or burn within the easement areas. For further questions or concerns regarding any proposed uses of the easement you may contact BPA Real Estate Field Services at the address listed above or by calling (800) 836-6619.

Your cooperation in this matter is greatly appreciated. By working together with our agency, your effort will help to minimize later disputes or unnecessary costs associated with the required removal or modification of incompatible or non-permitted activities placed within BPA's easements. If you have any questions regarding this request or need additional information, please feel free to contact me at 1-800-836-6619 or directly at 503-230-4347.

Sincerely,

Lesa Gilmore
Realty Specialist
Real Property Field Services

ATTACHMENT H2 – PUBLIC COMMENTS



ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: Youth Camp in Mosier

Wasco County Planning <wcplanning@co.wasco.or.us> Tue, Jun 22, 2021 at 7:27 AM
To: Daniel Dougherty <danield@co.wasco.or.us>

---------- Forwarded message ---------
From: **pat5780** <pat5780@yahoo.com>
Date: Mon, Jun 21, 2021 at 6:17 PM
Subject: Youth Camp in Mosier
To: <wcplanning@co.wasco.or.us>

To whom it may concern,

I am a resident of Mosier. I live up on Carroll road behind the old camp ground. It has come to my attention that this old campground will now be a youth camp and green cemetery. I am concerned for the safety of Carroll road. The road conditions now are dangerous. There is extensive washboarding and the road base material is exposed. Also, along with the warm weather there is heavy bicycle traffic on Carroll Rd. Now, with added traffic of the youth camp this road will become very dangerous to travel. I would like to know if there will be some much needed attention to Carroll road given these circumstances.

Please contact me at at 503 969-5237, or email pat5780@yahoo.com.

Thank you for your attention to this matter.

Sincerly,

Pat Joseph

Sent from my Verizon, Samsung Galaxy smartphone

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Wasco County |
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wcplanning@co.wasco.or.us | www.co.wasco.or.us
541-506-2560 | Fax 541-506-2561
2705 East Second Street | The Dalles, OR 97058

ATTACHMENT H2 – PUBLIC COMMENTS

June 23, 2021

Dear Wasco County Planning Commission members,

The following are my comments regarding File #921-21-000024-PLNG, the application for a conditional use permit submitted by Great River LLC:

Concerns include:

1. Fire risk

The property is located in an area of extreme fire risk with terrain and steep slopes that make it difficult and costly to fight fires. If a fire were to start here, it would be hard to contain and could easily spread onto surrounding forest land.

The Youth Camp Application (p. 33 of 62) states that "the surrounding land is mostly arid, open oak savannah with relatively poor soil." While much of the area north of the property is not forested, the area to the south of the youth camp/cemetery property is heavily forested, to the west there is commercial timber on the slopes above Mosier Creek, and to the east there is productive soil with forested areas. If you google the map for the location (2350 Carroll Rd.) you get a better view of the area.

This site is also historically part of the Big Game Winter Range and home to a variety of animals. In the Mosier Creek Fire of 2020, the habitat was compromised and another fire would threaten it further.

2. Future camp operation

The application states that the youth camp operation has a capacity of up to 60 campers with a maximum number of participants being 70. The owners do not foresee the need to have overnight participants exceed 70. The youth camp will provide services for 65 days of the year. (p. 31, Table 2).

If the application is approved, will there be deed restrictions to ensure that the terms of the conditional use permit are enforced? Otherwise, a future landowner could decide to expand the operation beyond what was approved.

Wasco County Public Works Director Arthur Smith's email of December 23, 2021 states: "in my experience, youth camps tend to expand after they have great success (Young Life down in Antelope), so I would caution you to monitor the number of attendees in future years. I would hate for a good idea that fits the area to turn into a large commercial event that impacts the county system."

3. Supervision of youth

Supervision of youth 24 hours a day is needed to prevent youth from smoking, harassing the wildlife or other unwanted activities. Page 7 of the application states that" there will be an on-site caretaker to stop illegal activity 24/7." There needs to be someone not just on duty but awake all night.

4. Water situation

The previous operation on this site closed due to a lack of water. The water source is listed as a domestic well on the Land Use Application Cover Page and in the Youth Camp Application as either a well or spring (p. 39 of 62).

In the Youth Camp Application (p.13 of 62), the owners state that both proposed conditional uses will use less than the 5,000 gallons of water per day limit and can easily be met with the existing well capacity (5 gallons per minute). At 5 gallons per minute, the well would produce 1,440 gallons per day and would take 3.47 days to produce 5,000 gallons of water. How many gallons per day do they project using?

Is there enough available water on site to support this request?

5. Neighboring properties comment

On page 35, it states that there are 25 dwellings within a ½ mile radius of the property. There are actually 10 dwellings within the ½ mile radius on Figure 6. The other dwellings are located on neighboring properties that are partially within the radius with the dwellings located outside of the radius.

Thank you for your consideration of my concerns.

Sincerely,

Sheila Dooley
3300 Vensel Rd.
Mosier, Oregon 97040

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: Copy of staff report

1 message

Wasco County Planning <wcplanning@co.wasco.or.us> Wed, Jun 23, 2021 at 2:21 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

---------- Forwarded message ---------
From: **Lynda Sacamano** <wildflower@gorge.net>
Date: Wed, Jun 23, 2021 at 1:48 PM
Subject: Copy of staff report
To: <WCPlanning@co.wasco.or.us>

Hello,

We would like a copy of the staff report for the application from Great River LLC, 921-21-000024-PLNG, for a Lot Line adjustment, a Green Cemetery and a Youth Camp. The applicant is Russell and Stephanie Hargrave.

Since we only have until tomorrow afternoon to review the application and the staff report, and submit comments to be included in the Commissioners' packets, we'd really appreciate it if you could email the report to me as soon as possible at wildflower@gorge.net. None of us living on the ridge across from the proposed development received notice of this proposal, and only learned about it two days ago, so we're all scrambling to understand the proposals' impacts on our safety and quality of life.

Also, I couldn't find the response from ODFW in regard to impacts on the property as it regards the EPD-8 Sensitive Wildlife Habitat Overlay Zone - Big Game Winter Range (High Elevation). Do you have a copy of their response that you can send us ?

Thanks very much, Lynda and Joseph Sacamano. wildflower@gorge.net. 541-478-3545

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Wasco County |
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wcplanning@co.wasco.or.us | www.co.wasco.or.us
541-506-2560 | Fax 541-506-2561
2705 East Second Street | The Dalles, OR 97058

ATTACHMENT H2 – PUBLIC COMMENTS

Daniel Dougherty <danield@co.wasco.or.us>

Application from Great River LLC, 921-21-000024-PLNG (Cemetery & Youth Camp)

1 message

Megan Pingree <meganpingree@comcast.net> Wed, Jun 23, 2021 at 9:15 PM
To: danield@co.wasco.or.us

I am submitting this email in the expectation that it will be included in the Planning Commission Hearing Packet. Since we nearby residents were not aware of the application until 3 days before the submission deadline, this email is the best expression of my concerns as can be formulated on such short notice.

Just to clarify my situation, my property is across Dry Creek Rd from the proposed development, about 1/10th of a mile outside the 1/2 mile radius . (See Fig 6, p36 of 62). The subject location is readily visible from my deck, from much of my property, and from many of my windows.

My concerns are multiple.

Sound:
The applicant is counting on "wooded area to muffle noise" (P36 of 62). But most of the trees were burned down in the Mosier Creek Fire Aug 2020. The subject's ridge faces our ridge. I know from logging operations on that property that noise, including the sound of voices, comes through loud & clear.

Light:
The applicant claims to plan on dark sky compliant lighting, and says that it will be "limited by motion and time controls". I suspect that even dark sky compliant lighting would be visible from my place, and I doubt that lighting on all roads and access ways would be "limited by motion and time controls".

Fire:
Such an exponential rise in human activity is bound to increase fire risk — dropped cigarette butts, sparks from maintenance equipment, hot catalytic converters on cars pulled over on the roadside, . . .

Water Use:
How would a draw of 5,000 gal/day affect the aquifers on which we depend? I don't know if my well draws from the same one as the subject location, but surely some of the neighbors' wells do. And I saw no documentation of flow at the spring,

Numbers of People:
"The proposed uses will have an estimated maximum of 60 persons at the cemetery at any single time and up to 70-80 persons at the youth camp." So that's 140 people at the same time of day, with parking for 75 cars.
"... including staff, students, chaperones and volunteers, the youth camp will not provide overnight accommodations for more than 350 youth camp participants." (Page 11 of 62). 350? Surely that's a typo!
"The largest programs will serve groups up to 60 participants" (Page 5 text) whereas Table 1 indicates a 50 person limit. And that many, whether 50 or 60, could be there as many as 16 days and nights/year. I'm a fan of Outdoor School, but not in my front yard.

Vehicle Traffic:
70 cars round-trip/day if a funeral and a camp opening are on the same day! And 40 cars, round-trip twice a month on funeral days. That's a lot of traffic, kicking up a lot of dust, in an F2 zone.

Buildings:
I see 9 buildings (P44, Fig 7). There's an unlabelled 17x17' diagram in the Bunkhouse box. What is that?

Wildlife:
This is all inside EPD-8 Sensitive Wildlife Habitat Overlay Zone - Big Game Winter Range (High Elevation). How can this much activity not have a significant impact on wildlife in the area? I request to see the ODFW's review of the projects.

Future Growth:
I share Arthur Smith's concern that the success that the applicant seeks will tend to push these projects too far beyond acceptable impact levels.

ATTACHMENT H2 – PUBLIC COMMENTS

I would like to request a copy of the staff report to be used at the hearing, "available for inspection at no cost at least seven days prior to the hearing."

Thank you for including my concerns in the Commissioner's Packets.

Sincerely,
Megan Pingree
1860 Paradise Ridge Rd, Mosier OR
503-781-6690

Daniel Dougherty <danield@co.wasco.or.us>

My name is Mark Cherniack, 1890 Paradise Ridge Rd, Mosier, OR 97040. I would like to comment on:

Mark Cherniack <markinthegorge@gmail.com> Thu, Jun 24, 2021 at 8:04 AM
To: danield@co.wasco.or.us
Cc: Lynda Sacamano <wildflower@gorge.net>, Joe Sacamano <joseph@gorge.net>, Patricia Megan Pingtree <Meganpingree@comcast.net>, JR Gustafson <jr.gustafson52@gmail.com>, Mike Hauty <michael.hauty@gmail.com>, Joanne Rubin <glorybbichons@aol.com>, Leslie Saunders <lesleyes2@gmail.com>

"File # 921-21-000024-PLNG. A Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide camp services for 65 days per year. A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone. A Cemetery Subdivision to create a 6.51 acre (2,182 burial lots measuring 10' x 13' each) cemetery from a 152.34-acre parcel."

I am concerned about the following specific areas of impact that result from the above noted Conditional Use Permit to construct and operate a Youth Camp described above in *italics*.

I am also concerned about the forecast of more than 1000 vehicles traveling on Carroll Road. The likelihood of uncontrolled noise from dozens of vehicles traveling everyday up and down Carroll Rd and pulling in and out of the facility and along with an unknown number of service and/or utility vehicles is unprecedented. The proposed facilities are directly across the Dry Creek drainage from my house and land as well as my neighbors on our road. In fact, a parcel of my land lies within the 1/2 mile zone portrayed in the application.

As well, the following aspects must be further detailed and addressed more completely and in detail:

1) Increased fire exposure including open fires and smoking by participants/visitors
2) Use of scarce water resources including adequacy of well water supply on site; when was the well thus identified tested for year around flow/pressure rate?
3) Outdoor lighting: what is the proposed height, lumen levels,and night shielding of every single outdoor fixture on buildings or free standing throughout the proposed facilities
4) Possible expansion of youth camp in the future or for other larger gatherings involving adults not related to youth attending activities at the proposed facility
5) Numbers of people expected and adult use for what purposes?
6) Expected and mitigated noise levels, day and night 7 days a week 365 days/year
7 Building numbers, sizes, color, window areas that allow night lighting leakage/visibility across the Dry Creek drainage to my and my neighbors homes
8) Vehicular traffic increases through Mosier and on State Road from The Dalles
9) *All the land is in an important wildlife zone*:
"EPD-8 Sensitive Wildlife Habitat Overlay Zone - Big Game Winter Range (High Elevation). The proponents state "they are working with the Oregon Dept of Fish and Wildlife (ODFW) to ensure minimal impacts to the natural environment and animal habitats." Thus far, there is no written communications presented from the ODFW regarding this point.

This proposal is in fact for an intensive commercial land use activity that has no place in rural Mosier and no place right in the middle of an EPD-8 Sensitive Wildlife Overlay Zone since it is clear that the proponents intend to operate 12 months a year, dawn to dusk, including the likelihood of open fires at night time activities I am opposed to the proposed size and intensive use of this property . It can have a major impact on the value of my land if the project is allowed to be built out as proposed.

Thanks for the opportunity to comment.

Mark Cherniack, 541-478-0117 email: markinthegorge@gmail.com

I fully support the idea of the green cemetery.

And while I applaud the purpose and intent of the youth camp, I have two *primary* concerns:
- Water
- Fire

1. WATER. Although fire is the greater imminent *danger*, water is the greater long-term concern, especially given that water is the primary weapon against fire. While the large tanks of water are comforting in terms of putting out fires, that water is most likely going to come from the aquifer. And since the aquifer is a communal resource, whatever comes out of the ground affects all in the community. If the project can take up to 5,000 gallons of water from the aquifer per day, that must surely affect availability of water in the wells of permanent residents.

2. FIRE. I lived through the fire that began on Mosier Creek Road last summer, and I know how carelessly it was started and how quickly it got out of control. Allowing youth to stay overnight on the parched land in the summer months seems like an accident waiting to happen. The proposal states that there won't be much noise emanating from the camp, except from "songs sung around the campfire". If youth are allowed to camp overnight, can campfires sensibly be allowed?

   I'm also concerned about kids who may escape the bunk houses and go off to have a smoke in the night, or worse yet, set off fireworks. We all know what that can lead to.

   Sometime in the period of 2007-2010, when the RV park was still in operation, a squirrel got into a transformer and started a fire. Fortunately the fire was spotted early and did not get out of control, but once the transformers for the youth camp are operative again, this is an additional fire risk.

   The proposal talks much about what is being done to defend the property from fire, but I'm more concerned about fire escaping in the rest of the community.

Other concerns:

3. NOISE: Sound travels incredibly loud and far out here, especially at night (I note the nighttime logging operation that has interrupted the sleep of many in the area).

   "The owners state that including staff, students, chaperones and volunteers, the youth camp will not provide overnight accommodations for more than 350 youth camp participants." (Page 11 of 62). Is this at one time? I cannot believe that this many people will not be making noise that will travel across the valley.

   The noise limitations in Mosier are from 9:00 p.m. to 6:00 a.m. Why is a different time being proposed for the youth camp?

4. DISTURBANCE OF WILDLIFE: The parcels on which the camp will be built are located in a sensitive wildlife habitat zone. When creatures are disturbed from their usual habitat by human activity, they move to other parts of the area. I'm concerned about the deer and cougar and other animals that will be looking for new places to live.

5. FUTURE EXPANSION: Something was said about the possibility of expansion in the future if the camp is successful. One cannot hope for success of the enterprise if this is a possibility.

6. LIGHTS: Even with dark sky compliance, a compound with that many buildings and "safe" paths will produced a significant light source that will contribute to light pollution.

Thank you for hearing my concerns.

Christa Louise

Daniel Dougherty <danield@co.wasco.or.us>

Comments on CUP applications
1 message

Lynda Sacamano <wildflower@gorge.net> Thu, Jun 24, 2021 at 2:13 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Re: *"File # 921-21-000024-PLNG. A Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide camp services for 65 days per year. A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone. A Cemetery Subdivision to create a 6.51 acre (2,182 burial lots measuring 10' x 13' each) cemetery from a 152.34-acre parcel."*

We are two of the many residents who live on the ridge about 1/2 mile east of the proposed development. Since we only heard about these Conditional Use Permit applications three days ago, in this short time, it has been difficult to read the applications, make an in depth analysis of the proposals, and determine how they might affect our safety and quality of life. We are writing now so that our concerns can be noted in the Commissioners' packets before they're sent out. We also haven't had the benefit of reading the Staff Report, which will evidently be available sometime within 7 (seven) days of the hearing.

Most of our concerns are in regard to the proposed Youth Camp. These concerns are primarily fire, water table depletion, night time lights, noise and the possibility of a future expansion.

Fire: We understand that the applicants have made many promises regarding a multitude of fire prevention activities on the property, promising to meet local, county and State requirements. And because this would be a Conditional Use Permit, we understand that they are expected to live up to their agreements. One question we have is how these many conditions are enforced; does the County have an enforcement officer who routinely checks up on compliance (and also compliance with water use, night lights and noise ?). Or is the enforcement mostly complaint driven, which would put the responsibility on neighbors (us) to track and make sure the applicant is complying with all the requirements ? If so, this would put far too much responsibility on the shoulders of laymen who do not know how to judge compliance and which would also require site visits throughout the year, which the applicants might not permit.

My husband and I both attended summer camps in our youth and it was common for many of the kids to sneak away at night and smoke. I don't think things have changed much and even with a pre camp lecture on no smoking, I doubt if the Youth Camp would have full compliance.

As you are likely aware, we are in a seriously high fire danger area and because of our concerns, we have recently become the first official Firewise Community in Wasco Co. We are in the process of working with neighbors on Paradise Ridge Rd., Ridgeview, Fircrest, Pine Oak and Silver Gray Rd. so that we can be as fire safe as possible. Last year's Mosier Creek Fire came over the ridge so quickly that we had little time to evacuate. So, adding (so far) 1,000 campers a year across Dry Creek Rd, with up to 350 overnighters is a nightmare for us. In the past, we've had small fires in our immediate area caused by a chainsaw and another time by a weed trimmer; we've already had the experience of "accidents happening" and dread the next one.

Water: We understand that the applicants evidently have the right to use up to 5,000 gallons of water per day from a 5 GPM well if they so desire. As you are probably aware, many of the wells in Mosier have gone down and have less flow than they used to have, so water is getting to be a precious and scarce commodity out here. There is other development taking place that will also put pressure on the aquifer. If the applicants do eventually decide to take out 5,000 gallons a day from their well (and additional water from the spring) it may impact the rest of our water availability. I don't see that this potential problem has been addressed anywhere in the applications, but hope that County Staff has researched it and can provide additional information. Again, we haven't been given enough time to ask the Watermaster or the Wasco County Soil and Water Conservation Department about what the impacts might be.

Lighting:

Mosier has been a very welcoming and cohesive community and we all enjoy the beautiful views, the country living and the night skies. Those of us living on Paradise Ridge have always been appreciative of the dark woods on the ridge west of us and take a lot of pleasure in the silence and the sense of living in the country. As I wrote, we are about 1/2 mile from the proposed development and the ridge that the applicants own is directly in front of us. They have written that they plan to be dark sky compliant. I need to research what this means, but if this application is approved, we would request that the lights be turned OFF completely during the months that the camp is not in use, which presumably will be late fall, all winter and early spring. How is compliance with the dark sky requirements monitored and enforced ?

Noise:

Noise travels in interesting ways around here. We can often hear voices from the applicant's property when people are talking normally and when music has been played in the past on the ridge, we can hear it very clearly. All our neighbors, in the past, have taken care to hold noise down, and we often let each other know if a party is being planned or if a lot of kids will be visiting. This has been a common courtesy because we know that pretty much all of us have moved out here to the country for the beauty, the peace and the quiet and we take care to respect that.

Possibility of Future Expansion:

We all know that often when business projects are successful, that they tend to expand. The applicants have acknowledged in at least two places in the application that, if financially successful, they may apply for an expansion of the Youth Camp. It is possible that approving this Conditional Use Permit application for a Youth Camp may very well be opening the door to a much larger development in the future, one which would not be in keeping with the small town country atmosphere of greater Mosier and which, though perhaps lucrative for the owners, would put unconscionable pressure on fire prevention efforts, water resources, road access and maintenance and would very adversely impact the quality of life for many of us.

Thank you for reading this and taking our comments into consideration.

Lynda and Joseph Sacamano
1880 Paradise Ridge Pl
Mosier OR 97040

Dear Wasco County Planning Commission,

I'm writing regarding the Great River application for a green cemetery and a youth camp. No notice was given to the neighbors of Great River, and thus we've only had a few days to respond.

I live across the Dry Creek Valley from the land in question. Great River's land borders on a rural residential area and their operations may impact many of their neighbors. I am concerned about four primary externalities that Great River may impose upon the people who live and/or work near them:

1) Increased risk of fire ignition sources
2) Noise Pollution
3) Light Pollution
4) Traffic

I understand that Great River has plans in their application to mitigate these externalities, but I remain concerned these plans may not be adequate, and that there is little or no mechanism to ensure they are followed. The application contains the phrase "singing around the campfire" which feels incredibly tone deaf given the recent Mosier Creek Fire threatened many of our homes, in addition to destroying vacant buildings at Great River, and that Great River's night time logging operations kept me awake.

Fire Danger:
My primary concern regarding fire danger is that kids do stupid stuff. It's common wisdom that some kids sneak off to smoke. I am very concerned that an overnight camp would provide opportunities for kids to sneak into the woods and ignite a wildfire. I am also concerned that other guests might not respect smoking areas and as such I ask that Great River does not allow smoking of any kind on its property. Grave digging and maintenance can be performed safely during summer months, but I'd like to see Great River publish their safety protocols, and ensure that they are only using equipment that might spark a fire according to the fire regulations surrounding landowners must follow rather than taking advantage of any business exemptions to use restrictions.

Noise and Light Pollution:
Recently, Great River conducted a night time logging operation on their property. This logging was disruptive to my sleep for a while, and made it very clear that noise and light travel across the valley. Many of us keep farmers' hours. The City of Mosier has a noise ordinance that includes quiet hours beginning at 9:00PM. I ask that Great River also have quiet hours that begin at 9:00PM at the latest, and last until 8:00AM for those who are later risers. Regarding light, a commitment to going beyond dark skies shielding will help maintain the darkness that we residents value.

Traffic:
The estimate of 35 burials/year means that more weeks than not there would be a burial. A line of 40 cars could be very disruptive to farm traffic as well as intimidating to cyclists. I ask that Great River have mechanisms to minimize the number of cars per burial.

In summary, I believe that it's possible to avoid these externalities for the green cemetery and the daytime youth camp, but I'm not convinced that the current application does enough. I'm not convinced that youth can be adequately supervised in an overnight camp, which would also be the source of night time noise and most of the lighting needs.

Regards,
Kristen McNall

Daniel Dougherty <danield@co.wasco.or.us>

Written Comments re Great River Conditional use Application

1 message

Linda Brentano <labrentano@gmail.com> Thu, Jun 24, 2021 at 3:46 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Daniel,

As we discussed please find below my written comments regarding the above. Please confirm that you have received them. I am emailing the photos of the roadway separately.

Thanks so much!

Linda Brentano

Written Comments Provided by Linda Brentano adjoining land owner

Reference: Wasco County Oregon Planning Department File #921-21-000024-PLNG/Property Line Adjustment and Conditional Use Permit Applications for Operating a Youth Camp and Cemetery Subdivision (Great River) in a Forest F-2 Zone, Submitted by Russell & Stephanie Hargrave

I own Tax lot 2200 which is immediately abuts the Hargrave tax lots which are the subject of the requested property line adjustment. I have owned this property since 1991 and the property has been in my family for over 50 years. I have a number of concerns about the requested conditional uses as follows.

1. Adverse Impact on Ground Water Resources:

The subject property is located within Wasco County's Critical Water Resource Study area. According to the attached Oregon Department of Water Resources Updated Report dated September 19, 2019 the water table in this area have declined from 40 to 300 feet since the 1960's. The declining water table has disrupted the flow of artesian wells serving the cherry orchards and has resulted in some wells going dry or needing to be deepened or replaced. Significant public investment has been made to address this ongoing and worsening issue including over $1 million in state funds to construct a deep water well to provide an alternate water source to serve irrigation of cherry orchards in the Mosier area. Yet, despite considerable study and public investment in constructing replacement wells the problem remains unsolved with a number of landowners in the study area having to deepen or replace existing wells impacted by the declining water table. The ongoing drought conditions can only be expected to worsen an already critical situation.

In my view the requested development would adversely impact already scarce water resources serving existing development. Upon hearing of the proposed development of Great River projects, I suspended my plans to build and live on my property out of concern for the adequacy of groundwater. I am deeply concerned about the impact of water usage of a residential youth camp serving 70 persons per day for 65 days per year, a full-time caretaker residence, and people attending funeral services associated with 2,182 lot cemetery plus and an undetermined number of visitors to grave sites allowed throughout the year between the hours of dawn and dusk. It is particularly difficult to anticipate the number of visits to the site that a cemetery and youth camp would actually generate.

2. Fire Safety

The proposed development is located in an area of extreme fire hazard as evidence by the Mill Creek fire which devasted my adjacent property and the subject property last year. The Mosier/Columbia Gorge have experienced a number of fires which make the risk all too clear. The increased level of human activity proposed in such an area cannot help but exacerbate the already extreme level of fire risk. The property is remote and the availability of water to fight any fire is very limited. An emergency access road generally indicated by the North Access Road on the Site Plan was constructed on a very steep and winding slope which does not allow for the normally required pullouts. This could pose a safety risk in the event of a need to use the roadway for emergency egress of guests to the property while being used by fire fighting equipment to access the property.

3. Police: Wasco County is a very large county geographically served by a very limited police force. Two years ago when I spoke with a Sherriff's Deputy who responded to a call about a squatter on my property, he indicted that there was only one deputy serving the county that weekend.
Police resources are already over-stretched and insufficient to serve the level of development being proposed.

4. Neighboring Development Patterns: Table 2 Characteristics of Neighboring Properties
This table does not appear to accurately reflect the use pattern in the area. There isn't a dwelling under development on my Tax Lot 2200 and with the exception of Tax lot 1300, I am unaware of existing or proposed dwellings on neighboring parcels within ½ mile of the subject development. This is a very pristine natural area which until recently was subject to a Critical Wildlife Overlay and is habitat for a stunning variety of wildflowers. The proposed use is not consistent with the development patterns of nearby properties. In addition, I am concerned that my ability to use and enjoy my adjoining property will be adversely impacted by increased traffic, noise, and trespass in addition to reducing the availability of ground water to serve my property and increasing fire risk.

5. Ingress/Egress:

In May of 2019 a roadway off Carroll was constructed in an area of extremely steep slope which is referenced in the site plan by the North Access Road.
A review of topographical maps for this area would show that the roadway was built in an area of slope in excess of what is allowed in building standards. I am providing photos of the excavated roadway (portions of which were constructed on my property boundary) to show the slope and the environmental damage to the site and the adverse impact of trees and debris being pushed onto my property. A number of large boulder have rolled down the slope onto my property which creates a safety risk. It appears that this roadway would also provide access off Carrol Road to serve the East parcel. Should that be the case, the shared use of an emergency access road and a residential driveway could create an ingress/egress safety risk in the event or a fire or other emergency.

Thank you for your consideration of my written comments and I ask that this application for the Conditional Use be declined.

Respectfully submitted,

Linda Brentano

ATTACHMENT H2 – PUBLIC COMMENTS



ATTACHMENT H2 – PUBLIC COMMENTS



ATTACHMENT H2 – PUBLIC COMMENTS



ATTACHMENT H2 – PUBLIC COMMENTS



ATTACHMENT H2 – PUBLIC COMMENTS





ATTACHMENT H2 – PUBLIC COMMENTS



ATTACHMENT H2 – PUBLIC COMMENTS



Daniel Dougherty <danield@co.wasco.or.us>

Comments on Application File # 921-21-000024-PLNG

1 message

alderfarm@comcast.net <alderfarm@comcast.net> Thu, Jun 24, 2021 at 3:59 PM
To: "danield@co.wasco.or.us" <danield@co.wasco.or.us>

To: Daniel Dougherty, Associate Planner
Wasco County Planning Department
541-506-2568

From: Kathleen and Peter Dalke
2855 Mosier Creek Road

Re: Comments on Application File # 921-21-000024-PLNG

A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide camp services for 65 days per year. A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone

Thank you for the opportunity to comment on this application. We appreciate the work being done to make Wasco County landscapes and communities more resilient to wildfire and the impacts of climate change.

We have been Mosier Valley property owners for over 30 years, dating us to the time an RV campground was operating on the property. We appreciate the new owner's desire to take the use of the property in a different direction that is more compatible with the setting and surrounding land uses. The applicant's draft fire plan contained in the application is appreciated and reflects a number of shared concerns.

There are several observations that we note with regard to the application. Our main concern, after evacuating for the Mosier Creek Fire last summer, watching that fire burn over the proposed camp property from our driveway and later being impacted by the smoke-filled skies in September, is about wildfire. Specifically,

- Observation: The application does not fully recognize the active farm and forest management activities that take place within and especially just beyond the ½ mile radius discussed in the application. Most importantly, the cherry orchards just to the north and the primary forest lands just to the west are part of major economic sectors in Wasco County.

Question: Is a conditional use business permitted in an F2 zone required to adhere to all the ODF fire restrictions and closures even if it impacts their conditional use business operations at the time?

- Observation: Fire season restrictions are starting earlier in June and extending further past summer into the fall. In fact, today this news came across our screen: "Wildfires resulting from human activities continue to plague firefighters in Oregon Department of Forestry's (ODF) Central Oregon District. In an effort to reduce these fires the District will implement a 10 a.m. Regulated-Use Closure which restricts high risk activities linked to wildfire starts.

Beginning at 12:01 a.m. June 24, 2021, the following restrictions will be in effect:"
http://odfcentraloregon.blogspot.com/

Per the application, most of the youth camp operation is proposed to take place during fire season (June through September).

Question: Can the camp operations be steered more to earlier in the spring and later in the fall after fire season to lessen wildfire threat and smoke inhalation risks from area wildfires to the campers and staff, and minimize any elevated risk of wildfire risks to surrounding agricultural, forest and private properties as well?

- Observation: The application notes that structures on the property were lost to the Mosier Creek Fire. The plan is to rebuild them. Much of what is contained in the application seems to also be relevant to information required to obtain a building permit.

Question: What is the connection to the building permits that will be needed for reconstruction of, or modifying, structures on the property? Do the conditions in a conditional use permit determine the conditions for structural fire protection in any future building permits, or are they independent of one another? E.g. could structural sprinklers systems or additional water storage be required if deemed appropriate by the County building codes, the Mosier Fire Department or a state agencies including Oregon Department of Forestry and the State Fire Marshal?

Thank you for consideration of these observations and questions. We look forward to your staff report and the discussion at the public hearing.

Daniel Dougherty <danield@co.wasco.or.us>

File # 921-21-000024-PLNG. Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone.

1 message

JR Gustafson <jr.gustafson52@gmail.com> Sat, Jun 26, 2021 at 10:25 PM
To: danield@co.wasco.or.us

Mr. Daniel Dougherty
Wasco County Planning Dept.

Dear Mr. Dougherty,

We are live in close proximity to the site of the proposed Youth Camp and will be impacted by this project.

We have just learned of this plan and the meeting scheduled on July 6. We feel strongly that more time is necessary to review, analyze, understand, evaluate and communicate the impacts of the proposed Youth Camp before a decision is made by the planning board. Issues that need to be carefully considered include noise, lights, traffic, building construction, water scarcity and fire safety. Specifics related to the camp organization also need to be provided as supervision of this type of endeavor involves expertise to insure that a safe environment for both land and people is established and maintained.

Please consider extending the time to review the proposal to construct and operate a Youth Camp in the Wasco County Forest.

Thanks.

JR Gustafson
Carol Ramsey
1840 Paradise Ridge Rd.
Mosier, Oregon 97040

Donald J. Hoffman

2000 Paradise Ridge Road
Mosier, OR 97040-9713

June 26, 2021

Mr. Daniel Dougherty
Wasco County Planning Department

Dear Mr. Dougherty,

First, I was on the Planning Commission from 1993-2013 and the last few years as Chair of the Planning Commission.

Second, I have been recently made aware of the Youth Camp application from Russ & Stephanie Hargrave who are neighbors of ours.

Third, the reason I became involved with the Planning Commission in the first place was all the dead end roads in the County and the lack of planning for critical businesses all in one place.

Fourth, I don't think the Youth Camp belongs in what amounts to a residential area. There are traffic and fire concerns that do not go away even with advanced planning.

Fifth, if you would like to discuss this further, feel free to give me a call.

Sincerely,

Donald J. Hoffman

*Phone: **541 478-3200***
FAX: 541 478-3203

don@crestcompany.com
www.crestcompany.com

ATTACHMENT I2 – FIRE PROTECTION AND PREVENTION PLAN

Great River Fire Protection and Prevention Plan

Fire Protection and Prevention Plan

Attachment to: Great River Conditional Use Applications

February 18, 2021

Great River, Mosier, Oregon

Natural Burial Ground and Youth Camp

submitted to

Wasco County Planning Department

Applicant:

Great River Oregon, LLC

P. O. Box 453, Mosier, Oregon

russell.hargrave@greatriveroregon.com

stephanie.hargrave@greatriveroregon.com

ATTACHMENT I2 – FIRE PROTECTION AND PREVENTION PLAN

Great River Fire Protection and Prevention Plan

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1 Introduction. This document is an attachment to the corresponding Conditional Use Permit (CUP) applications for a Cemetery and a Youth Camp.

Great River is developing this fire plan in conjunction with the Mosier Fire Department and the Oregon Department of Forestry to mitigate the potential for fire to erupt on the property and to limit potential wildfire impacts started on neighboring properties.

Great River's number one fire prevention tool is educating all visitors about wildfire precautions and dangers. Prior to arrival camp, attendees will receive written documentation outlining camp safety and security. Parents are required to read and acknowledge receipt of this information. While at camp attendees will receive clear, concise instructions regarding fire safety as well as

emergency procedures should a wildfire occur while camp is in session. GR staff will strictly enforce all burn bans and ensure that camp attendees adhere to burn bans.

2.0 Overall Description of the Project:

Great River is applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). The vision is to create a cemetery, named Great River, that encompasses the full circle of life, not just the point of passing. Great River will be a peaceful, final resting place that embraces grief and enables solace, as well as a place where children play and are inspired to wonder and learn (see attached project summaries for a more detailed description). To achieve this vision Great River is submitting two Conditional Use Permit (CUP) applications, one for a cemetery, and a separate one for a Youth Camp.

2.1 The Physical Site:

A high level view of the entire 235 site is shown in Figure 1, and a detailed view is in the attached Great River Site Plan pdf file. Water from the onsite well is stored in a 30,000 gallon steel water tank at the highest point in the property (see sheet C1 of attached Great River Site Plan). From this tank water is distributed though out the site and can be accessed for firefighting from the 8 standpipes shown by the 'FP' symbol on the sheets of the attached site plans. There is a standpipe adjacent to each structure, and additional standpipes as shown on the site plan. All standpipes have a 2" pipe thread output with a removable screw cap allowing firemen to connect to the threaded nipple.

Great River Fire Protection and Prevention Plan

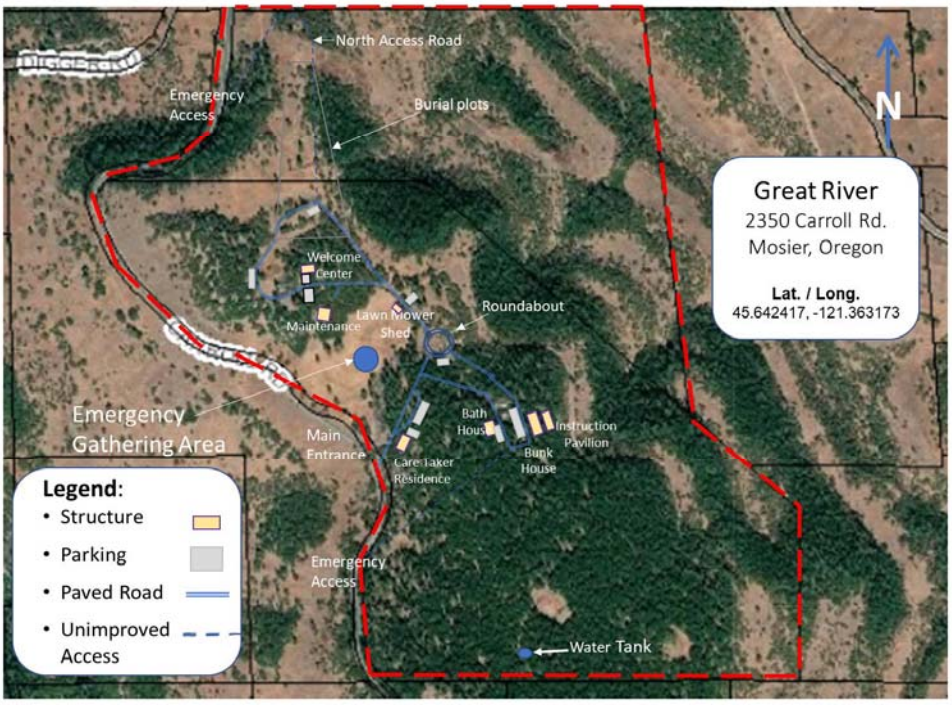


Figure 1
Great River Site Plan Illustration

2.2 Operation Impacts on Public Facilities and Services:

The operation of Great River's green cemetery and Youth Camp will have limited impact on public facilities and will not exceed or significantly burden those facilities. Specific details regarding the use of public facilities are outlined below.

ATTACHMENT I2 – FIRE PROTECTION AND PREVENTION PLAN

Great River Fire Protection and Prevention Plan

Youth Camp operations - Great River's camp operation will be small compared with most youth camps; the plan is to operate 65 days each year with an average of 16 children each day. Table 1 provides a summary of Great River's Youth Camp at full capacity. The largest programs will serve groups up to sixty participants (Outdoor School) with a focus on kids and families from local gorge communities. In total, the camp could accommodate just over 1,000 campers each year (not all unique, e.g., same kids from Mosier School each time). All camp activities will occur on the Great River property and all parking will be onsite.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Table 1
Great River Youth Camp Projected Full Capacity

The traffic load from the Youth Camp operation is estimated to be fewer than 400 roundtrips / year, as shown in Table 2, with a peak of 10 roundtrips in a single day.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	8	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	7	1	**67.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	16	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	25	4	**394.0**	Annual Roundtrips
Peak roundtrips / day	10	6.25	4	**10.0**	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Table 2
Youth Camp Annual Estimated Traffic at Full Capacity

Cemetery Operation and Traffic - Great River estimates that when the cemetery is fully developed the annual number of interments could be as high as 35 / year. Using the guidelines from the Trip Generation Manual, this would generate 5 roundtrips / day on average, or about 1,825 roundtrips annually. Also, during a funeral there could be as many as **forty vehicles** arriving at once, producing a peak number of **40 roundtrips / day**. Great River's business plan projects that, on average, once the operation matures, **funerals will occur twice per month**.

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.1	394.0	10.0
Total:	6.1	2,219.0	50.0

Table 3

Combined Traffic When Operating at Full Capacity

3. Fire Safety and Prevention Management Objectives

Great River Oregon's project is in a high fire hazard area of Wasco County due to the hot, dry conditions during the fire season. The objective of this plan is to guide Mosier fire fighters and Great River personnel regarding Great River fire protection and prevention, and to provide information to verify compliance with the Wasco County and Oregon State Fire Safety Standards, specifically the Wasco County Land Use and Development Ordinance Chapter 10. This plan applies to all Great River personnel, contractors, and any other personnel working at the Great River site.

4. Great River Responsibilities:

- Ensure that each employee has been properly trained in fire prevention
- Ensure that adequate fire suppression measures are utilized systematically
- Ensure that adequate fire-fighting equipment is onsite and functioning properly
- Ensure each employee or contractor is trained in the use of the fire-fighting equipment
- Ensure that local fire response organizations are notified immediately of any fires that are out of control

- Provide necessary safety equipment for handling and storing combustible and flammable material
- Ensure equipment is maintained to prevent and control sources of ignition.
- Perform inspections, remove and prevent the accumulation of combustible material
- Store chemicals in appropriate containers, store flammable chemicals in a Flammable Cabinet
- Prohibit smoking or open flames in an area where combustible materials are located, and only allow smoking in authorized, designated areas
- Ensure that Mosier Fire and Oregon Department of Forestry have detailed up-to-date maps of the Great River site
- Conduct an annual site inspection / fire drill with Mosier Fire and Oregon Department of Forestry
- Provide emergency signage in accordance with WASCO 10.140 G

5. Inspections

The following inspections will be performed by Great River personnel to identify and reduce potential fire hazards:

- Fire protection equipment shall be tested in accordance with the manufacturer specifications and National Fire Protection Association (NFPA) requirements. Portable dry chemical fire extinguishers shall have a maintenance check annually.
- A monthly housekeeping inspection shall be performed for maintaining fire safe facilities.

The following inspections will be performed by Great River personnel in conjunction with Mosier Fire and Oregon Department of Forestry Personnel annually (ideally in the spring):

- Inspection / review of site map
- Inspection of entrances and exits
- Inspection of roads and fire lanes within the site
- Review of structure and standpipe locations

6. Training

All staff shall be trained on this plan upon initial hire, then every 3 years thereafter. Training shall include location and types of fire hazards, and employee protection methods in the event of a fire. All employees shall be trained annually on sounding the emergency/fire alarm and evacuation of their workplace (fire drill).

Great River is exploring training opportunities with Mosier Fire Department to train personnel in areas such as tree felling, controlled burns, etc. Great River may be able to provide a good environment for some types of firefighting skills training.

ATTACHMENT D3 – STAFF REPORT
CONDITIONAL USE PERMIT "CEMETERY" & CEMETERY SUBDIVISION

Applicants: Great River, LLC

Owners: Great River, LLC

Request: The request is for the following: (1) Conditional Use Permit to construct and operate a green Cemetery in the Forest (F-2) Zone; and (2) to create a 6.51-acre (2,182 burial lots measuring 10' x 13' each) cemetery subdivision from a 152.34-acre parcel. Four out of eight existing buildings will be repaired, modified, or replaced in their existing locations to be used for Cemetery operations.

Procedure Type: Quasi-Judicial Hearing

Prepared For: Wasco County Planning Commission

Prepared By: Daniel Dougherty, Associate Planner

Hearing Date: July 6, 2021

Staff Recommendation: Approval, with conditions

Location: The subject properties are located west of Dry Creek Road and east of Carroll Road, approximately 0.2 miles south of the intersection of Carroll Road and Digger Road, approximately 1.6 miles north of the Carroll Road and Osburn Cutoff Road, approximately 2.5 miles south of Mosier, Oregon; more specifically described as:

Map/Tax lot	Account#	Acres
2N 12E 19 100	376/1522	155.34
2N 12E 0 700	372	80.21

Zoning: Forest (F-2) Zone
Sensitive Wildlife Habitat Overlay (EPD-8)

Past Actions:

2N 12E 19 100
LOC-78-BP (Rec Shelter)
LOC-78-BP (Water Tank Shed)
LOC-78-BP (Shower and Restroom House)
LOC-84-BP (Pole Building)
CUP-84-105-WAF24-8H (Expansion of Campsite)
CODARC-09-08-0021 (Solid Waste Complaint)

2N 12E 0 700
921-19-000004-PLNG (Property Line Adjustment)
LOC-04-WR-A (Land Use Compatibility Statement to Divert Water)
PAR-99-110-WAF28-A (Partition)

I. APPLICABLE STANDARDS

A. Chapter 2 – Development Approval Procedures

Section 2.060.A.1	Conditional Use Review (Chapter 5)
Section 2.060.B.3	Subdivision (Chapter 21)
Section 2.060.B.14	Matters which the Director elects not to review, pursuant to Section 2.060 A 1, A 2, A 3, A 4, A 5, A 6, A 7, and A 8.

B. Chapter 3 – Basic Provisions

Section 3.120	Forest (F-2) Zone
Section 3.125	Uses Permitted Subject to Conditional Use Review/Type II or Type III
Section 3.125.U	Youth Camps subject to the limitations and requirements of OAR 660-006-0031
Section 3.126	Conditional Use Approval Standards Section 3.1265 - Prohibited Uses
Section 3.127	Property Development Standards
Section 3.128	Parcel Size Standards
Section 3.129	Additional Standards
Section 3.920	Sensitive Wildlife Habitat Overlay (EPD-8)

C. Chapter 5 – Conditional Use Review

Section 5.020	Authorization to Grant or Deny Conditional Uses, and Standards and Criteria Used
Section 5.030	Conditions
Section 5.040	Revocation of Conditional Use Permit

D. Chapter 10 – Fire Safety Standards

Section 10.110	Siting Standards – Locating Structures for Good Defensibility
Section 10.120	Defensible Space – Clearing and Maintaining a Fire Fuel Break
Section 10.130	Construction Standards for Dwellings and Structures - Decreasing the Ignition Risks by Planning for a more Fire-Safe Structure
Section 10.140	Access Standards – Providing Safe Access to and Escape From Your Home
Section 10.150	Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response

E. Chapter 20 – Site Plan Review

Section 20.030	Contents of the Site Plan
Section 20.040	Approval Standards
Section 20.050	Off Street Parking
Section 20.055	Bicycle Parking Requirements
Section 20.060	Public Parking Area
Section 20.070	Off Street Loading
Section 20.080	General Provisions - Off Street Parking and Loading

F. Chapter 21 – Land Divisions

Section 21.030	Basic Provisions and Design Standards
Section 21.200	Preliminary Subdivision Plan Approval

G. Oregon Revised Statutes Chapter 692

ORS 692.275	Certificate of authority for operating cemetery, crematorium or facility for final disposition; fees; registration of certain cemeteries; rules applicable to crematoriums

H. Oregon Revised Statutes Chapter 92

ORS 97.310	Survey and subdivision of land; map or plat of mausoleum or columbarium; access easement
ORS 97.320	
ORS 97.330	

II. BACKGROUND

A. Legal Parcel: In accordance with the Wasco County Land Use and Development Ordinance, a legal parcel is defined as:

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

a. A lot in an existing, duly recorded subdivision; or

b. parcel in an existing, duly recorded major or minor land partition; or

c. By deed or land sales contract prior to September 4, 1974.

2N 12E 19 100: This office determined that the subject property is a legal parcel in a zoning verification letter dated May 11, 2000. The verification letter provided the following: "The parcel which contains Columbia River Gorge Recreational Vehicle (R.V.) Resort was legally created by Deed 74-2416, dated August 14, 1974, but not filed with the Wasco County Clerk until October 21, 1974. Partitioning and subdivision regulations went into effect in Wasco County on September 4, 1974….based on specific wording in the ordinance, we are able to interpret that the parcel was created on the date the deed was signed, which was prior to the land division regulations." Because the parcel was created by a deed prior to September 4, 1974, it complies with the definition above and is a legal parcel.

2N 12E 0 700: This parcel is identified as Parcel 2 of Partition Re-Plat 2019-002011, and was created by Partition Re-Plat 2019-002011, recorded with the Wasco County Clerk on June 21, 2019. Because the parcel was created by a duly recorded land partition, it complies with the definition above and is a Legal Parcel.

B. Site Description: Site descriptions of the subject properties are provided below:

2N 12E 19 100: The slope and general parcel data were identified through Wasco County GIS (Slope, Zone, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and a May 4,2021, staff site visit. All of the adjacent surrounding properties are within the Forest (F-2) Zone (F-2(80)). The subject parcel contains significant development from a previous recreational vehicle park that is no longer in use. The subject parcel was a recreational vehicle (R.V.) campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, and several permanent structures and amenities, as well as approximately 500 campsites. Development also includes a network of paved roads. A man-made fresh water pond is identified on GIS Wetland Inventories, and is located at the south-central part of the property; however, the pond is no longer utilized and the area does not contain water. The steepest

slopes (31-54%) are found on the far east side of the parcel and are northeast facing. The central and west side of the subject parcel primarily contain slopes of approximately 0-30%. The east and south side of the parcel is heavily vegetated with mature tree growth (approximately 75+ acres). The north and west side of the parcel contain intermittent mature tree growth, and areas of native grasslands where tree growth is sparse.

2N 12E 0 700: The slope and general parcel data were identified through Wasco County GIS (Slope, Zone, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis, and a January 28, 2020, Staff site visit. All of the adjacent properties located to the east, south, and west are within the Forest (F-2) Zone (F-2(80)). Adjacent properties to the north are within the Exclusive Farm Use (A-1) Zone (A-1 (40) and A-1(160)). The subject parcel is undeveloped. Dry Creek, a delineated "freshwater forested shrub wetland" runs in a northwesterly direction through the northeast corner of the parcel. Slopes on the east side of Dry Creek are southwest facing and are approximately 20%. Slopes on the west side of Dry Creek are northeast and northwest facing and are approximately 30%. The parcel is intermittently vegetated with small (2-10 acre) forests of conifer and broadleaf trees separated by significant areas of native grasslands where tree growth is sparse. The parcel has a high density of tree growth along the eastern side of Carrol Road.

C. Surrounding Land Use: The slope and general parcel data were identified through Wasco County GIS (Slope, Zone, Imagery Data Layers, and State of Oregon Wetlands Inventory) analysis. Properties located further to the west, south, southwest, and southeast of the subject parcel are within the Forest (F-2) Zone (F-2(80)). Properties located further to the north and northwest of the subject parcel are within the Exclusive Farm Use (A-1) Zone (A-1 (40) and A-1(160)). Properties located further to the east and northeast of the subject parcel are within the Forest-Farm (F-F 10) Zone (Non-Resource) and Rural Residential (R-R (10)) Zone. The surrounding properties on the east side of Dry Creek contain southwest facing slopes of 20-27%. The surrounding properties on the west side of Dry Creek contain similar northwest facing slopes as the subject parcel (30%). The parcels north and northwest are generally used for farm use (orchard and hay) and have single family dwellings. Parcels located east and northeast are generally used for residential purposes and contain denser development. Parcels located to the southeast are forestland and contain little to no development. Parcels to the south contain sparse residential development.

D. Public Comment: A pre-notice for the request was provided on June 16, 2021, to all property owners within 750' of the subject parcel as well as interested and affected public agencies. This notice provided a 12-day comment period ended at 4 p.m., June 28, 2021. All comments received are located within Attachment H3.

III. FINDINGS:

A. Chapter 2 – Development Approval Procedures

Section 2.060 - Application/Completeness

A. The Director shall have the authority to review the following applications for Administrative Action, and shall follow the procedure provided by this Ordinance to accomplish such review. Matters required by this Ordinance that are not subject to other provisions of this Ordinance include, but are not limited to:

(***)

1. Conditional Use Review (Chapter 5)

FINDING: An application has been made for review of a Conditional Use Permit for a "Cemetery" in the Forest (F-2) Zone. The Director has the authority to review this type of application for Administrative Action. Staff finds that the request complies with Section 2.060.A.1.

B. The following matters shall be heard by the Planning Commission, pursuant to Sections 2.080, 2.090, 2.130, 2.140, 2.150, and 2.190 of this Ordinance:

(***)
3. Subdivision (Chapter 21)

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The Planning Commission has the authority to review this type of application for Quasi-Judicial Review. Staff finds that the request complies with Section 2.060.B.3.

14. Matters which the Director elects not to review, pursuant to Section 2.060 A 1, A 2, A 3, A 4, A 5, A 6, A 7, and A 8.

FINDING: The application for review of a Conditional Use Permit for a "Cemetery" in the Forest (F-2) Zone was accompanied with applications for a Conditional Use Permit for a "Youth Camp", a Property Line Adjustment/Replat, and a "Cemetery" Subdivision. The scope of work within all of the applications involve the same subject parcels located at 2N 12E 19 100 and 2N 12E 0 700. Due to the fact that the "Cemetery" Subdivision must be reviewed by the Planning Commission, and that the applications were submitted as a single project impacting the same property, the Director has elected not to review the Property Line Adjustment/Replat, the Conditional Use Permit for a "Cemetery", or the Conditional Use Permit for a "Youth Camp".

Accordingly, the Planning Commission has authority to review the entire application packet that includes the following requests: (1) a Property Line Adjustment/Replat; (2) a Conditional Use Permit for a "Youth Camp"; (3) a Conditional Use Permit for a "Cemetery"; and (4) a "Cemetery" Subdivision. Staff finds that the request complies with Section 2.060.B.14.

B. Chapter 3 – Basic Provisions

Section 3.120 - Forest (F-2) Zone
Section 3.125 - Uses Permitted Subject to Conditional Use Review/Type II or Type III
The following uses may be permitted on a legal parcel on lands designated Forest (F-2) Zone subject to Section 3.126 – Conditional Use Approval Standards, Section 3.127 - Property Development Standards, Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off-Section 3.125 - Uses Permitted Subject to Conditional Use Review/Type II or Type III The following uses may be permitted on a legal parcel on lands designated Forest (F-2) Zone subject to Section 3.126 – Conditional Use Approval Standards, Section 3.127 - Property Development Standards, Chapter 5 – Conditional Use Review, Chapter 10 - Fire Safety Standards, Chapter 20 - Site Plan Review only if the request includes off-street parking, off- street loading or bicycle parking, as well as any other listed, referenced, or applicable standards. (Amended 4/12)

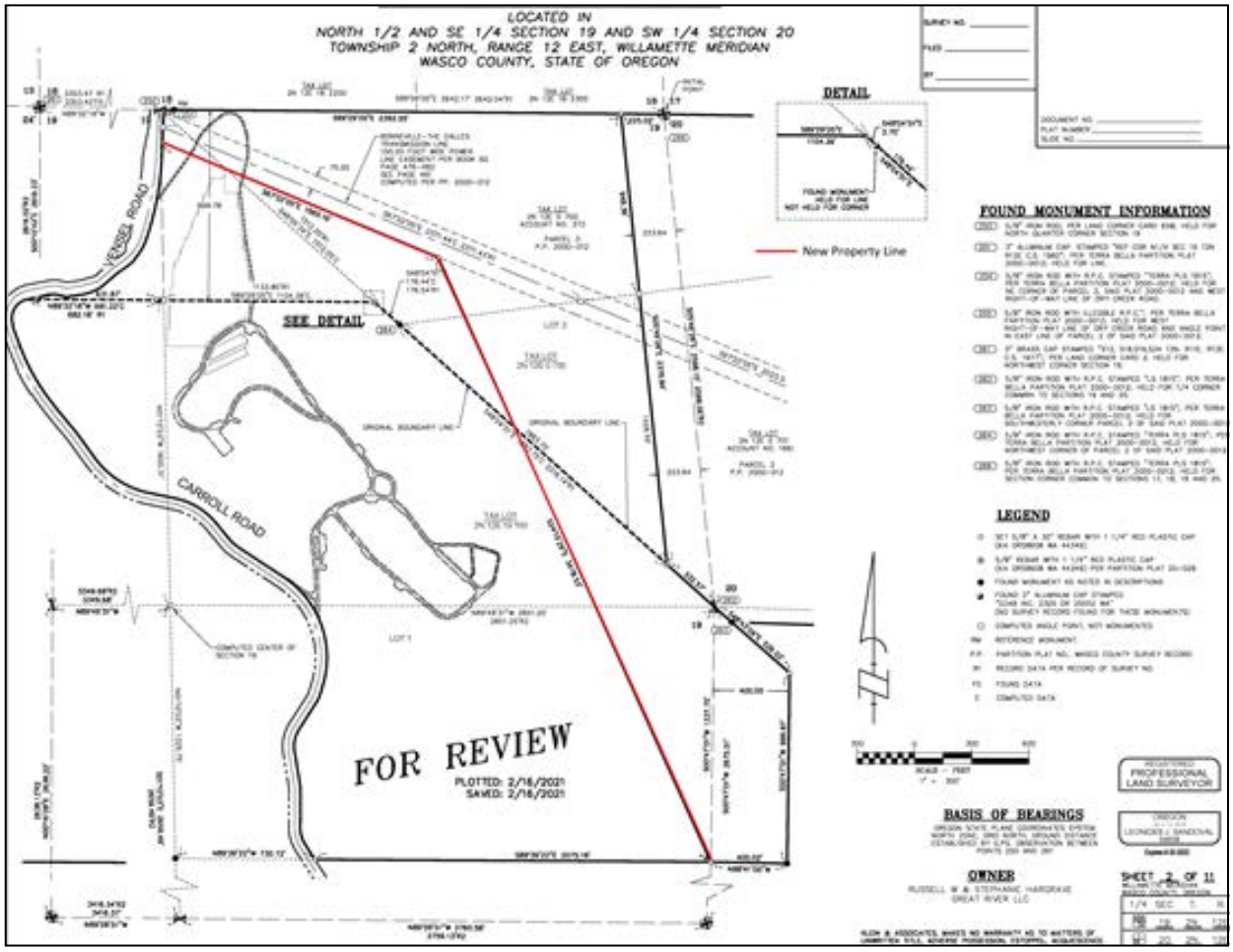
PARKS/PUBLIC/QUASI-PUBLIC FACILITIES

W. Cemeteries.

FINDING: In accordance with the Wasco County Land Use and Development Ordinance (WC-LUDO), a "Cemetery" is defined as:

Cemetery - Land dedicated for burial purposes, including mortuary, crematory, mausoleum, and columbarium, when operated within the boundary of the cemetery.

The applicant seeks a Conditional Use Permit to construct and operate a green Cemetery and Youth Camp in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The existing subject parcel will first be modified by an approved and duly recorded Property Line Adjustment/Replat that will alter the property line of the subject parcel (See below "Map: Property Line Adjustment/Replat").



Map: Property Line Adjustment/Replat

The Property Line Adjustment/Replat will adjust a common property line between an 80.21-acre parcel located at 2N 12E 0 700 (Lot 2), and a 155.90-acre parcel located at 2N 12E 19 100 (Lot 1), resulting in a parcel that is 83.77 acres (Lot 2) and a 152.34-acre subject parcel (Lot 1). A **condition** of approval is included in the recommendation to the Planning Commission stating that the applicant must initiate a request for final Property Line Adjustment/Replat plat approval, receive approval, and duly record the final Property Line Adjustment/Replat plat with the Wasco County Clerk prior to the review and approval of the Cemetery Subdivision's final plat or receiving Building Codes approval for structural development. Findings in this report pertaining to the greater subject parcel, consider the post Property Line Adjustment/Replat parcel configuration and acreage (152.34 acres).

Cemetery Scope

The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The request provides that the proposed green burial operation will provide a location for the internment of people in a manner that does not inhibit natural decomposition. The proposed cemetery will utilize four existing buildings for cemetery business operations. Application materials and the site plan (See Sheets C3.0 and C4.0), provides that the four structures are the "Welcome Center", the "Caretaker Residence", the "Maintenance Building", and the "Lawn Mower Shed". These structures will also be used in conjunction with the proposed Youth Camp.

The applicant has provided the following statement in support of the application:

> Great River's green cemetery will be a place where people can rest in beautiful, natural surroundings. A place where the deceased will not be forgotten because people enjoy visiting. A place where people might share a family picnic while visiting a loved one. A memorial place where family members might have attended Youth Camp. A place that helps the living, honors the dead, and conserves the natural beauty of the land. (Page 5, Cemetery CUP Application).
>
> What is a Green Burial? – It is the interment of the body of a deceased person in the soil in a manner that does not inhibit decomposition but allows the body to be naturally recycled. It is an alternative to other contemporary Western burial methods and funerary customs, and some key differences are that the body would not contain chemicals, such as embalming fluids, and the deceased would not be buried inside of a metal or concrete vault. Instead, the deceased's body (without embalming fluid but stored in temperature appropriate manner prior to burial) would be transported to the site on the day of burial in a biodegradable and untreated wooden or woven casket, or wrapped in a natural cloth shroud. The deceased would be safely placed in a grave three to four feet below ground where they would be undisturbed by wildlife and will naturally become part of the earth. Cremated remains (ashes), may also be buried in biodegradable containers or scattered. Note: all cremations are done off-site in a licensed facility, Great River does not plan to offer this service. Great River plans to be certified by the Green Burial Council, which defines natural burial this way: "...cemeteries, preserves, and burial grounds can broadly be considered green if they care for the dead with minimal environmental impact that aids in the conservation of natural resources, reduction of carbon emissions, protection of worker health, and the restoration and/or preservation of habitat." Green burial requires the use of non-toxic and biodegradable materials, for caskets, shrouds, and urns. (Page 5-6, Cemetery CUP Application).
>
> This closer-to-nature concept is in sync with society's growing concern for the planet. Before the advent of the modern burial, when loved ones died, their bodies were typically wrapped in a shroud and put in the ground, but, by the time we reached the mid-1900s, a quite different, non-eco-friendly tradition had taken over. (Page 6, Cemetery CUP Application).

The administration of cemetery business, burial ceremonies, and burials are the proposed uses in this application. The storage and preparation of the deceased on cemetery grounds or within any of the structures used in conjunction with the cemetery is not proposed. The construction and operation of a "Cemetery" in the Forest (F-2) Zone is a conditioned use subject to provisions of the Wasco County Land Use and Development Ordinance. Additionally, applicable provisions within Oregon Revised Statutes Chapter 97 Rights and Duties Relating to Cemeteries, Human Bodies and Anatomical Gifts, are addressed below, where the proposal is found to be in compliance. Staff finds that the request complies with Section 3.120.W.

Section 3.126 - Conditional Use Approval Standards
The following review criteria shall apply to a conditional use applied for in Section 3.125 of this Section:

A. The proposed use will not significantly increase the fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

FINDING: Fire safety related criteria is addressed in Chapter 5 Conditional Use Review and Chapter 10 Fire Safety Standards in this report (See below findings for Chapter 5 Conditional Use Review and Chapter 10 Fire Safety Standards), where the requested use is found to comply.

Prior to this request, the subject property was abandoned for at least a decade. No maintenance or upkeep of the property or its structures was provided during this time. During the May 4, 2021, staff site visit, the applicant commented that during the abandonment period, the property was subject to frequent trespass, breaking and entering of existing buildings, and that no grounds keeping had been done. Additionally, the applicant provided that the Mosier Creek fire in August, 2020, and the subsequent clean-up has clearly demonstrated how poorly maintained and unsafe the property was.

Mosier Fire Chief Mike Renault and Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns, provided comment addressing the proposed use and the submitted "Fire Protection and Prevention Plan" (See below findings for Chapter 5 Conditional Use Review and Chapter 10 Fire Safety Standards). Conditions of approval regarding fire safety are included throughout this report to ensure the land owner and owner or operator complies with all state and county regulations regarding fire safety.

Analysis of the overall proposal, expert commentary, and conditioned fire mitigation measures provides that the requested use will not significantly increase the fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel. Staff finds that the request complies with Section 3.126.A.

B. The landowner for the use shall sign and record in the deed records for the County a forest Farm Management Easement document binding the landowner and landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury form farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring the owners to sign and record in the deed records for the County a Forest-Farm Management Easement binding the landowner, the owner or operator of the Youth Camp, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 prior to receiving zoning approval on a building permit application. This document can be found in Attachment F3, along with a copy of the Farm Mediation Ordinance in Attachment G33. With this condition of approval, Staff finds that the request complies Section 3.126.A.

Section 3.1265 - Prohibited Uses
Marijuana processing, wholesaling, retailing and all other uses not listed which are not determined to be similar uses, as provided in Section 4.010 of this Ordinance.

FINDING: The requested use is not for marijuana processing, wholesaling, or retailing. Staff finds that Section 3.1265 is not applicable to this request.

Section 3.127 - Property Development Standards

A. Setbacks

1. *New Buildings and Structures: No structure other than a fence, sign, road or retaining wall less than four (4) feet in height shall be located closer than forty (40) feet from the right of way of a public road and all other property lines. Dwellings and structures accessory to dwellings shall also meet all siting standards and setbacks listed for dwellings or structures in the F-2 zone.*

FINDING: The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. Repaired and replaced structures will remain in their current locations. A copy of the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

The proposed cemetery will utilize four existing buildings for cemetery business operations that include the "Welcome Center", the "Caretaker Residence", the "Maintenance Building", and the "Lawn Mower Shed". These structures will be used in conjunction with the proposed Youth Camp.

The property line setbacks for all structures meet the minimum 40-foot setback requirement. The table below provides the property line setbacks for the existing structures. (See below "Table: Property Line Setbacks (Existing Structures").

PROPERTY LINE SETBACK (EXISTING STRUCTURES)					
Building Name	**North Setback**	**East Setback**	**South Setback**	**West Setback**	**Conforms**
Welcome Center	1265'	1491'	494'	768'	Yes
Maintenance Building	1410'	1378'	536'	815'	Yes
Bath House & Laundry	1833'	992'	1349'	433'	Yes
Bunkhouse	1184'	553'	1563'	1060'	Yes
Bunkhouse Annex	1184'	553'	1563'	1060'	Yes
Instruction Pavilion	1103'	514'	1508'	1116'	Yes
Caretaker Residence	1889'	1332'	1463'	175'	Yes
Lawn Mower Shed	1200'	903'	2115'	1347'	Yes

Table: Property Line Setbacks (Existing Structures)

Staff finds that the request complies Section 3.127.A.1.

2. *Additions, modifications or relocation of existing buildings and structures shall comply with the setback standards in a. above. (Added 4/12)*

    a. *Dwellings: The proposed addition modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements unless the addition will extend a structure further away from and perpendicular to the property line or resource. Any proposal that would place a relocated dwelling or extend an existing dwelling into or further toward the property line or resource, or expand an existing dwelling parallel into a setback or buffer shall also be*

subject to Chapters 6 & 7 - Variances and any other applicable review criteria. The provisions of Chapter 13 – Nonconforming Uses, Buildings and Lots are not applicable to replacement dwellings.

b. Buildings and Structures other than Dwellings: The proposed addition, modification or relocation shall not result in nonconformity or greater nonconformity to property line setbacks or resource buffer requirements. If the building or structure currently conforms to all setback standards and the proposal would result in non-conformity a Chapter 6 or 7 variance will be required. If the building or structure currently does not conform to all setback standards and the proposal would increase the non-conformity it shall be subject to the applicable provisions of Chapter 13 - Nonconforming Uses, Buildings and Lots.

FINDING: The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. All of the buildings will remain in their existing locations where they are found to comply with property line setback standards. Staff finds that the request complies Section 3.127.A.2.

3. Waterways

a. Resource Buffers: All bottoms of foundations of permanent structures, or similar permanent fixtures shall be setback from the high water line or mark, along all streams, lakes, rivers, or wetlands. (Added 4/12)

(1) A minimum distance of one hundred (100) feet when measured horizontally at a right angle for all water bodies designated as fish bearing by any federal, state or local inventory.

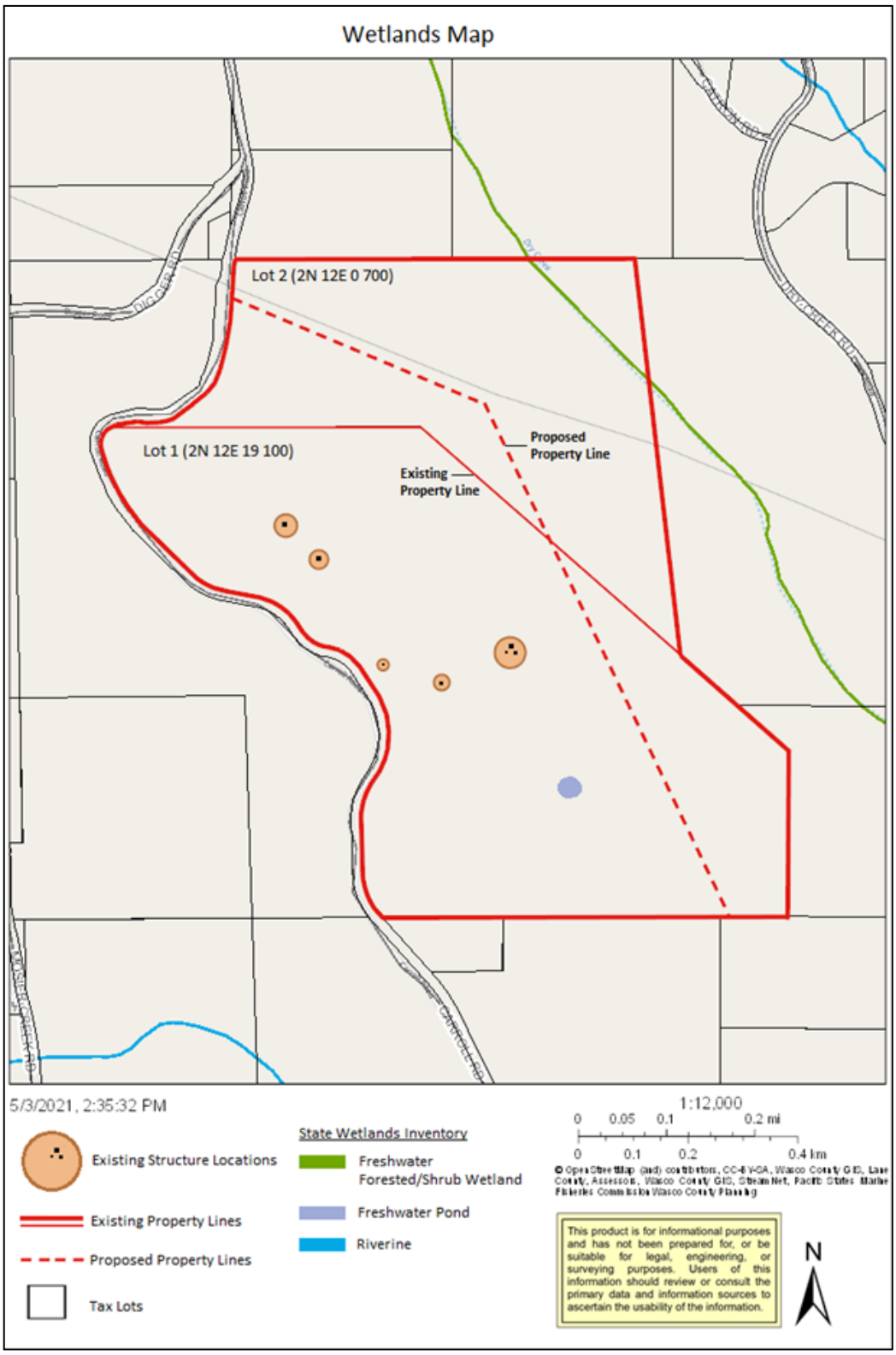
(2) A minimum distance of fifty (50) feet when measured horizontally at a right angle for all water bodies designated as non-fish bearing by any federal, state or local inventory.

(3) A minimum distance of twenty five (25) feet when measured horizontally at a right angle for all water bodies (seasonal or permanent) not identified on any federal, state or local inventory.

FINDING: Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. All of the buildings will remain in their existing locations where they are found to comply with property line setback standards. A copy of the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

Water course and setback data were identified through submitted application materials, Wasco County GIS (State Wetlands Inventory, Tax Lot Data, and Imagery Data Layers) analysis, and a May 4,2021, staff site visit. The subject parcel located at 2N 12E 19 100, contains a non-fish bearing man-made fresh water pond as identified on GIS Wetland Inventories; however, the pond is no longer utilized and the area does not contain water. None of the existing structures are within 25 feet of the pond. Dry Creek is delineated as a non-fish bearing “freshwater forested shrub wetland”, and runs in a northwesterly direction through the northeast corner of the parcel located at 2N 12E 0 700. None of the existing structures are within 25 feet of Dry Creek. The reconstruction, repair, or modification of existing

structures will not result in nonconformity with resource buffer requirements. The below wetlands map provides visual reference to existing delineated wetlands, property lines, and existing structures (See below “Map: Wetlands Map”). Staff finds that the request complies with Section 3.127.A.3.a.(1)-(3).



Map: Wetlands Map

(4) If the proposal does not meet these standards it shall be subject to subsection 2. above - Additions or Modifications to Existing Structures.

FINDING: The proposal meets criteria within Section 3.127.A.3.a.(1)-(3). Staff finds that Section 3.127.A.3.a.(4) is not applicable to this request.

(5) The following uses are not required to meet the waterway setbacks; however they must be sited, designed and constructed to minimize intrusion into the riparian area to the greatest extent possible:

(a) Fences;
(b) Streets, roads, and paths;
(c) Drainage facilities, utilities, and irrigation pumps;
(d) Water-related and water-dependent uses such as docks and bridges;
(e) Forest practices regulated by the Oregon Forest Practices Act;
(f) Agricultural activities and farming practices, not including the construction of buildings, structures or impervious surfaces; and
(g) Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.

FINDING: New fences, streets, roads, paths, drainage facilities, utilities, irrigation pumps, water-related and dependent uses, forest practices, or agricultural activities are not proposed in this request. The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. All of the buildings will remain in their existing locations where they are found to comply with property line setback standards and riparian buffers. Staff finds that the request complies with Section 3.127.A.3.a.(5).

B. Height: Maximum height for all structures shall be thirty five (35) feet. Height is measured from average grade.

FINDING: Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. The application does not contain specific building plans; however, the proposed dimensions of each building were provided (See below "Diagram: Building Dimensions").

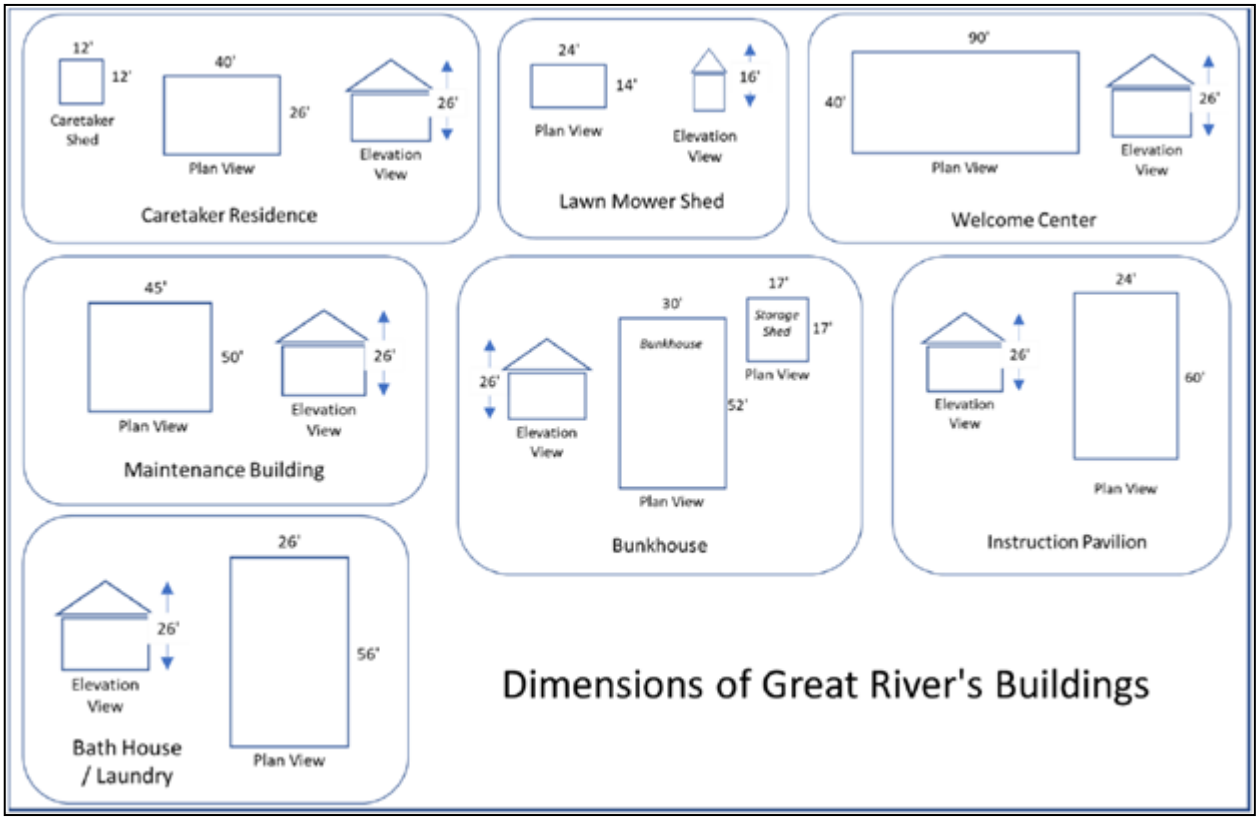


Diagram: Building Dimensions

A **condition** of approval is included in the recommendation to the Planning Commission requiring all final repaired, modified, or replaced structures be less than 35 feet in height. With this condition of approval, Staff finds that the request complies with Section 3.127.B.

C. *Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740 - Flood Hazard Overlay (EPD 1).*

FINDING: The FEMA Flood Map Service Center is the official public source for flood hazard information produced in support of the National Flood Insurance Program. FEMA flood map data is shared with the Wasco County GIS Division. According to the Wasco County GIS Flood Hazard Overlay (EPD-1) data layer, the proposed development is not within a delineated floodplain. Staff finds that Section 3.217.C is not applicable to this request.

D. *Signs: Signs shall not extend over a public right-of-way or project beyond the property line.*

1. *Signs shall not be illuminated or capable of movement.*

2. *Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located.*

3. *Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right of way of public road.*

FINDING: The site plan provides for 10 designated signs (See Sheet C5.0), in conjunction with the proposed Cemetery and Youth Camp. The proposed signs do not extend over a public right away or project beyond the property line. The signs will not be illuminated or capable of movement. Signs will be limited in size to twelve (12) square feet in area, and shall describe only uses permitted and conducted on the subject property. The application provided sign examples (See below "Diagram: Sign Examples).

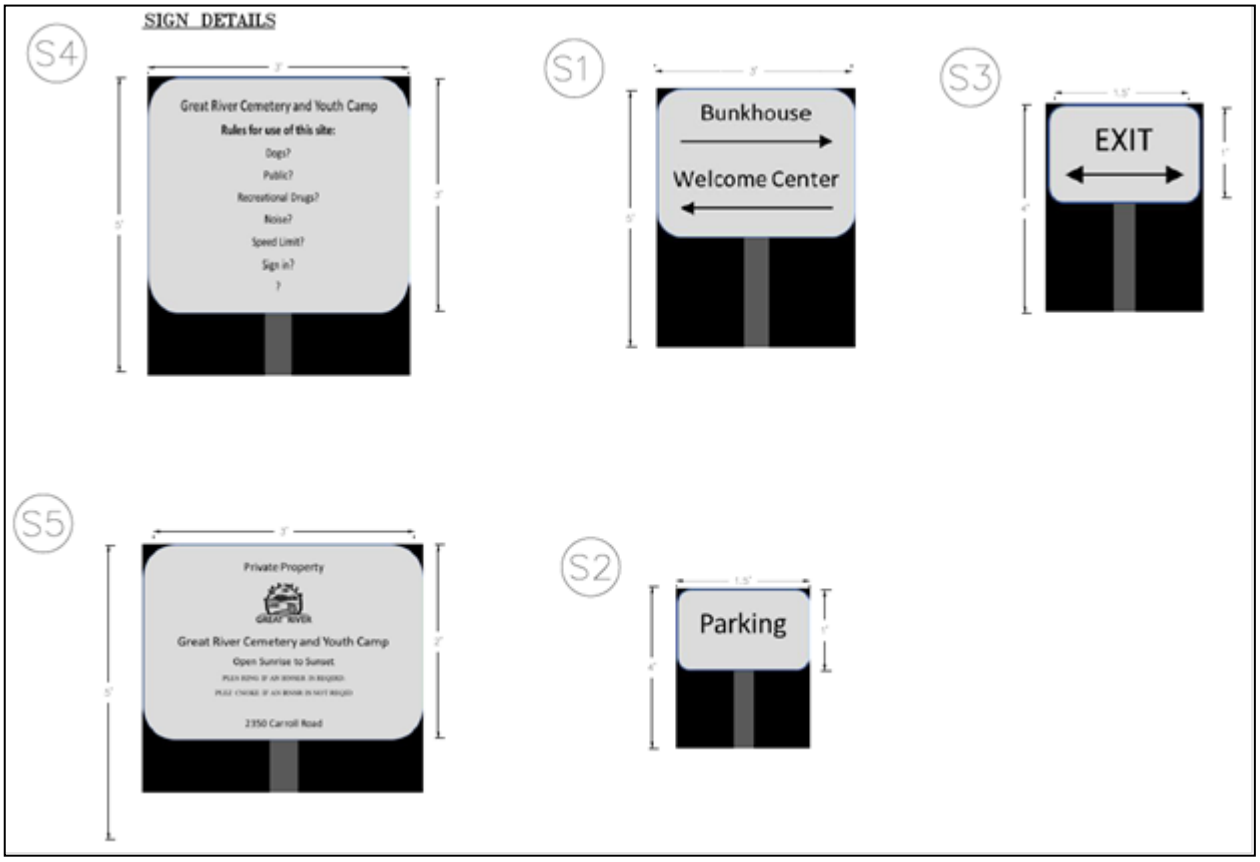


Diagram: Sign Examples

A **condition** of approval is included in the recommendation to the Planning Commission requiring the following: (1) all signs placed on the property to: (1) Signs shall not be illuminated or capable of movement; (2) Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property on which the sign is located; and (3) Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right of way of public road. With these conditions of approval, Staff finds that the request complies with Section 3.127.D.

E. Parking: Off street parking shall be provided in accordance with Chapter 20 - Site Plan Review when and if necessary.

FINDING: This criterion deals with requirements of parking. Chapter 20, off street parking, is addressed in Section III.E of this report where the request is found to be in compliance. Staff finds that the request complies with Section 3.217.E.

F. Lighting: All outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties, roadways,

and waterways. Shielding and hooding materials shall be composed of nonreflective, opaque materials.

FINDING: The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Cemetery and Youth Camp. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. A copy of the Wasco County Lighting Standards can be found in Attachment E3. With this condition, Staff finds that the request complies with Section 3.127.F.

G. New Driveways: All new driveways which access a public road shall obtain a Road Approach Permit from the Wasco County Public Works Department.

FINDING: Carroll Road provides public access to the subject parcel located at 2N 12E 19 100. The subject parcel was used as an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of paved roads. The paved roads still exist, and will be used as private roads to access the proposed Cemetery and Youth Camp. Existing road locations are provided on the site plan (Sheets C3.0 & C4.0). County records indicate that a Road Approach Permit was issued for the R.V. campground; however, this permit has since expired with the R.V. campground Conditional Use Permit. A new Road Approach Permit is required for the current proposal. A **condition** of approval is included in the recommendation to the Planning Commission requiring the applicant to obtain a Road Approach Permit for the proposed Cemetery prior to operations. With this condition, Staff finds that the request complies with Section 3.127.G.

Section 3.128 - Parcel Size Standards
The minimum lot or parcel size shall be 80 acres.

(***)

B. Divisions to create parcels for specified non resource use permissible in the F-2 Zone - Lot or parcel size may be reduced below 80 acres only for the uses listed in Section 3.125 A, B, D, E, F, I, K, L, M, N, R, S, V, W, & X OAR 660-006-0025 (3) (m)-(o) and (4) (a)-(o) providing these uses meet all other applicable standards and criteria in this section.

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a Cemetery and Youth Camp in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The existing subject parcel will first be modified by an approved and duly recorded Property Line Adjustment/Replat that will alter the property line of the subject parcel.

The Property Line Adjustment/Replat will adjust a common property line between an 80.21-acre parcel located at 2N 12E 0 700 (Lot 2), and a 155.90-acre parcel located at 2N 12E 19 100 (Lot 1), resulting in a parcel that is 83.77 acres (Lot 2) and a 152.34-acre subject parcel (Lot 1).

The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The proposal is for a non-resource use in the Forest (F-2) Zone, and will create a unit of land below the 80-acre minimum parcel size of the zone. However,

cemetery use of land in the Forest (F-2) Zone is an allowed use under Section 3.125.W of this Ordinance and OAR 660-006-0025(4)(o). Staff finds that the request complies with Section 3.128.B.

Section 3.920 - Sensitive Wildlife Habitat Overlay (EPD-8)

(***)

Section 3.923 - Exempt Areas
The following areas are exempt from these provisions:

A. Rural Service Centers.

B. Areas designated as Impacted Areas in the Transition Lands Study Area.

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a Cemetery and Youth Camp in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The subject parcel is located within the areas designated "Sensitive Wildlife Habitat Overlay (EPD-8)" and "Transition Lands Study Area". The subject parcel is exempt from additional criteria within Section 3.923. Staff finds that the request complies with Section 3.923.B.

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 Comprehensive Plan and implementing Ordinances of the County.

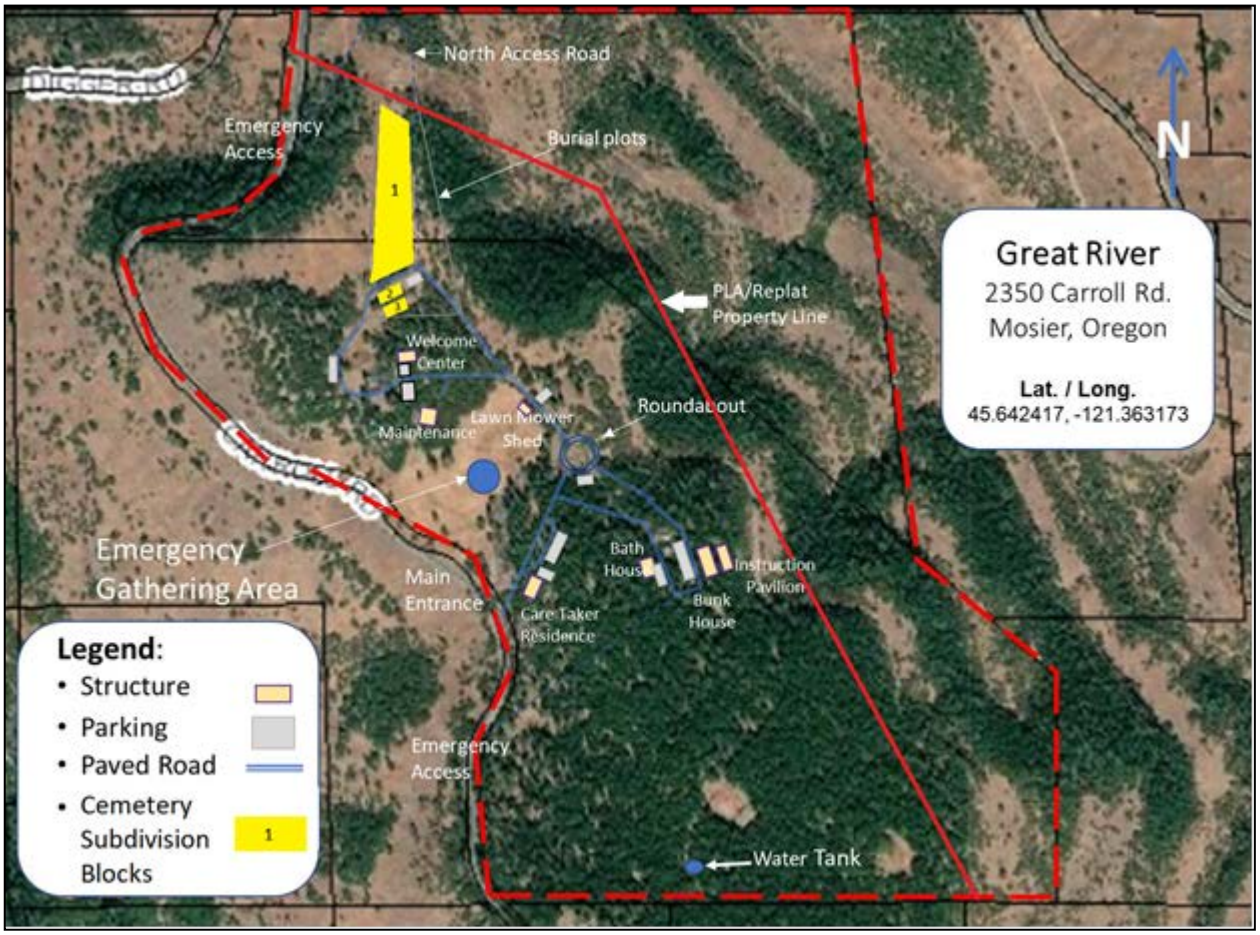
FINDING: The goals and objectives of the Wasco County Comprehensive Plan (WC-COMPLAN) are implemented through the Wasco County Land Use & Development Ordinance, which are addressed throughout this report. Staff finds that the request complies with Criterion 5.020.A.

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.

FINDING: Analysis of the location, size, design, and operational characteristics of the proposed Cemetery, and its compatibility with outright permitted uses of surrounding and adjacent property is provided below.

Location: The subject parcel is located west of Dry Creek Road and east of Carroll Road, approximately 2.5 miles south of Mosier, Oregon. The subject parcel will be adjusted to 152.34 acres by an approved

and duly recorded Property Line Adjustment/Replat that is included in the greater application packet. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The proposed cemetery subdivision is located at the north end of the subject parcel and broken into three individual blocks. (See below "Map: Illustration of the Great River Cemetery Site"). The Great River Cemetery Plat (See Attachment C), provides explicit details of the proposed cemetery subdivision.



Map: Illustration of the Great River Cemetery Site

The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. The subject parcel and all of the adjacent properties are within the Forest (F-2) Zone. Properties to the north and northeast are within the Exclusive Farm Use (A-1) Zone, the Forest-Farm (F-F 10) Zone (Non-Resource), and the Rural Residential (R-R (10)) Zone. No other commercial use exists within one-half mile of the proposed Cemetery. The primary developed area reserved for Cemetery activities is located within the interior of the subject parcel. (Approximately 800+ feet northeast and east of the main entrance to the subject parcel and Carroll Road). The proposed cemetery will utilize four existing buildings for cemetery business operations that include the "Welcome Center", the "Caretaker Residence", the "Maintenance Building", and the "Lawn Mower Shed". The "Caretaker Residence" is the only structure that is within 100' of Carroll Road. Tree growth appears to be denser on the subject parcel compared to surrounding and adjacent lands to the north, east, and west. Adjacent and surrounding properties located north, east, and west contain sporadic tree growth and natural grasses.

Size and Design: Upon approval and final recording of the requested Property Line Adjustment/Replat, the subject parcel will be 152.34 acres in size. The application requests approval of a green Cemetery subdivision that will exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for

burials, leaving 145.83 acres dedicated to non-cemetery use. The cemetery subdivision consists of 4.27% of the entire 152.34-acre parcel (6.5/152.34 = 4.27%).

The cemetery operation is designed to take advantage of the existing road network and utilize four existing buildings on the subject parcel located at 2N 12E 19 100. Save for the "Caretaker Residence", all of the buildings used for cemetery operations are centrally located on the subject parcel. (Approximately 800+ feet northeast and east of the main entrance to the subject parcel and Carroll Road). The proposed cemetery layout will help minimize potential disturbances to neighboring parcels.

Operational Characteristics: The proposed Cemetery will use the existing road network and buildings that were utilized by the previous R.V. park/campground. No new structures are proposed in different locations. Eight preexisting buildings are identified on the site plan (See Sheets C3.0 and C4.0). The August 2020, Mosier Creek fire damaged or destroyed the eight preexisting buildings. Additionally, age, wear, and the original use of the existing buildings necessitates the repair, modification, or replacement of the eight buildings. Replaced structures will remain in their current locations.

The applicant has provided the following statement in support of the application:

> Operations:
>
> > Sales: Initially, people might stop by or make an appointment. When they arrive, they would park at the welcome center and be taken inside to see and learn about products and services. They would learn about natural burial, examine sample products, look at pictures and videos, and examine the plot map. Prospects would be shown burial sites they are interested in.
> >
> > Funerals: Typically, Great River personnel would dig the grave, but family members might dig also or instead. In general family and friends are encouraged to participate in the funeral, by collecting native flowers, helping to dig the grave, etc. The deceased would be transported to Great River on the day of the burial, bodies would not be stored onsite at Great River. The funeral service might be conducted at another facility prior to transportation to Great River, or the service might be conducted at grave-side or at the Welcome Center at Great River. In most cases there will be some sort of ceremony onsite.
> >
> > The grave is filled in immediately after interment, often by loved ones, and/or by Great River personnel. Dirt is typically mounded up over the grave so that it levels out as the body and other biodegradable materials decompose.
> >
> > On average, 10 – 20 people might attend a funeral, but some funerals would attract as many as 80 people arriving in as many as 40 cars. Funeral attendees would park, and use facilities, such as lavatories, at the Welcome Center.
> >
> > People visiting loved ones – The cemetery would be open between sunrise and sunset, and people visiting loved ones would park and use the facilities by the Welcome Center. They might stroll through the burial plot areas as they visit the grave of their loved one. They might sit comfortably on a basalt pillar in a memorial grove of trees as they reflect and grieve. Or they might enjoy a family picnic before strolling the grounds and visiting the grave site.
> >
> > Administration of the cemetery would be conducted from office space in the Welcome Center. Office equipment and permanent records would be maintained in the Welcome

Center, Great River does not plan to have any offsite office or storage space. Office work such as record keeping, communication, planning, meetings, etc., would be conducted at the office in the Welcome Center. Great River staff would also use the welcome center to eat their meals (in addition to the Youth Campers)

Maintenance activities include mowing and raking pathways, parking areas, and roadways, cutting and clearing fallen trees and branches, planting and nurturing trees and other native plants, pest and noxious weed control, snow removal, etc. Maintenance equipment, such as a small truck, a tractor, backhoe, chainsaws, etc. would be stored and cared for in the maintenance building, along with firefighting equipment. Additional maintenance and mowing equipment will be stored in the lawn mower shed. (Page 23-24, Youth Camp CUP Application).

Compatibility: A front gate, the caretaker's residence, outdoor lighting, and the Cemetery's distance from urban areas will help reduce instances of trespass onto the subject property. The Cemetery will be contained entirely on the subject parcel, and there are no proposed uses that will occur outside of the parcel's boundaries, which will limit opportunities of trespass onto neighboring properties. The distance from the structures and cemetery grounds, and on-site trees will help muffle noise from voices or vehicles that arises from conducting cemetery operations. The Cemetery's planned daytime hours of operation are from 8:00 a.m. until 4:00 pm.

Among other things, the purpose of Forest (F-2) Zone encompasses "open space, recreation, wildlife habitats and related forest uses." (See WC-LUDO Section 3.120 - Forest (F-2) Zone page 1). As proposed, the Cemetery fits within the scope of the Forest (F-2) Zone's purpose. Additionally, outright permitted uses in the Forest (F-2) Zone include, but are not limited to forest use, uses auxiliary to forest operations, farm use, aggregate operations, utility operations, hunting/fishing operations without lodging facilities, road work, uses to conserve soil, air, water quality and open space, etc. The majority of outright permitted uses are temporary or occasional in nature. Considering the subject parcel's location, size, access, and the scope and physical design of the proposed Cemetery, Staff finds the Cemetery is compatible with outright permitted uses of surrounding and adjacent property. Staff finds that the request complies with Criterion 5.020.B.

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.

FINDING: 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: Application materials provide the following:

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.

• Roads – Great River is accessed via Carroll Road, a paved two lane county highway classified as a "Rural Minor Collector" in the 2009 Wasco County Transportation Plan. Vehicles would access Carroll Road either: 1) by taking exit 69 off of I-84 into Mosier and continuing via State Road to Carroll Road, or; 2) by taking State Road to Carroll Road from The Dalles. State Road is classified as a "Major Collector" in the 2009 Wasco County Transportation Plan.

• Cemetery Operation and Traffic - Great River estimates that when the cemetery is fully developed the annual number of interments could be as high as 35 / year. Using the guidelines from the Trip Generation Manual, this would generate 5 roundtrips / day on average, or about 1,825 roundtrips annually. Also, during a funeral there could be as many as forty vehicles arriving at once, producing a peak number of 40 roundtrips / day. Great River's business plan projects that, on average, once the operation matures, funerals will occur twice per month.

• Combined use for cemetery and Youth/Family Camp - As Great River plans to operate a Youth Camp in addition to the cemetery (see accompanying CUP for Youth Camp) the combined traffic is described in this section.

o The traffic load from the Youth Camp operation is estimated to be fewer than 400 roundtrips / year, as shown in [Table: Youth Camp Annual Estimated Traffic at Full Capacity], with a peak of 10 roundtrips in a single day.

o [Table: Combined Traffic when Operating at Full Capacity] shows the combined traffic at full capacity. The maximum number of roundtrips annually would be fewer than 2,400, and if a funeral occurred at the same time as a camp was beginning the peak traffic could be as high as 50 vehicles in a single day.

• This increase to the traffic on Carroll Road is minimal and is consistent with routine traffic for this area, so the proposed development should not burden existing community roads. In an email dated December 23, 2020, Arthur Smith, Wasco County Public Works Director, stated "It appears that this development should not adversely impact the county roads or significantly increase our maintenance in this area". See attached December 22 letter to Wasco County Public Works and the corresponding December 23 email response from the director for additional details. (Page 30-32, Cemetery CUP Application).

Staff Analysis: The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. Cemetery traffic data was calculated by taking into consideration fully developed operations using guidelines from the Institute of Transportation Engineering Trip Generation Manual (10th Edition). Addtionally, Youth Camp traffic data was calculated by considering the amount of roundtrips necessary to deliver and withdraw the maximum number of overnight and daytime campers, adult chaperones and volunteers, parents, and staff multiplied by the number of sessions (Summer Camp, Outdoor School, and Day "Custom" Camp Sessions), in the 65-day per year operation schedule. (See below "Table: Great River Youth Camp Projected Full Capacity" and "Table: Youth Camp Annual Estimated Traffic at Full Capacity").

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	8	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	7	1	**67.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	16	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	25	4	**394.0**	Annual Roundtrips
Peak roundtrips / day	10	6.25	4	**10.0**	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Table: Youth Camp Annual Estimated Traffic at Full Capacity

Because the overall application requests both a Cemetery and a Youth Camp, the applicant has provided a combined average traffic estimate. (See below "Table: Combined Traffic when Operating at Full Capacity").

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.1	394.0	10.0
Total:	6.1	2,219.0	50.0

Table: Combined Traffic when Operating at Full Capacity

The applicant provided the Wasco County Public Works Department Director/Project Manager Arthur Smith a letter detailing the proposed Cemetery and Youth Camp and the estimated traffic information. The applicant provided a copy of Director Smith's commentary regarding the proposed Youth Camp's impact on county maintained roads:

Wasco County Public Works Department Director Arthur Smith Commentary (December 23, 2020):

> I appreciate the detailed information. It appears that this development should not adversely impact the county roads or significantly increase our maintenance in this area. However, in my experience, youth camps tend to expand after they have great success (Young Life down in Antelope), so I would caution you to monitor the number of attendees in future years. I would hate for a good idea that fits the area to turn into a large commercial event that impacts the county system.

A copy of the Director Smith's commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

On June 22, 2021, public comment was received from Sheila Dooley was received. A portion of Ms. Dooley's commentary concerned fire safety:

Pat Joseph (June 22, 2021)

> I am a resident of Mosier. I live up on Carroll road behind the old camp ground. It has come to my attention that this old campground will now be a youth camp and green cemetery. I am concerned for the safety of Carroll road. The road conditions now are dangerous. There is extensive wash boarding and the road base material is exposed. Also, along with the warm weather there is heavy bicycle traffic on Carroll Rd. Now, with added traffic of the youth camp this road will become very dangerous to travel. I would like to know if there will be some much needed attention to Carroll road given these circumstances.

A copy of this commentary can be found in Attachment H3.

This commentary is addressed in above in Section III.B and III.C of this report.

Based on the application materials, expert commentary, and analysis, the proposed use will not exceed or significantly burden public road facilities and services available to the area.

Fire Protection: The subject parcel is located within the jurisdictional boundaries of the Mosier Fire District, a structural fire protection district. The subject parcel is also within the jurisdictional boundaries of the Oregon Department of Forestry, a state agency that provides wildfire protection. The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. On May 20, 2021, a request for information concerning Carroll Road's ability to provide adequate access for firefighting equipment was sent to the Wasco County Public Works Department Director/Project Manager Arthur Smith. Director Smith provided the following comment on May 20, 2021: "Carroll Road and Vensel Road are both County maintained Local Roads. Yes, they can provide adequate access for firefighting equipment." A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

The overall application requests both a Cemetery and a Youth Camp. In order to approve a Youth Camp in the Forest (F-2) Zone, the applicant must demonstrate compliance with provisions in OAR 660-006-0031. Among other fire safety mitigation requirements, OAR 660-006-0031, mandates the applicant provide a "Fire Protection and Prevention Plan".

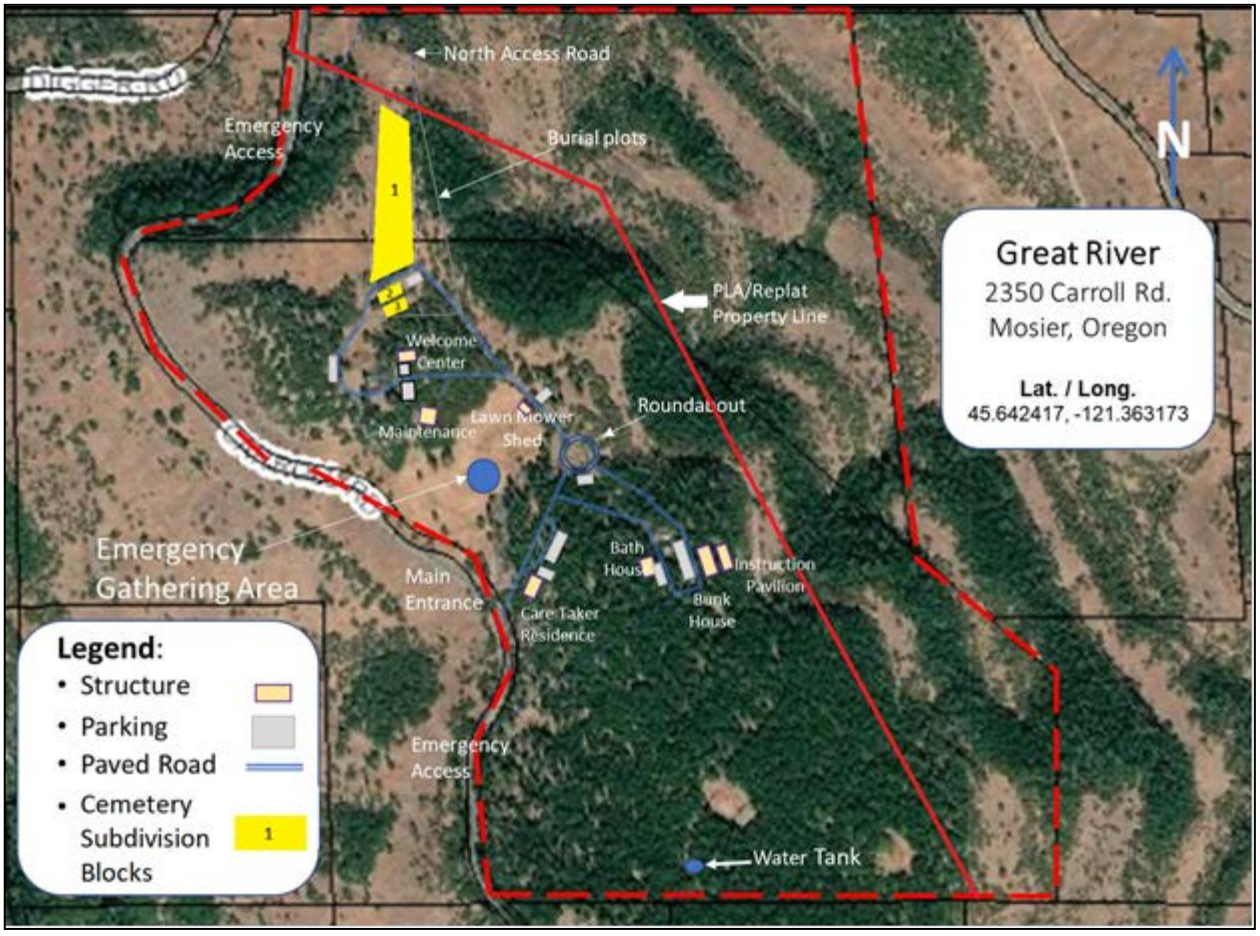
The following is provided within the "Fire Protection and Prevention Plan":

> Water from the onsite well is stored in a 30,000 gallon steel water tank at the highest point in the property (see sheet C1 of attached Great River Site Plan). From this tank water is distributed though out the site and can be accessed for firefighting from the 8 standpipes shown by the 'FP' symbol on the sheets of the attached site plans. There is a standpipe adjacent to each structure, and additional standpipes as shown on the site plan. All standpipes have a 2" pipe thread output with a removable screw cap allowing firemen to connect to the threaded nipple. (Page 3, Fire Protection and Prevention Plan).
>
> Great River Responsibilities:
> - Ensure that each employee has been properly trained in fire prevention
> - Ensure that adequate fire suppression measures are utilized systematically
> - Ensure that adequate fire-fighting equipment is onsite and functioning properly
> - Ensure each employee or contractor is trained in the use of the fire-fighting equipment
> - Ensure that local fire response organizations are notified immediately of any fires that are out of control
> - Provide necessary safety equipment for handling and storing combustible and flammable material

- Ensure equipment is maintained to prevent and control sources of ignition.
- Perform inspections, remove and prevent the accumulation of combustible material
- Store chemicals in appropriate containers, store flammable chemicals in a Flammable Cabinet
- Prohibit smoking or open flames in an area where combustible materials are located, and only allow smoking in authorized, designated areas
- Ensure that Mosier Fire and Oregon Department of Forestry have detailed up-to-date maps of the Great River site
- Conduct an annual site inspection / fire drill with Mosier Fire and Oregon Department of Forestry
- Provide emergency signage in accordance with WASCO 10.140 G
  (Pages. 6-7, Fire Protection and Prevention Plan).

A copy of the applicant's "Fire Protection and Prevention Plan" is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

See below "Map: Illustration of the Great River Cemetery Site" for approximate locations of the designated "Emergency Gathering Area" and "Water Tank". A copy of the Youth Camp site plan (See Sheets C1.0, C2.0, C3.0 and C4.0), is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.



Map: Illustration of the Great River Cemetery Site

The applicant provided copies of commentary from Mosier Fire Chief Mike Renault and Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns concerning the applicant's Cemetery and Youth Camp proposals and the "Fire Protection and Prevention Plan".

Mosier Fire Chief Mike Renault Commentary (February 10, 2021):

> After the meetings we have had, I feel that the project is going fourth in a positive direction for what you are looking at. The safety plans as of today look great as you are following Wasco County's LUDO chapter 10 "Fire Safety". I appreciate that you are looking at following the recommendations that we have discussed. With the last walk through with you on the property along with all the changes you are looking to put in place that could reduce the risk to fire personnel. As I had explained nothing is ever 100% guaranteed, there is always that one time due to the nature of the incident we might not be able to get to the site due to fire in the area and unable to transverse to the Great River Area.
>
> My input is directly for the rural aspect of the site for fire suppression and EMS response. So without information for the Oregon Department of Forestry, they might have other information in regard to the wildland component. But as I have explained it does look good for the plan and what you are trying to do and provide for the site and the responders.

Oregon Department of Forestry Wildland Fire Supervisor Kiel Nairns (February 16, 2021):

> I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

The proposed "Fire Protection and Prevention Plan" proposes fire mitigation measures for the entire subject parcel. Since both the proposed Cemetery and Youth Camp will encompass the same parcel and share four of the same buildings for operations, a **condition** of approval is included in the recommendation to the Planning Commission that the applicant shall implement and continue to maintain the provisions within the submitted "Fire Protection and Prevention Plan". A copy of the "Fire Protection and Prevention Plan", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment G3. This condition is required throughout the life of this permit. Based on the application materials, commentary, analysis, and the conditions of approval, the proposed use will not exceed or significantly burden public fire protection facilities and services available to the area.

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

The applicant provided the following statement in support of the application:

> Carroll Road is currently patrolled by the Wasco County Sheriff's Office. The owners will seek input from the Wasco County Sheriff's Office in The Dalles, Oregon, regarding site security. However, since the Welcome Center, Bunkhouse, and maintenance building will be locked when staff are not there, and the access gate to the cemetery will be locked from sunset to sunrise,

we do not anticipate requiring police services at the Great River Site. (Page 39, Youth Camp CUP Application).

On May 25, 2021, Staff requested information from Wasco County Sherriff Lane Magill and Chief Deputy Sherriff Scott Williams concerning potential impacts to police protection services. Sheriff Lane provided the following comment on May 26, 2021:

Wasco County Sheriff Lane Magill (May 26, 2021)

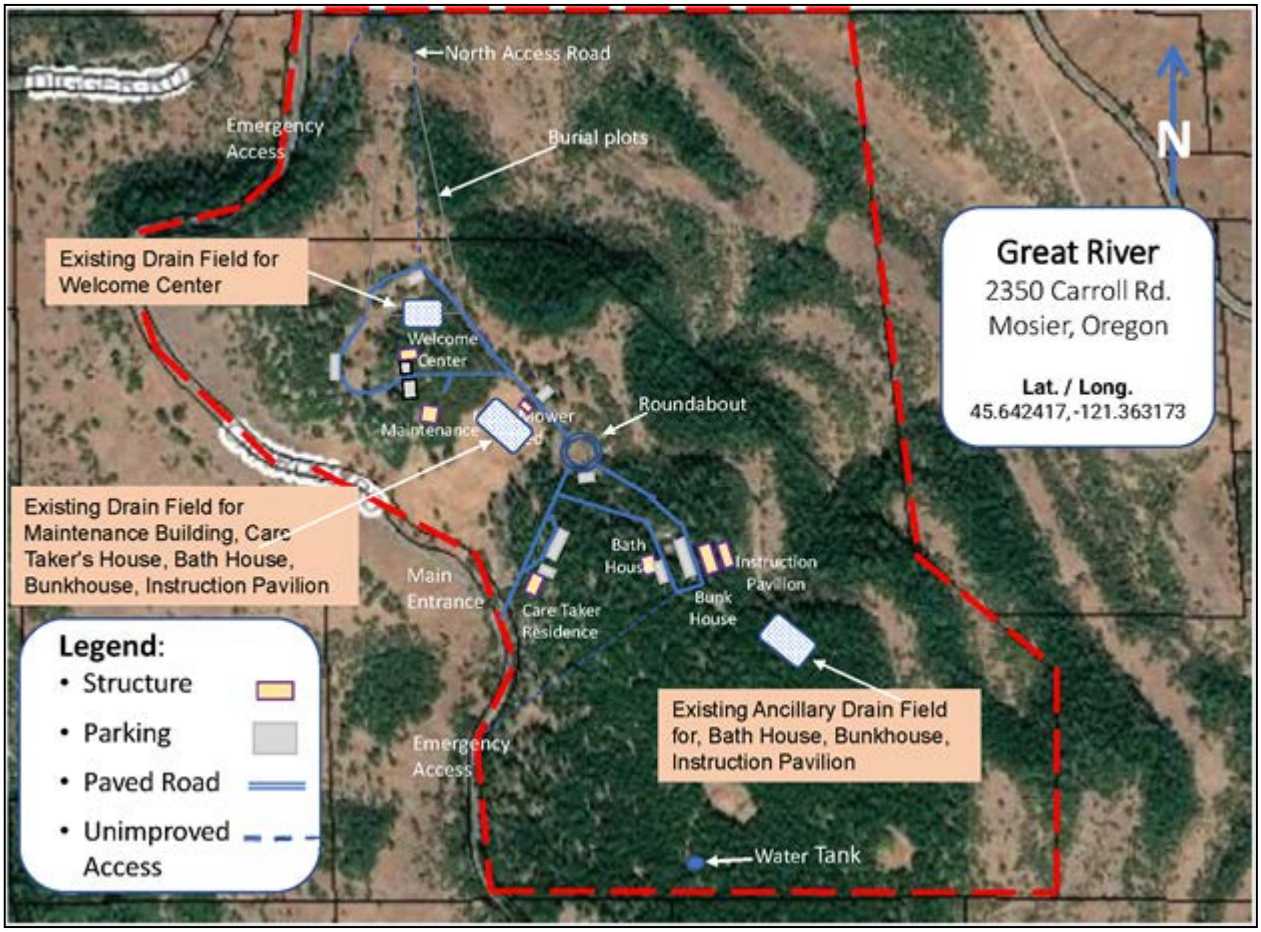
> Looking at the overall plan I think I'm good with it. I would point only three items that could have problems:
>
> 1). I'm sure you have run it by Arthur, and I don't want to insult anyone's intelligence, but Carrol Road can get pretty rough with high volumes of traffic. We experience this over the summer months especially when we have fires in the area.
>
> 2). I'm not sure if you're aware of this or not and it has nothing to do with public safety, but there is very limited water at the site. If memory serves me right there are two wells pushing or exceeding the 1000' levels and they don't put out any water to speak of. This isn't to say they haven't recovered or there is a new supply but I thought I would mention it since it could have an effect as it relates to public health.
>
> 3). I'm not sure, and you will need to check with Sheridan (EOC Manager), but I think that property falls into the Hood River ASA (Ambulance Service Area). If that is the case it would probably be addressed for medical emergencies at the site. (I do know this is in the Mosier Fire District).

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

The Wasco County Emergency Manager Sheridan McClellan confirmed that the subject parcel is served by the Hood River Ambulance Service Area. A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

Based on the application materials, expert commentary, and analysis, the proposed use will not exceed or significantly burden public police protection facilities and services available to the area.

Sewer Facilities: There are three existing septic systems (septic tanks, pipes, and drain fields) identified on the septic site map that served the eight structures for the R.V. campground (See below “Map: Septic Site Map”).



Map: Septic Site Map

The proposed Cemetery includes five full time staff members. The applicant provides that between 10-80 people may attend a funeral. The "Welcome Center" can accommodate 60 people, and includes lavatories.

On May 20, 2021, Staff requested septic information from North Central Public Health District Environmental Health Specialist Supervisor Nicole Bailey. Ms. Bailey provided a copy of the "R.V. campsite septic map", that was provided to the Wasco County Sanitarian by a representative of the Great Outdoor American Adventure R.V. campsite. The "R.V. campsite septic map" correlates with the "Septic Site Map" provided in the application materials. A copy of the "R.V. campsite septic map", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG.

Considering the use of the previous R.V. campground that had eight permanent support buildings and 500 individual campsites each with its own septic and electric connection, objectively, the proposed Cemetery's size and scope, will not require the installation of a public sewer system. A **condition** of approval is included in the recommendation to the Planning Commission requiring the applicant provide to the Wasco County Planning Department objective evidence from the North Central Public Health District that the existing or new septic systems utilized for all of the proposed structures can accommodate the scope of the proposed Cemetery. Based on the application materials, and the condition of approval, the proposed use will not exceed or significantly burden public sewerage facilities and services available to the area.

Water Facilities: The applicant has provided the following statement in support of the application:

> There are no public water sources on or available to the subject parcel. There is an existing well on the subject parcel. Great River's water use would be minimal. The land will be kept in a natural state with minimal irrigation. Water use would be primarily for kitchen and lavatory sinks, and toilets. Great River's water use will be minimal and will not have a negative impact on the surrounding community. Great River plans to supply fresh water either from a well, or from a spring on the property. (Page 32, Cemetery CUP Application).

The application materials and staff analysis provide that the subject parcel is served by an existing well. According to Oregon Water Resources Department District-03 Watermaster Robert Wood, the subject parcel has the right to use up to 5,000 gallons per day for the proposed Youth Camp. The applicant provides that both the proposed Youth Camp and Cemetery will use less than 5,000 gallons per day, and that water needs for both requests can be met.

On May 26, 2021, Staff requested information from the Oregon Water Resources Department District-03 Watermaster Robert Wood concerning potential impacts to water services. Mr. Wood provided a water well report from 1975, and the following comment on May 26, 2021:

Oregon Water Resources Department District-03 Watermaster Robert Wood (May 26, 2021)

> Per our phone conversation earlier, attached is the well log for the Hargrave property, which is the old RV Park above Mosier (American Adventures). The log lists a yield of 60 gallons per minute (GPM) which would be quite good if still accurate today. In reality I suspect the yield is much less, but I don't know exactly what it is producing these days. However, as we discussed if Mr. Hargrave pumps the well into a tank or cistern of sufficient size, there should be enough water for a youth camp. If I recall correctly from my conversations with Mr. Hargrave, a tank is already in place.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

A 30,000-gallon water tank is identified on the site plan (See Sheet C1.0). This water tank will be used by the Youth Camp and is of sufficient size to ensure the proposed operation can meet its water needs.

Based on the application materials, expert commentary, and analysis, the proposed use will not exceed or significantly burden public water facilities and services available to the area.

Telephone and Electrical Services: The applicant has provided the following statement in support of the application:

> Great River's power usage will be minimal. No machinery nor large amperage devices are being proposed as part of this project. Instead, the goal is to showcase conservation measures. Electric power will be supplied by Pacific Power (same as for the previous RV Park) or from solar power. (Page 33, Cemetery CUP Application).

On June 21, 2021, the United States Department of Energy Bonneville Power Administration Realty Specialist Lesa Gilmore, provided the following comment regarding existing utilities easements:

Bonneville Power Administration Realty Specialist Lesa Gilmore (June 21, 2021)

> The Bonneville Power Administration (BPA) has reviewed the above-referenced Land Use Application and its relationship to the BPA transmission line and access road easements that this project may impact. BPA does not have any objection to this project as long as, as shown on the drawings supplied with the permit application, all buildings and facilities remain off of the BPA

right-of-way. We do request, however, that the following statement be forwarded to the property owner to help ensure public safety and reliable operation of BPA's facilities.

A portion of the property located at 2350 Carroll Road, Mosier, Oregon 97040, is encumbered by access road easements and an easement for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easements free and clear of all buildings, sheds, fences, roads, in-ground and above-ground swimming pools, trampolines, or any other type of structure, trees, and all vegetation.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

A **condition** of approval is included in the recommendation to the Planning Commission requiring that all activities planned within the Bonneville Power Administration (BPA) easements must to be reviewed by BPA prior to their occurrence, and that the owners or operators shall not build, dig, install utilities, plant, or burn within the easement areas.

Telephone service is provided via land lines and/or cellular telephone service. Based on the application materials and analysis, and a condition of approval, the proposed use will not exceed or significantly burden public telephone and electrical facilities and services available to the area.

Solid Waste: The applicant has provided the following statement in support of the application:

> Solid waste disposal for the project during construction and operations will be provided through a private contract with local commercial haulers, and is not anticipated to disrupt services already being provided to the area. (Page 33, Cemetery CUP Application).

A **condition** of approval is included in the recommendation to the Planning Commission requiring the owner or operator of the Cemetery to maintain adequate solid waste removal. These conditions are required throughout the life of this permit. Based on the application materials, analysis, and the condition of approval, the proposed use will not exceed or significantly burden public solid waste facilities and services available to the area.

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. No change is anticipated from current usage due to the relocation of this accessory structure. With conditions of approval, Staff finds that the request complies with Section 5.020.C.

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

FINDING: Potential impacts to roads and traffic are addressed above in Section 5.020.C., where the proposed use is not found to unduly impair traffic flow or safety in the area. Based on the application materials, expert commentary, and analysis, the proposed use will not unduly impair traffic flow or safety in the area. Staff finds that the request complies with Section 5.020.D.

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

FINDING: The applicant has provided the following statement in support of the application:

The request is for a green cemetery.

Noise: The burial sites will be dug out by a small backhoe. There is noise associated with the equipment but it will be short in duration (less than 2 hours). The sound of the backhoe may cross property boundaries, but considering the distance to neighboring properties and existing and proposed on-site trees, the noise will be minimized. (Page 33, Cemetery CUP Application).

Dust: The use will involve digging graves with a small backhoe. Once the burial service has concluded, the hole will be filled in. Considering the small area that will be disturbed, the distance from the closest neighboring residence (1/4 mile), and on-site trees, dust will be minimized from adjoining properties. The owners note that by March 31, 2021, 4,000 new trees will be planted on the subject parcel to replace trees that burned in Summer, 2020. (Page 33, Cemetery CUP Application).

Odor: The proposed cemetery use will not create any odors. Burial sites will be filled in immediately after interment. (Page 33, Cemetery CUP Application).

A **condition** of approval is included in the recommendation to the Planning Commission requiring on-site noise associated with the approved Cemetery to be minimized, and "quiet hours" from 10:00 p.m. until 8:00 a.m. be implemented and enforced by the owner or operator of the cemetery. This condition is required throughout the life of this permit. Based on the application materials, analysis, and the condition of approval, Staff finds that the request complies with Section 5.020.E.

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.

FINDING: The applicant has provided the following statement in support of the application:

Sensitive Wildlife Habitat: Great River's mission is centered on nature conservation, it is a green, natural cemetery and it is their goal to have the minimum environmental impact. Temporary disturbance to the soil will occur from two activities: repairing/rebuilding buildings burned in the Mosier Creek fire in August, 2020; and digging burial sites. Once the buildings have been repaired, there will be no additional disturbance. Once burial has occurred, gravesites will be filled in and the site will go back to a natural state. (Page 34, Cemetery CUP Application).

Streambank Vegetation: There are no streambanks on the subject parcel. (Page 34, Cemetery CUP Application).

Soil Erosion: All development will be sited and constructed to minimize soil erosion and any degradation of the natural environment and wildlife habitats. In fact, Great River's plans will ensure the natural environment that supports sensitive wildlife habitat is preserved.

Any ground disturbed during construction will be reseeded upon completion of construction. A condition of approval is recommended requiring all ground disturbance to be replanted within the first planting season after completion of construction. With the proposed condition of approval, no area will be subject to excessive soil erosion. (Page 34, Cemetery CUP Application).

Commentary from Oregon Department of Fish and Wildlife (ODFW) Assistant District Wildlife Biologist Andrew Meyers concerning the proposed Youth Camp were received on April 16, 2021.

ODFW Assistant District Wildlife Biologist Andrew Meyers (April 16, 2021)

> Jeremy and I actually went out and looked at the site with Russ last week. According to what he had planned then (doesn't appear to have changed on the attached document), we did not have any issues since all of his building infrastructure was going to be the footprints of previous structures. Unless you have additional questions or other concerns that you think we need to address I think we are good from our standpoint. I'm sure Jeremy will chime in if he feels differently.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

Staff Conclusion: There are no delineated streams or rivers on the subject parcel. All of the existing and proposed structures exceed wetland buffer setbacks. The designated cemetery subdivision blocks exceed wetland buffer setbacks. The existing topography will be retained other than proposed construction sites being cleared of foliage and natural debris. There is no anticipated permanent ground or vegetation disturbance outside of the areas designated for repair, modification or reconstruction. A **condition** of approval is included in the recommendation to the Planning Commission requiring that areas with significant ground disturbance shall be revegetated no later than the next planting season (Oct-April) with native species, and 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.

Based on the application materials, commentary, analysis, and the condition of approval, Staff finds that the request complies with Section 5.020.F.

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

FINDING: The applicant has provided the following statement in support of the application:

> The purpose of the youth camp is to educate young people about nature and natural resources, as well as the process of life and grief.
>
> Air: Air Quality: Uses associated with a cemetery, including clearing and digging of burial sites will not result in any air pollution with the exception of exhaust from a backhoe. The use of backhoes outside or urban areas is fairly common and their exhaust creates less air pollution than a motor vehicle. The use of the backhoe will be occasional and will not create any permanent air quality issues. (Page 34, Cemetery CUP Application).
>
> Water: The proposed cemetery will require the repair/reconstruction of five existing buildings burned by the Mosier Creek fire in August, 2020. During reconstruction of buildings burned by the Mosier Creek Fire, sanitary waste will be collected onsite in portable toilets obtained from a licensed vendor. During operations, buildings will discharge domestic wastewater to a Public Health inspected, onsite septic system. The cemetery will not generate any materials that will be released into the water. There is an existing, permitted subsurface septic disposal system that does not release any contaminants into the water. The proposed use will teach about the importance of water on our lives but will not adversely affect the water quality in the area because nothing is being intentionally or non-intentionally discharged into ground or surface water. (Page 34-35, Cemetery CUP Application).

Land Resource Quality: The proposed cemetery will be operated on a property which was used for nearly three decades as a 550 space recreational vehicle park/ campground. The land is mostly in forest use, and no existing or new buildings are proposed outside of the area dedicated to the RV park. This area contains existing buildings and buildings burned in a recent fire. By placing the proposed cemetery on this property, land that is suitable for farm or forest uses will be preserved for future resource use. A previous condition of approval was recommended requiring all disturbed areas to be replanted after construction is completed will ensure excessive soil erosion does not occur. With the prior recommended condition of approval, the proposed use will not adversely affect the land resource quality in the area. (Page 35, Cemetery CUP Application).

Regarding the green burial process, the applicant provides the following comments:

> What is a Green Burial? – It is the interment of the body of a deceased person in the soil in a manner that does not inhibit decomposition but allows the body to be naturally recycled. It is an alternative to other contemporary Western burial methods and funerary customs, and some key differences are that the body would not contain chemicals, such as embalming fluids, and the deceased would not be buried inside of a metal or concrete vault. Instead, the deceased's body (without embalming fluid but stored in temperature appropriate manner prior to burial) would be transported to the site on the day of burial in a biodegradable and untreated wooden or woven casket, or wrapped in a natural cloth shroud. The deceased would be safely placed in a grave three to four feet below ground where they would be undisturbed by wildlife and will naturally become part of the earth. Cremated remains (ashes), may also be buried in biodegradable containers or scattered. Note: all cremations are done off-site in a licensed facility, Great River does not plan to offer this service.
>
> Great River plans to be certified by the Green Burial Council, which defines natural burial this way: "...cemeteries, preserves, and burial grounds can broadly be considered green if they care for the dead with minimal environmental impact that aids in the conservation of natural resources, reduction of carbon emissions, protection of worker health, and the restoration and/or preservation of habitat." Green burial requires the use of non-toxic and biodegradable materials, for caskets, shrouds, and urns.
>
> This closer-to-nature concept is in sync with society's growing concern for the planet. Before the advent of the modern burial, when loved ones died, their bodies were typically wrapped in a shroud and put in the ground, but, by the time we reached the mid-1900s, a quite different, non-eco-friendly tradition had taken over. (Page 5-6, Cemetery CUP Application).

Nothing in the application materials or expert commentary indicates or provides any objective evidence that the proposed use will adversely affect the air, water, or land resources in the area. There are no proposed uses of motorized equipment. Proposed cemetery activities are centered around the natural environment. Based on the application materials, previous findings, expert commentary, and analysis, Staff finds that the request complies with Section 5.020.G.

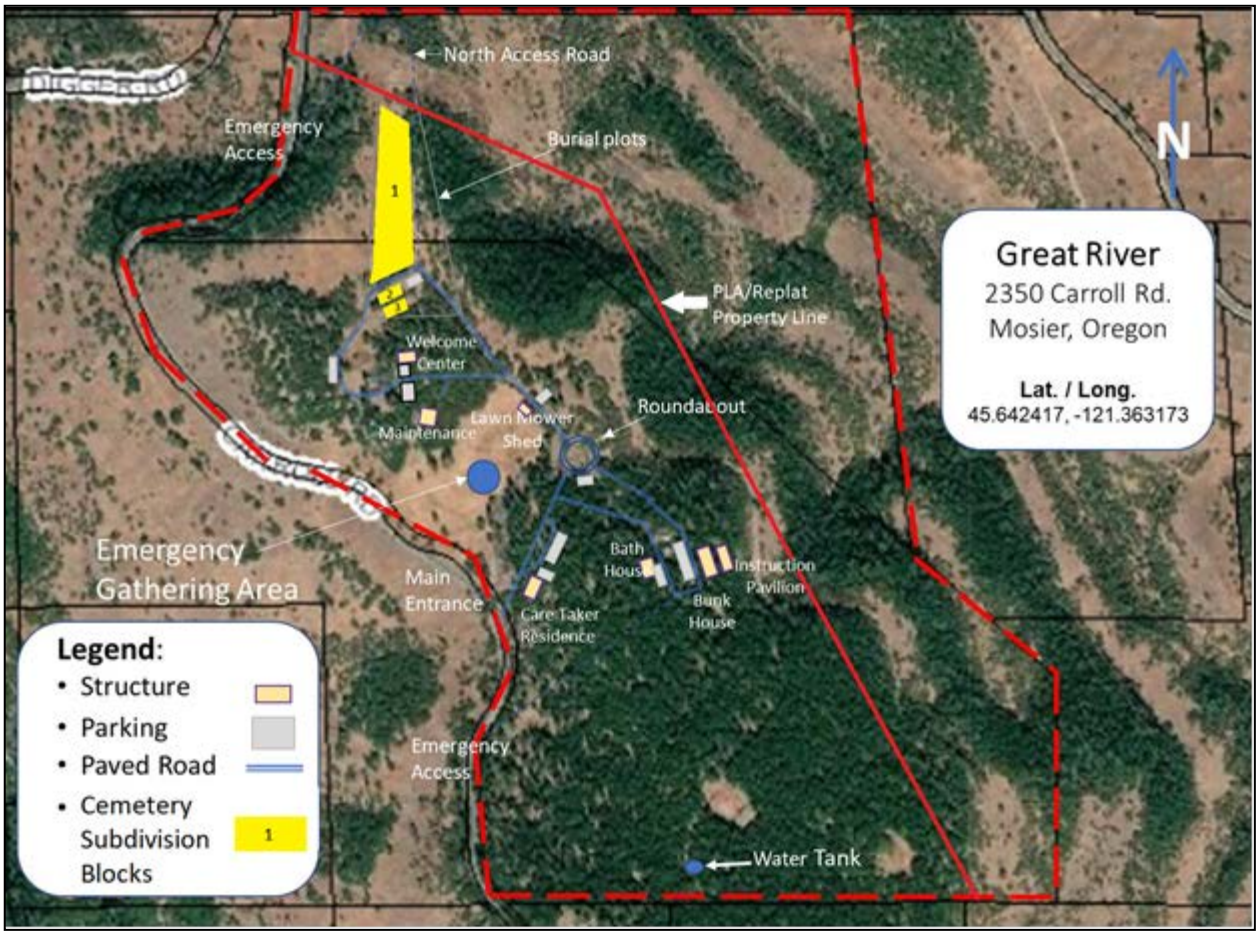
H. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area.

FINDING: The applicant has provided the following statement in support of the application:

> As a natural burial ground with a focus on nature preservation it is core to Great River's mission to maintain the natural, rural visual character of the site. Great River's planned

buildings will be located in their current locations where they are not visible from surrounding properties. Great River's planned use of the site for natural burial will not change the visual character of the land. Natural (green) burials are very simple, with the least impact to the land as possible and very minimal headstones, the goal is for the land to continue to look natural, and unchanged. (Page 35, Cemetery CUP Application).

As provided in the below reference map (See below "Map: Illustration of the Great River Cemetery Site"), the primary developed area reserved for Cemetery activities is located within the interior of the subject parcel where the Cemetery's "Welcome Center", and burial grounds are located (Approximately 800+ feet northeast of the main entrance to the subject parcel and Carroll Road).



Map: Illustration of the Great River Cemetery Site

Tree growth appears to be denser on the subject parcel and the adjacent south property compared to surrounding and adjacent lands to the north, east, and west. Although a wildfire burned much of the subject parcel in 2020, there is suitable forest vegetation and topographic buffers between the proposed Youth Camp and all property lines and pubic roads. Based on the application materials, previous findings, commentary, and analysis, Staff finds that the request complies with Section 5.020.H.

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

FINDING: According to the Wasco County Comprehensive Plan, there are no historic, natural, cultural, or archaeological sites on the subject parcel, nor are there any assets of particular interest to the community in the area. Staff finds that the request complies with Section 5.020.I.

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)

FINDING: As provided in Section II.B of this report, the subject parcel was previously approved under a Conditional Use Permit to function as an R.V. park/campground from the mid-1980s until the early 2000s. Existing development includes a golf course, pool, tennis courts, eight permanent structures (See below "Table: Existing Structures"), as well as approximately 500 campsites. Development also includes a network of paved roads.

Building Name
Welcome Center
Maintenance Building
Bath House & Laundry
Bunkhouse
Bunkhouse Annex
Instruction Pavilion
Caretaker Residence
Lawn Mower Shed

Table: Existing Structures

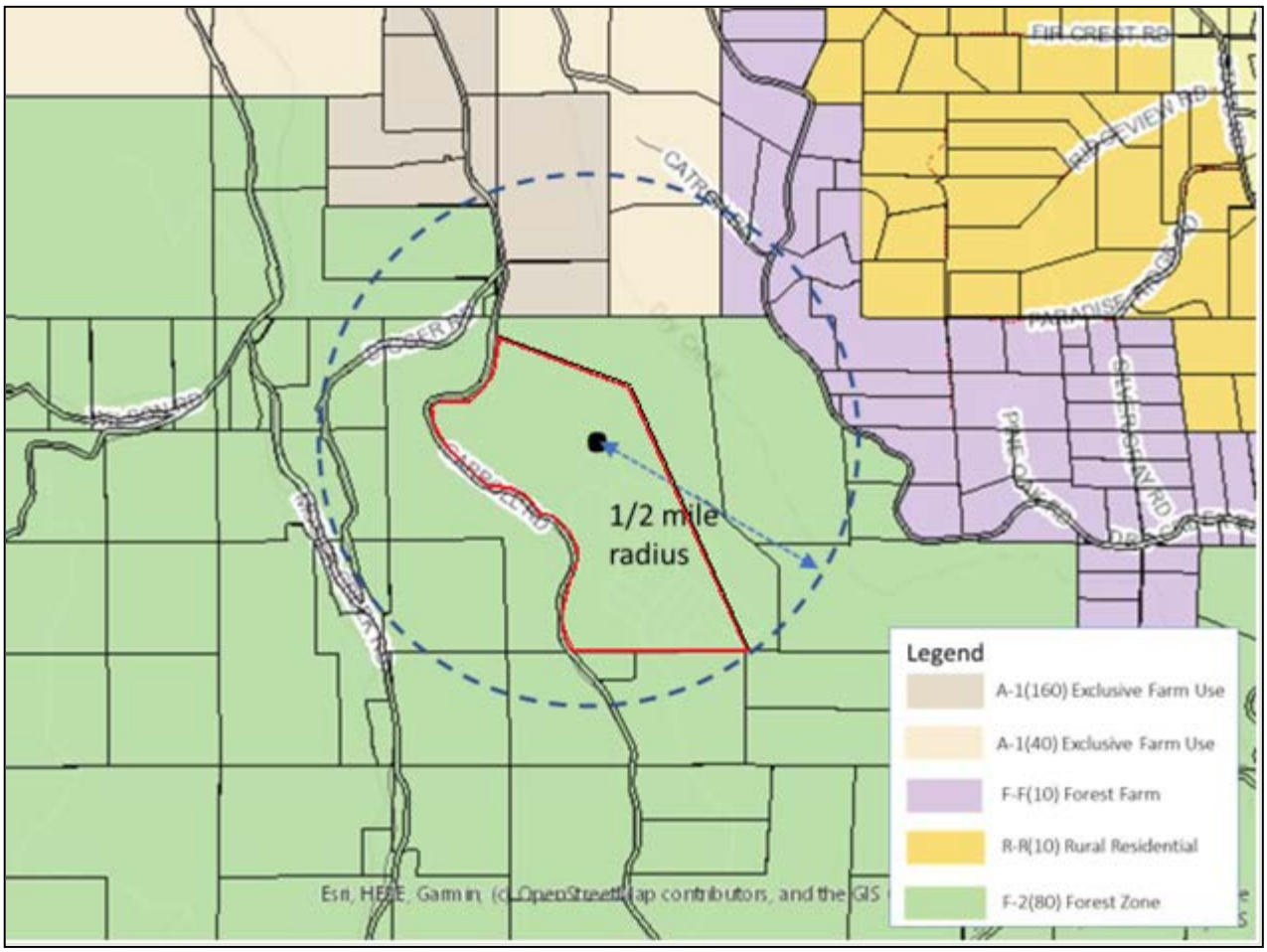
Physical development for both the proposed Cemetery and Youth Camp includes the repair and replacement of the eight preexisting buildings. The proposed cemetery will utilize four of the existing buildings for cemetery operations. The four structures include the "Welcome Center", the "Caretaker Residence", the "Maintenance Building", and the "Lawn Mower Shed".

In order to demonstrate that the proposal will not force a significant change in, or significantly increase the cost of accepted farming or forest practices on agriculture or forest lands, the applicant has provided an analysis of an area (one half-mile radius from center of the subject parcel) encompassing approximately 640+ acres. Within the study area, the applicant provided the following data and analysis: (1) Surrounding Zones; (2) Satellite Imagery and Vegetation; and (3) Neighboring and Basic Characteristics.

Surrounding Zone Analysis: As provided in the below reference map (See below "Map: Surrounding Zones"), all of the adjacent properties are within the Forest (F-2) Zone. Properties to the north and northeast are within the Exclusive Farm Use (A-1) Zone, the Forest-Farm (F-F 10) Zone (Non-Resource), and the Rural Residential (R-R (10)) Zone.

Concerning surrounding zones, the applicant provided the following statement in support of the application:

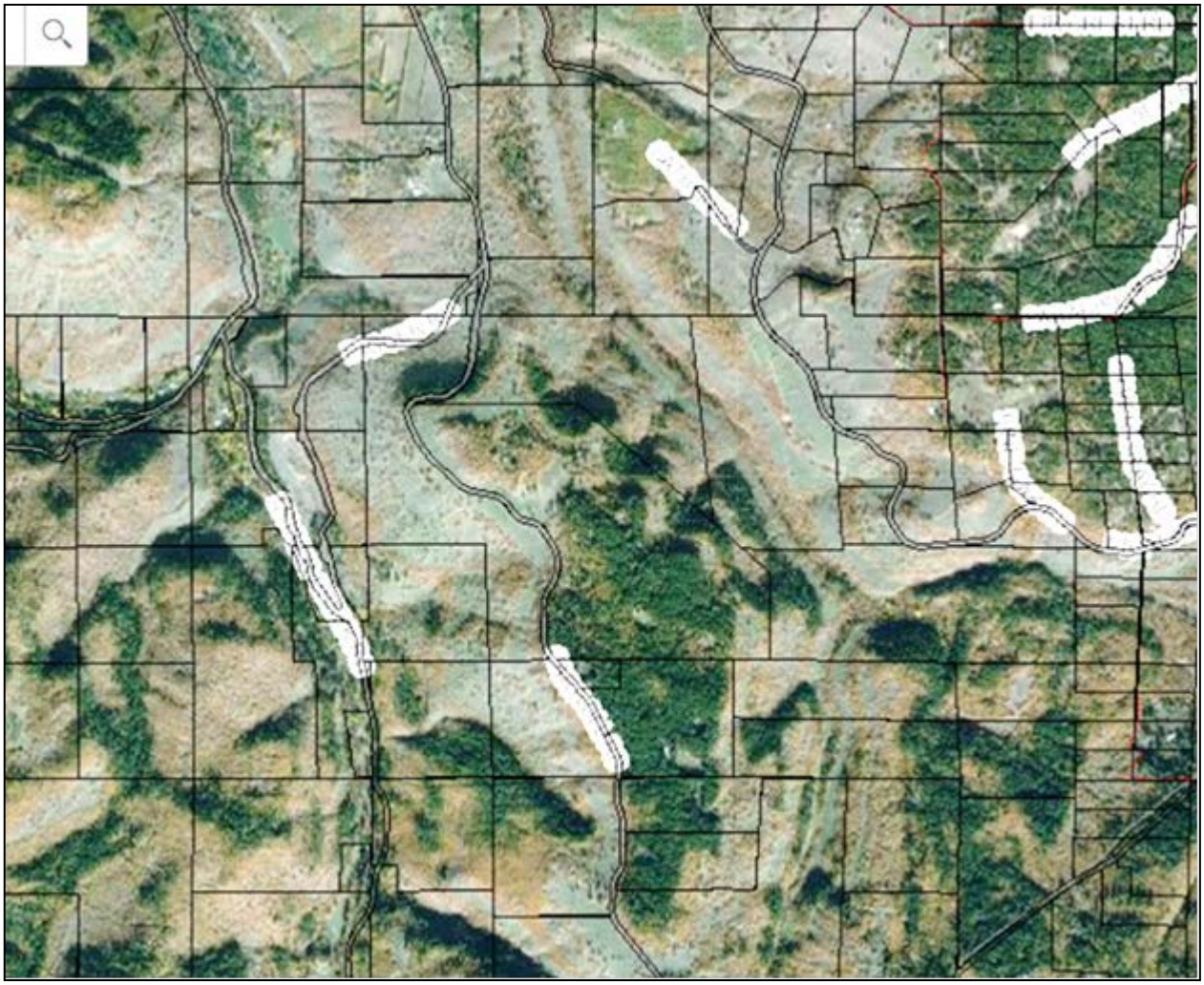
> Abutting properties – All adjacent properties are zoned F-2, Forest. The closest non-resource land is located approximately 0.2 mile east of the subject property. Outright permitted uses in the Forest Zone include but are not limited to forest use, uses auxiliary to forest operations, farm use, aggregate operations, utility operations, hunting/fishing operations without lodging facilities, road work, uses to conserve soil, air, water quality and open space, etc. The majority of outright permitted uses are temporary or occasional in nature. (Page 24, Cemetery CUP Application).



Map: Surrounding Zones

Staff Analysis: Among other things, a stated purpose of the Forest (F-2) Zone includes "open space, recreation, wildlife habitats and related forest uses." (See WC-LUDO Section 3.120 - Forest (F-2) Zone page 1). As proposed, a Cemetery fits within the scope of the Forest (F-2) Zone's purpose.

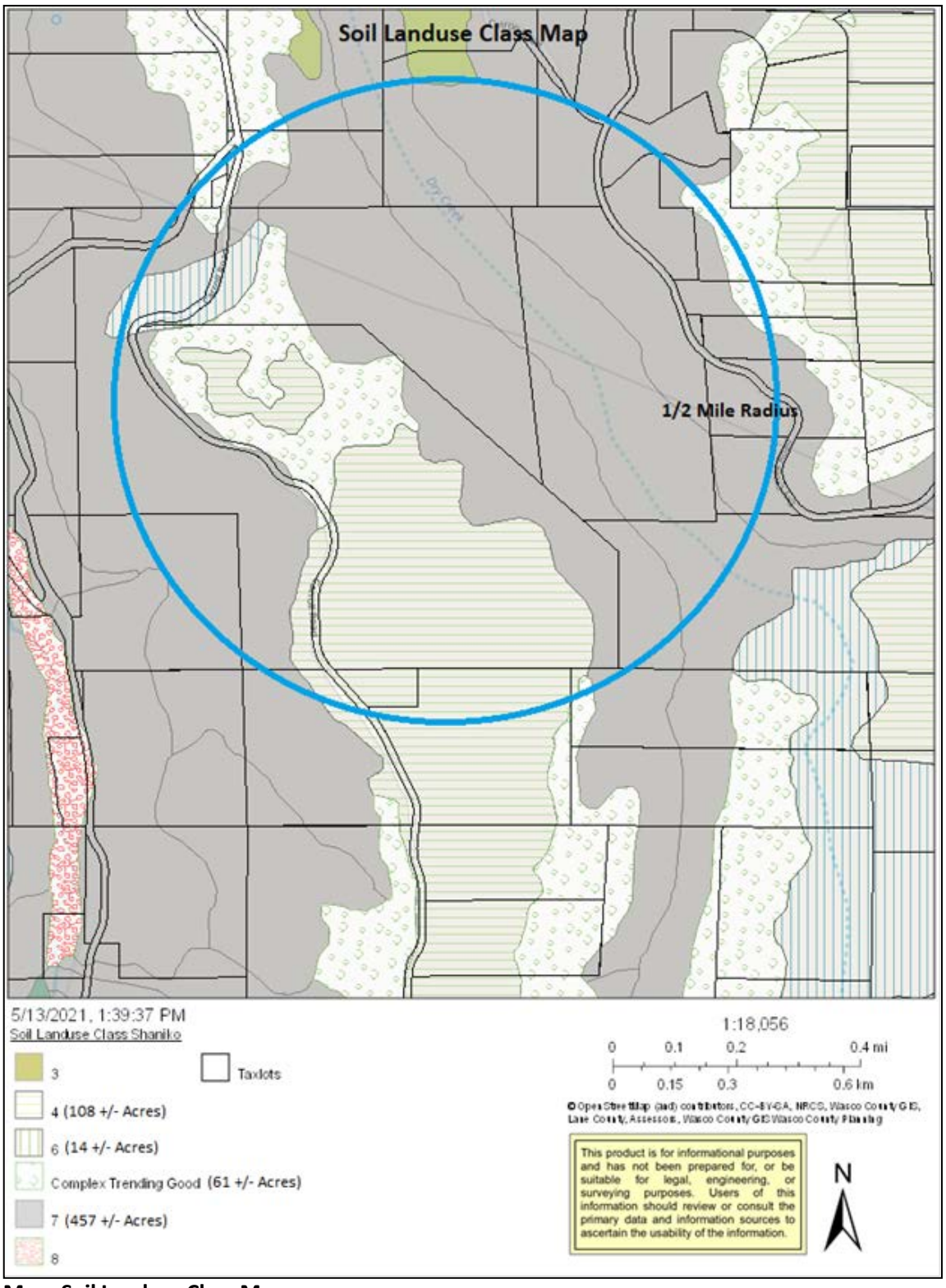
Satellite Imagery and Vegetation Analysis: As provided in the below reference map (See below "Map: Satellite Imagery and Vegetation"). The applicant states that "[t]he surrounding land is mostly arid, open, oak savannah with relatively poor soil." (Page 25, Cemetery CUP Application).



Map: Satellite Imagery and Vegetation

Staff Analysis: Additional staff analysis was conducted using Wasco County GIS (Soil (USDA), Slope and Imagery Data Layers (Oregon Statewide Imagery Program)), and a May 4,2021, staff site visit. Tree growth appears to be denser on the subject parcel and the adjacent south property compared to surrounding and adjacent lands to the north, east, and west. Adjacent and surrounding properties located north, east, and west contain sporadic tree growth and natural grasses.

The overall study area encompasses approximately 640+ acres. Of the 640+ acres observed, soil analysis provides that approximately 457 acres is within the Class VII soil classification; 108 acres is within the Class IV soil classification; 61 acres is within the Complex Trending Good soil classification; and 14 acres is within the Class VI soil classification. (See below "Map: Soil Landuse Class Map").



Map: Soil Landuse Class Map

For context of the hierarchy of soil class, the "Natural Resources Conservation Service Land Capability Classification Agricultural Handbook", provides in-depth details for eight distinct soil classifications. Overall, the "Handbook" provides that "risks of soil damage or limitations in use become progressively greater from class I to class VIII." (See Page 3, Klingebiel A. A. and Montgomery, P. H. (1961). *Land Capability Classification* (Report No. 210). Washington D.C.: U.S. Department of Agriculture).

The “Handbook” also provides the following soil class descriptions:

Class IV soils require additional management and “conservation practices are more difficult to apply and maintain” (Page 8, Handbook). Additionally, Class IV soil can be utilized for crops, pasture, woodland, range, or wildlife food and cover, but production “may be low in relation to inputs over a long period of time.” (Page 8, Handbook).

Class VI soils are described as having “limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply or to esthetic purposes.” (Page 10, Handbook).

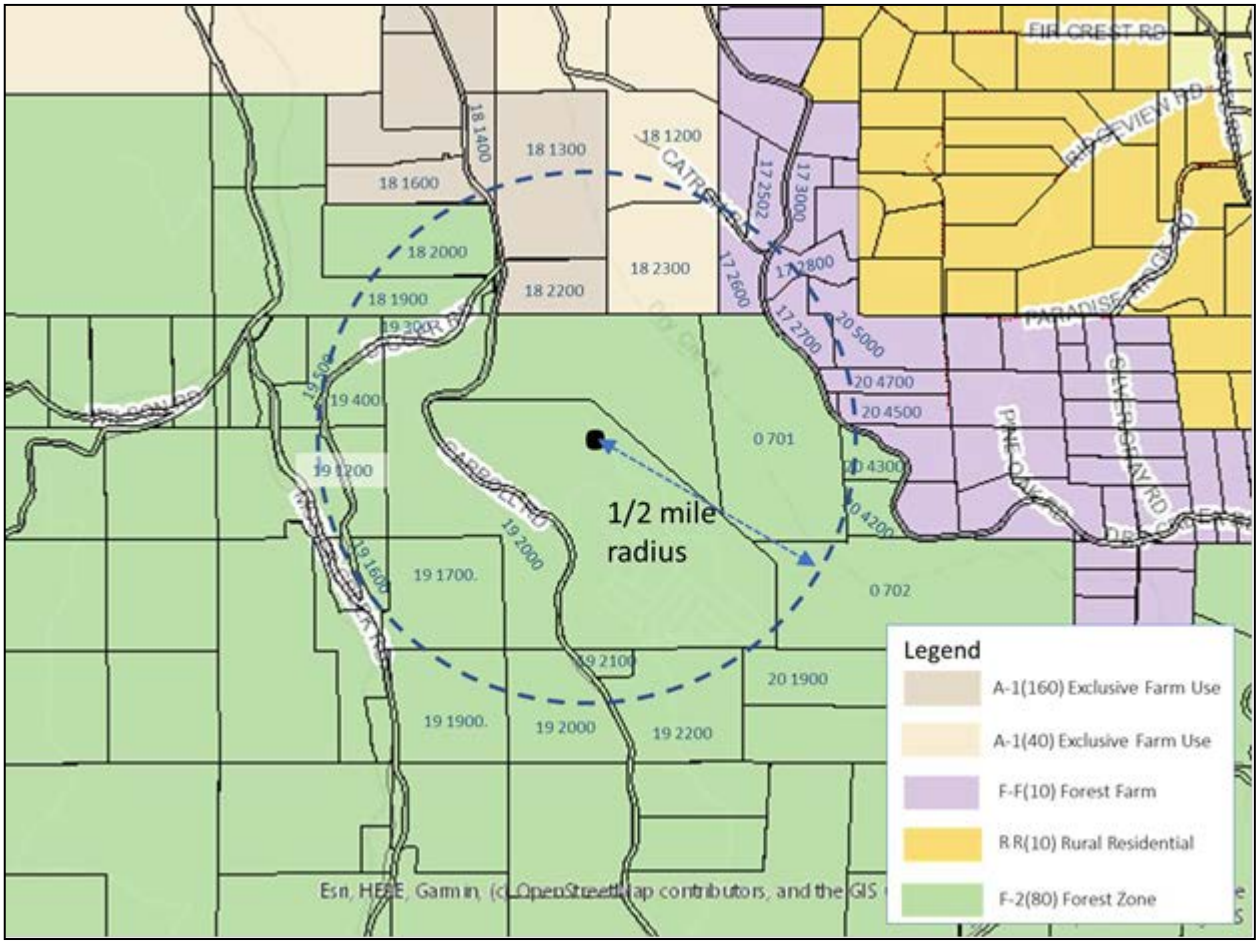
Complex Trending Good soils. In the hierarchy of soil classifications, with Class I soil being best suited for cultivation, Complex Trending Good soil is situated between “Class VI” and “Class VII”. Complex Trending Good soil is not explicitly described in the “Handbook”. Analysis of Class VI and Class VII soils provide context regarding “Complex Trending Good” soil.

Class VII soil is described as having “very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland/ or wildlife.” (Page 14, Handbook).

Based on soil analysis within the study area, the majority soil class on adjacent and surrounding lands is Class VII. Class VII soils are unsuited for cultivation, but are suitable for grazing, woodland, or wildlife. The subject parcel primarily contains Class IV soils.

The scope of the Cemetery does not propose new additional buildings or infrastructure on the subject parcel that do not already exist. Based on the application materials and scope of work, there is no objective evidence indicating that the proposed Cemetery will impermissibly interfere with uses best suited for Class IV, Class VI, Complex Trending Good, and Class VII soils on adjacent and surrounding lands.

Neighboring Properties and Basic Characteristics Analysis: The applicant provided the following data for properties within the area of analysis (See below “Map: Neighboring Properties”).



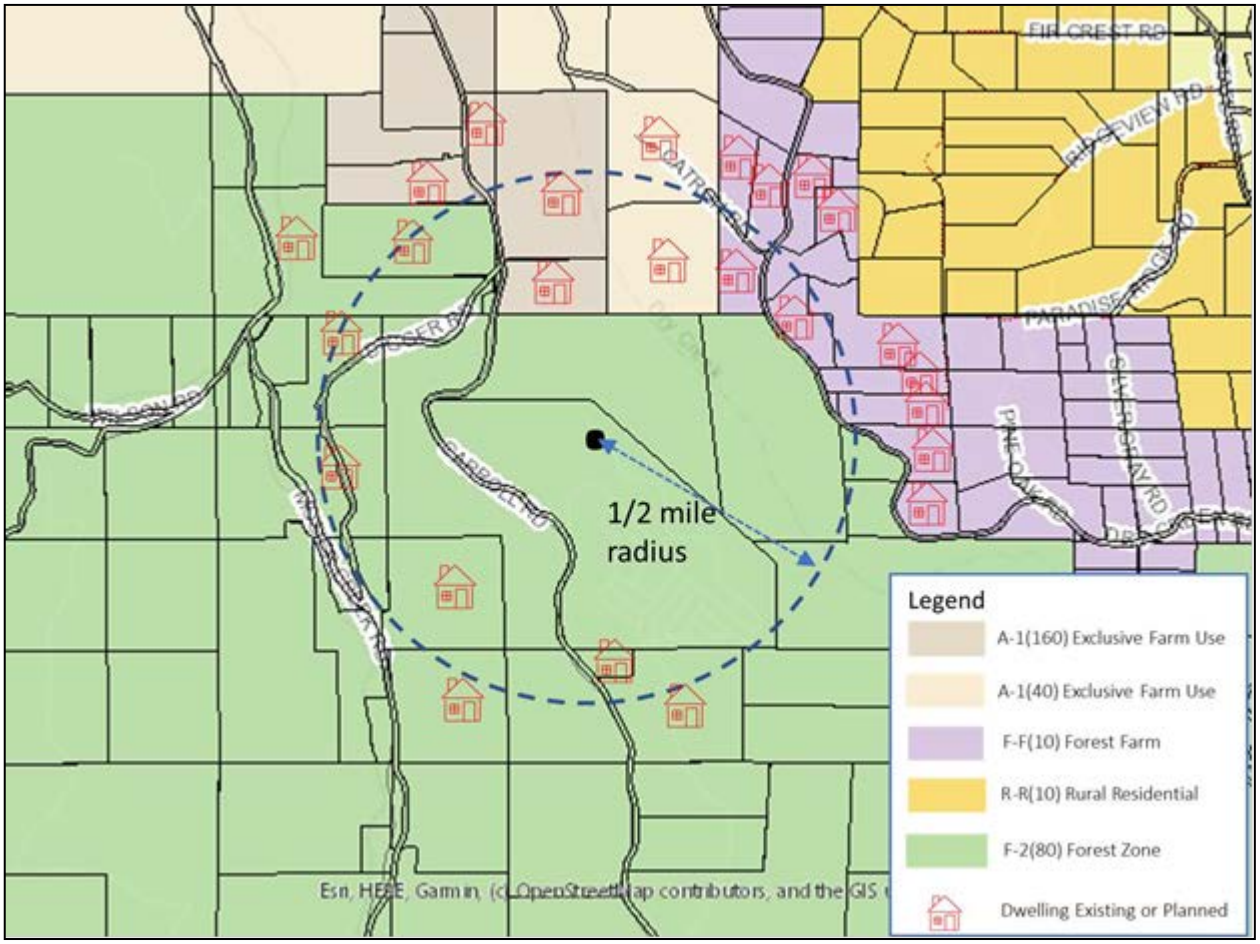
Map: Neighboring Properties

Characteristics of the neighboring properties identified in the above map "Map: Neighboring Properties" are tabulated below in "Table: Characteristics of Neighboring Properties."

Tax Lot	Acreage	Zoning	Use	Permitted Outright?
2N 12E 0 701	80.31	F2	Farming	Yes
2N 12E 0 702	105.99	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 17 2502	10.70	FF-10	Dwelling, no farming	
2N 12E 17 2600	10.89	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 17 2700	10.43	FF-10	Dwelling planned, no forest mgt. activit	N/A
2N 12E 17 2800	10.00	FF-10	Camping, no farming	
2N 12E 17 3000	9.95	FF-10	Dwelling and farming	
2N 12E 18 1200	40.95	A-1(40)	Dwelling and farming	
2N 12E 18 1300	58.94	A-1(160)	Dwelling under construction	Dwelling is a Conditional Use
2N 12E 18 1400	8.23	A1(160)	Dwelling, no farming	Dwelling is a Conditional Use
2N 12E 18 2000	39.57	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 18 2100	0.67	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 18 2200	18.92	A-1(160)	Dwelling Planned	No, measure 49?
2N 12E 18 2300	39.75	A-1(40)	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1200	53.67	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1400	24.26	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1500	4.60	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1600	6.00	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 1700	42.10	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1900	40.52	F2	Dwelling and farming	Dwelling is a Conditional Use
2N 12E 19 200	78.31	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 2000	35.31	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 2100	4.31	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 2200	43.36	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 300	5.29	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 400	11.50	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 500	17.04	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 1800	39.36	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 1900	38.87	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4100	9.58	FF-10	Dwelling under construction	Dwelling is a Conditional Use
2N 12E 20 4200	8.97	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4300	7.56	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4400	10.90	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4500	10.98	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 20 4600	0.52	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4700	10.09	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 5000	24.58	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 30 100	23.16	F2	Dwelling	Dwelling is a Conditional Use
2N 12E D28	41.42	F2	Dwelling and farming	?

Table 4: Characteristics of Neighboring Properties

The below map “Map: Neighboring Properties with Dwellings” provides the surrounding parcels with identified dwelling units.



Map 6: Neighboring Properties with Dwellings

The applicant provided the following analysis of the above data:

> Characteristics of the neighboring properties labeled in [Map: Neighboring Properties] are tabulated in [Table: Characteristics of Neighboring Properties]. Of these properties, very few are being used for uses permitted outright under the zoning, and as shown in [Map: Neighboring Properties with Dwellings], 25 have dwellings, either currently in use or under development. This neighborhood is quiet and not densely inhabited. The median parcel size is 23 acres, and the average is 32 acres. (Page 28-29, Cemetery CUP Application).
>
> The majority of adjacent properties are enrolled in a forest deferral program. Adjacent forest properties range in size from 35.31 to 105.99 acres, and the majority contain a single family dwelling. They are not actively operated in conjunction with other tracts for the purpose of planting and harvesting trees. Any potential forest use on these or other properties in the area would be unlikely. Growing and harvesting of trees is not affected by human activities unless trespass occurs on the resource land. Another potential effect on surrounding forest lands could be complaints from the owner of the subject property about noise created from planting and harvesting of trees. (Page 36, Cemetery CUP Application).

Staff Analysis: Additional staff analysis was conducted using data provided through Wasco County GIS (Address layer and Imagery Data Layers (Oregon Statewide Imagery Program)), the Wasco County Assessor's Office, and a May 4, 2021, Staff site visit. Staff analyzed the physical development and known use of the 39 properties within the identified study area. Of the 39 properties listed above in "Table: Characteristics of Neighboring Properties", at least 19 parcels have existing residential development that

includes at least one dwelling unit. Staff found no objective evidence demonstrating that active commercial forest operations are being conducted on any of the 39 properties within the one-half mile radius study area.

The Wasco County Assessor's Office provided tax deferral status for 22 properties (750 feet from parcels located at 2N 12E 19 100 (subject parcel) and 2N 12E 0 700). 10 of the 22 properties are not within farm or forest tax deferral status, including the subject parcel (2N 12E 19 100). A copy of this list can be found in Attachment H3.

Staff Conclusion: To further minimize potential conflicts between the proposed use and surrounding farm and forest uses, A **condition** of approval is included in the recommendation to the Planning Commission requiring the owners to sign and record in the deed records for the County a Forest-Farm Management Easement binding the landowner, the owner or operator of the Youth Camp, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 prior to receiving zoning approval on a building permit application. This document can be found in Attachment F3, along with a copy of the Farm Mediation Ordinance in Attachment G3.

Based on application materials, staff analysis, and a condition of approval, no objective evidence is found to suggest the proposed Cemetery will force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands. Staff finds that the request complies with Section 5.020.J and Section 5.020.K.

Section 5.030, Conditions
Such reasonable conditions as are necessary to ensure the compatibility of a conditional use to surrounding permitted uses as are necessary to fulfill the general and specific purposes of this Ordinance may be imposed in approving an application, pursuant to Section 2.110(D). Such conditions may include, but are not limited to, the following:

A. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare, and odor.

B. Establishing a special yard or other open space or lot area or dimension.

C. Limiting the height, size, or location of a building or other structure.

D. Designating the size, number, location, and nature of vehicle access points.

E. Increasing the amount of street dedication, roadway width or improvements within the street right of way.

F. Limiting or otherwise designating the number, size, location, height and lighting of signs.

G. Limiting the location and intensity of outdoor lighting and requiring its shielding.

H. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.

I. Designating the size, height, location and materials for a fence.

J. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural, historic, or cultural resources.

K. Other conditions to permit the development of the County in conformity with the intent and purpose of the conditional classification of uses.

FINDING: Conditions of approval are recommended throughout this report to ensure the conditioned use is compatible with surrounding permitted uses. Staff finds that the request complies with Section 5.030.

Section 5.040, Revocation of Conditional Use Permit (added 2 89)
Noncompliance with any condition placed on a conditional use permit shall be grounds for revocation of the permit. Revocation of a conditional use permit shall be considered a land use action and reviewed by the Planning Commission. The following procedures shall be completed at least twenty (20) days prior to the date of the revocation hearing: (Revised 1-92)

A. A notice of violation pursuant to Section 15.090 shall be sent to the owner of the property on which the conditional use takes place.

B. Notice of public hearing pursuant to Section 2.080 shall be sent.

The opportunity for review of the Planning Commission decision, pursuant to Section 2.170 shall be available.

FINDING: Compliance with all Conditional Use criteria is required throughout the life of this permit. A **condition** of approval is included in the recommendation to the Planning Commission advising the owner that noncompliance with any condition of approval shall be grounds for revocation of the permit. Revocation of the Conditional Use Permit shall be considered a land use action and shall be reviewed by the Planning Commission according to the requirements in Section 5.040. With the proposed condition of approval, the request complies with Section 5.040.

D. Chapter 10 – Fire Safety Standards

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a green Cemetery and Youth Camp in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The request provides that the proposed green burial operation will provide a location for the internment of people in a manner that does not inhibit natural decomposition. The proposed cemetery will utilize four existing buildings for cemetery business operations. Application materials and the site plan (See Sheets C3.0 and C4.0), provides that the four structures are the "Welcome Center", the "Caretaker Residence", the "Maintenance Building", and the "Lawn Mower Shed". These structures will also be used in conjunction with the proposed Youth Camp.

The subject parcel is located within the jurisdictional boundaries of the Mosier Fire District, a structural fire protection district. The subject parcel is also within the jurisdictional boundaries of the Oregon Department of Forestry, a state agency that provides wildfire protection. As part of a complete application, the property owners completed a Fire Safety Standard Self-Certification Form. By signing the self-certification form, the owners have acknowledged that they understand these standards and commit to achieving compliance with them within one year of the date of approval and maintain them through the life of the development. This certification further commits all future property owners to this

same requirement. A copy of this self-certification form is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG. A **condition** of approval stating this is included in the recommendation to the Planning Commission.

Section 10.110, Siting Standards – Locating Structures for Good Defensibility

FINDING: Application materials, the attached site plan (See Sheets C3.0 and C4.0), and analysis of Wasco County GIS topographic maps, indicate and confirm that the existing eight buildings identified in the application avoid slopes steeper than 40%, and are set back from the top of slopes greater than 30% by at least 50 feet. The approximate slopes at all of the existing buildings are flat or less than 5%. Staff finds the request complies with Section 10.110.

Section 10.120, Defensible Space – Clearing and Maintaining a Fire Fuel Break

FINDING: Section 10.120 Defensible Space criteria requires the applicant maintain a 50-foot fire fuel break around each applicable building. Application materials and the submitted site plan (See Sheets C3.0 and C4.0) provides the location of a 50-foot fire fuel break around each of the eight structures. The overall application requests a Cemetery and Youth Camp. Four of the eight existing buildings will be shared by the Cemetery and Youth Camp. Provisions within the Wasco County Land Use and Development Ordinance and Oregon Administrative Rule 660-006-0035(3), require all buildings associated with a Youth Camp in the Forest (F-2) Zone meet the "*Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads*" dated March 1, 1991, published by the Oregon Department of Forestry. These fire fuel break standards require that a 30-foot primary and a 100-foot secondary "fuel break" be maintained around all structures associated with the Youth Camp. Because the Cemetery and Youth Camp will four buildings ("Welcome Center", the "Caretaker Residence", the "Maintenance Building", and the "Lawn Mower Shed"), A **condition** of approval is included in the recommendation to the Planning Commission requiring that a 100-foot fire fuel break shall be provided and maintained around each of the Cemetery's structures in accordance with OAR 660-006-0035(3). This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with Section 10.120.

Section 10.130, Construction Standards for Dwellings and Structures - Decreasing the Ignition Risks by Planning for a more Fire-Safe Structure

A. Is your building designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?

1. Roof Materials: Do you or will you have fire resistant roofing installed to the manufacturers specification and rated by Underwriter's Laboratory as Class A, B, or its equivalent (includes but not limited to: slate, ceramic tile, composition shingles, and metal)? NOTE: To give your structure the best chance of surviving a wild fire, all structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the uniform building code.

FINDING: Application materials provide that "[t]he owners propose to use fire resistant roofing on all buildings" (Page 40, Cemetery CUP Application). A **condition** of approval is included in the recommendation to the Planning Commission that requires that fire retardant roofing materials are used for all of the Cemetery's structures. Changes or alterations of roofing materials shall be approved by the Wasco County Planning Department. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with Section 10.130.A.1.

2. *Spark Arrestors: Will all chimneys and stove pipes be capped with spark arresters meeting NFPA standards (e.g., constructed of 12 USA gauge wire mesh with half-inch openings)?*

FINDING: The applicant proposes that "[a]ll chimneys and stove pipes will be capped with spark arrestors that meet NFPA standards." (Page 40, Cemetery CUP Application). A **condition** of approval is included in the recommendation to the Planning Commission that requires spark arrestors for all existing or proposed chimneys for all of the Youth Camp's structures. This condition is required throughout the life of this permit. With this condition of approval, Staff finds the request complies with 10.130.A.2.

B. *Is your structure designed, built, and maintained to include the following features and materials necessary to make the structure more fire resistant?*

1. *Decks: Will all decks be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals? Will decks less than three feet above ground also be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings? Will decks, as required in accordance with standard 10.110(B) above, be built of fire resistant material? Will all flammables be removed from the area immediately surrounding the structure to be stored 20 feet from the structure or enclosed in a separate structure during fire season?*

FINDING: Decks have not been provided for in the application materials. A **condition** of approval is included in the recommendation to the Planning Commission requiring that all proposed and approved decks: (1) Will be kept clear of flammable material; (2) Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings; (3) Decks will be built of fire-resistant material as required in accordance with standard 10.110.B; and (4) All flammables will be removed from the area immediately surrounding structures. This condition is required throughout the life of this permit. With these conditions of approval, Staff finds the request complies with 10.130.B.1.

2. *Openings: Will all openings into and under the exterior of the building including vents and louvers, be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings.*

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring that all openings into and under the exterior of any building that includes vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings. This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.2.

3. *Trees: Will all trees overhanging the building be limbed up 8 feet in accordance with fire fuel break requirements in 10.120(A) above, kept trimmed back 10 feet from any chimney or stove pipe, and be maintained free of all dead material.*

FINDING: A **condition** of approval is included in the recommendation to the Planning Commission requiring that all trees overhanging the building will be limbed up eight feet in accordance with fire fuel break requirements in 10.120.A and kept trimmed back 10 feet from any chimney or stove pipe, and be maintained free of all dead material. This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.3.

4. *Utilities: If your private utility service lines are not underground will the utilities be: a. Kept clear along their route? b. Have a single point of access to the building? Do all new buildings and structures served by electricity include a clearly marked power disconnect switch at the pole or off-grid power source?*

FINDING: Application materials provide that existing power lines are underground. Additionally, the local utility has clearly marked power disconnect switches at poles, and if the buildings go off-grid, there will be a clearly marked power disconnect switch at the source. A **condition** of approval is included in the recommendation to the Planning Commission requiring that if underground services are not available, the utility route will be kept clear of foliage and structures, and have a single point of access to buildings. This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.4.

5. *Stand Pipe: Will a stand pipe be provided 50 feet from the dwelling or any structure served by a plumbed water system?*

FINDING: The site plan provides for 12 preexisting and operational water standpipes within 50 feet of every structure identified on the site plan (See Sheets C3.0 and C4.0). A **condition** of approval is included in the recommendation to the Planning Commission requiring that the owners or operators will provide stand-pipes at least 50 feet from all structures with plumbing as shown in the site plan (See Sheets C3.0 and C4.0). This condition is required throughout the life of this permit. With the condition of approval, Staff finds the request complies with 10.130.B.5.

Section 10.140, Access Standards – Providing Safe Access to and Escape From Your Home

A. *Does your residential driveway meet standards for improved, all weather driveway surface and minimum driveway widths?*

FINDING: Application materials, the site plan (See Sheets C1.0, C2.0, C3.0 & C4.0), and a May 4, 2021, staff site visit provide that the existing road network is 16’ to 20’ in width and is paved. The proposed uses do not involve residential use, but the road meets the width requirement for a residential driveway. Staff finds the request complies with 10.140.A.

B. *Is your dwelling accessed by a driveway with curves and slopes that are passable by emergency equipment? And are turnouts provided as needed to allow vehicles to pass safely? Is the slope of your driveway gentle enough for equipment to get up and down safely? If your driveway is longer than 200’, are turnouts provided along its length?*

C. *Does your residential driveway provide adequate clearance for emergency vehicles and is there sufficient clear area along the driveway to allow responders to maneuver safely around their vehicles?*

FINDING: Application materials, the site plan (See Sheets C1.0, C2.0, C3.0 & C4.0), and a May 4, 2021, staff site visit provide that the access road network is 16’ wide and that the minimum turn radius along the access road is 90’. The turn radius onto the access road from Carroll Road is greater than 20’. The access road is wide enough for trucks to pass. In addition, there are turnout opportunities every quarter mile or less. A **condition** of approval is included in the recommendation to the Planning Commission requiring that the owners or operators will maintain and keep the turnouts open to all vehicles. This condition is required throughout the life of this permit. With this condition, Staff finds the request complies with Section 10.140.B and Section 10.140.C.

D. If your residential driveway is longer than 150 feet, does it end with a turnaround that is passable for emergency responders?

FINDING: Application materials, the site plan (See Sheets C1.0, C2.0, C3.0, and C4.0), and a May 4,2021, staff site visit provide that the access road network contains a roundabout that splits the road in two. One end of the road proceeds north while the other proceeds south. At the end of the roads there are roundabout loops that provide vehicles a turn around. Staff finds the request complies with Section 10.140.C.

E. Can the bridges or culverts crossed to access your dwelling on your property accommodate emergency response vehicles?

FINDING: Application materials, the site plan (See Sheet C1.0), and a May 4,2021, staff site visit provides that there are no bridges or culverts on the subject parcel. Staff finds that Section 10.140.E is not applicable.

F. Can emergency responders get through your gate?

FINDING: Application materials provide that the proposed front entryway gate will have a Mosier Fire Department lock on it to ensure they have access to the property. A **condition** of approval is included in the recommendation to the Planning Commission requiring that the owners and operators provide the Mosier Fire Department with a lock to all access gates on the property. This condition is required throughout the life of this permit. With this condition, Staff finds the request complies with Section 10.140.F.

G. Are the signs you've posted for emergency responders legible and in good repair?

FINDING: Application materials provide that directional signs and road signs will be placed on the subject parcel for emergency responders. A **condition** of approval is included in the recommendation to the Planning Commission requiring all signs (directional, on-site water source, electrical shut-off at power pole or off-grid power source, and property address) to be legible and maintained in good repair, and that all signs shall be in place on the site plan prior to the issuance of zoning approval on a building permit application for repair or replacement of any building. With this condition, Staff finds the request complies with Section 10.140.G.

H. Are the roads to your residential property maintained in a condition that is passable for emergency vehicles?

FINDING: Carroll Road is a county maintained Rural Local road that serves the subject property. As noted in previous findings in Chapter 5, Carroll Road is maintained by Wasco County in a condition that is passable for emergency vehicles. Staff finds the request complies with Section 10.140.H.

Section 10.150, Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response

FINDING: The overall application requests a Cemetery and Youth Camp. Four of the eight existing buildings will be shared by the Cemetery and Youth Camp. Provisions within the Wasco County Land Use and Development Ordinance and Oregon Administrative Rule 660-006-0031(7)(b)), require that a proposed Youth Camp provide, implement, and maintain a fire protection plan. In accordance with OAR 660-006-0031(7)(b), the applicant has submitted a "Fire Protection and Prevention Plan".

The following is provided within the "Fire Protection and Prevention Plan":

> Water from the onsite well is stored in a 30,000 gallon steel water tank at the highest point in the property (see sheet C1 of attached Great River Site Plan). From this tank water is distributed though out the site and can be accessed for firefighting from the 8 standpipes shown by the 'FP' symbol on the sheets of the attached site plans. There is a standpipe adjacent to each structure, and additional standpipes as shown on the site plan. All standpipes have a 2" pipe thread output with a removable screw cap allowing firemen to connect to the threaded nipple. (Page 3, Fire Protection and Prevention Plan).
>
> Great River Responsibilities:
> - Ensure that each employee has been properly trained in fire prevention
> - Ensure that adequate fire suppression measures are utilized systematically
> - Ensure that adequate fire-fighting equipment is onsite and functioning properly
> - Ensure each employee or contractor is trained in the use of the fire-fighting equipment
> - Ensure that local fire response organizations are notified immediately of any fires that are out of control
> - Provide necessary safety equipment for handling and storing combustible and flammable material
> - Ensure equipment is maintained to prevent and control sources of ignition.
> - Perform inspections, remove and prevent the accumulation of combustible material
> - Store chemicals in appropriate containers, store flammable chemicals in a Flammable Cabinet
> - Prohibit smoking or open flames in an area where combustible materials are located, and only allow smoking in authorized, designated areas
> - Ensure that Mosier Fire and Oregon Department of Forestry have detailed up-to-date maps of the Great River site
> - Conduct an annual site inspection / fire drill with Mosier Fire and Oregon Department of Forestry
> - Provide emergency signage in accordance with WASCO 10.140 G
>
> (Pages. 6-7, Fire Protection and Prevention Plan).

Because the Cemetery and Youth Camp share the same parcel and four of the existing buildings, conditions of approval are provided below that ensure the proposed Cemetery meets the fire safety criteria required under the Youth Camp proposal. A **condition** of approval is included in the recommendation to the Planning Commission that the applicant shall meet the criteria outlined in OAR 660-006-0031(7)(b) through the implementation and continued maintenance of the submitted "Fire Protection and Prevention Plan". A copy of the "Fire Protection and Prevention Plan", is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment G3. Additionally, a **condition** of approval requires the applicant provide and maintain the following: (1) Clear dead wood and trim lower branches on trees; (2) Provide at least 6,000 gallons of water in storage tanks onsite with a functional standpipe for every structure; (3) Maintain the "Emergency Gathering Area" identified on the site plan (Sheets C4.0); and (4) Ensure that all Youth Camp day camp and overnight campers, staff, parents, adult chaperons, and volunteers are familiarized with camp fire emergency evacuation standard operating procedures. Lastly, A **condition** of approval is included in the recommendation to the Planning Commission that requires the applicant provide and maintain the following: (1) One 1000 gallon mobile water supply that can access all areas of the camp; (2) One 30 gallon-per-minute water pump and an adequate amount of hose and nozzles for use on the mobile water supply; (3) Firefighting hand tools for each staff member; and; (4) Trained personnel capable of

operating all fire suppression equipment at the camp during designated periods of fire danger. These conditions are required throughout the life of this permit. With these conditions of approval, Staff finds that the request complies with Section 10.150.

E. ***Chapter – 20 Site Plan Review***

Section 20.010 - Purpose

The purpose of the Site Plan Review procedure is to enable the Approving Authority to review development proposals for conformity with the provisions of this ordinance and to allow the imposition of such conditions on the development or projects as are necessary to bring it into conformity with the Comprehensive Plan and surrounding development.

Section 20.020 - Approval, Rejection and Modification

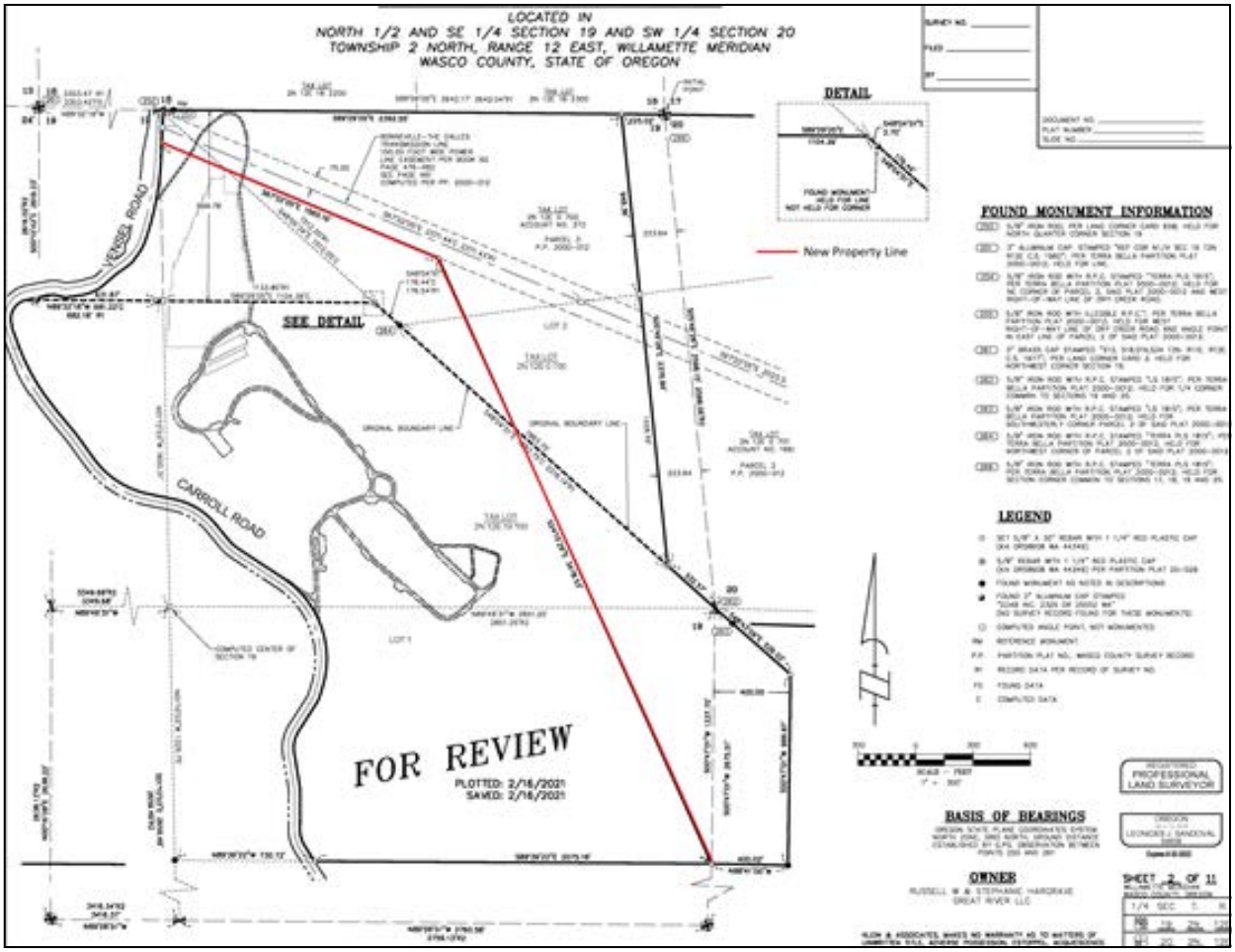
Any such site plan may be approved, rejected and modified, or approved subject to conditions. Any such site plan, after approval, shall be amended through the same procedure as in the initial approval of such site plan; except, that minor alterations or modification to a previously approved site plan may be approved by the Planning Director; provided that, in the judgment of the Planning Director, such modifications or alterations do not represent deviations of a substantial nature.

Section 20.030 - Contents of the Site Plan

The Site Plan shall clearly indicate the following information:

A. Lot dimensions.

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone on the subject parcel located at Township 2N, Range 12E, Section 19, Tax Lot 100. The subject parcel will be modified by an approved and duly recorded Property Line Adjustment/Replat that will alter the property line of the subject parcel (See below "Property Line Adjustment/Replat"). Property Line Adjustment/Replat will adjust a common property line between an 80.21-acre parcel located at 2N 12E 0 700 (Lot 2), and a 155.90-acre parcel located at 2N 12E 19 100 (Lot 1), resulting in a parcel that is 83.77 acres (Lot 2) and a 152.34-acre subject parcel (Lot 1).



Property Line Adjustment/Replat

The dimensions of the subject parcel (2N 12E 19 100) are provided on the Preliminary Property Line Adjustment/Replat Plat and the site plan.

The green Cemetery proposes to subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The 6.51-acre cemetery subdivision will be a distinct and dedicated unit of land within the remaining 145.83-acre parcel.

A **condition** of approval is included in the recommendation to the Planning Commission stating that the applicant must initiate a request for final Property Line Adjustment/Replat plat approval, receive approval, and duly record the final Property Line Adjustment/Replat plat with the Wasco County Clerk prior to the review and approval of the Cemetery Subdivision's final plat or receiving Building Codes approval for structural development. With this condition of approval, Staff finds that the request complies with Section 20.030.A.

B. Location, size, height, of all existing or proposed buildings and structures, and illustrating the buildings and parking facilities on abutting properties.

FINDING: The location of the eight existing buildings are shown on the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). Four of the eight existing buildings will be shared by the Cemetery and Youth Camp. The buildings will be utilized for the proposed Youth Camp. Some of the buildings have been damaged or destroyed by the August, 2020 wildfire; however, the replaced buildings will utilize existing foundations and will not be rebuilt in different locations.

The dimensions of the proposed Youth Camp buildings are shown below (See "Diagram: Building Dimensions").

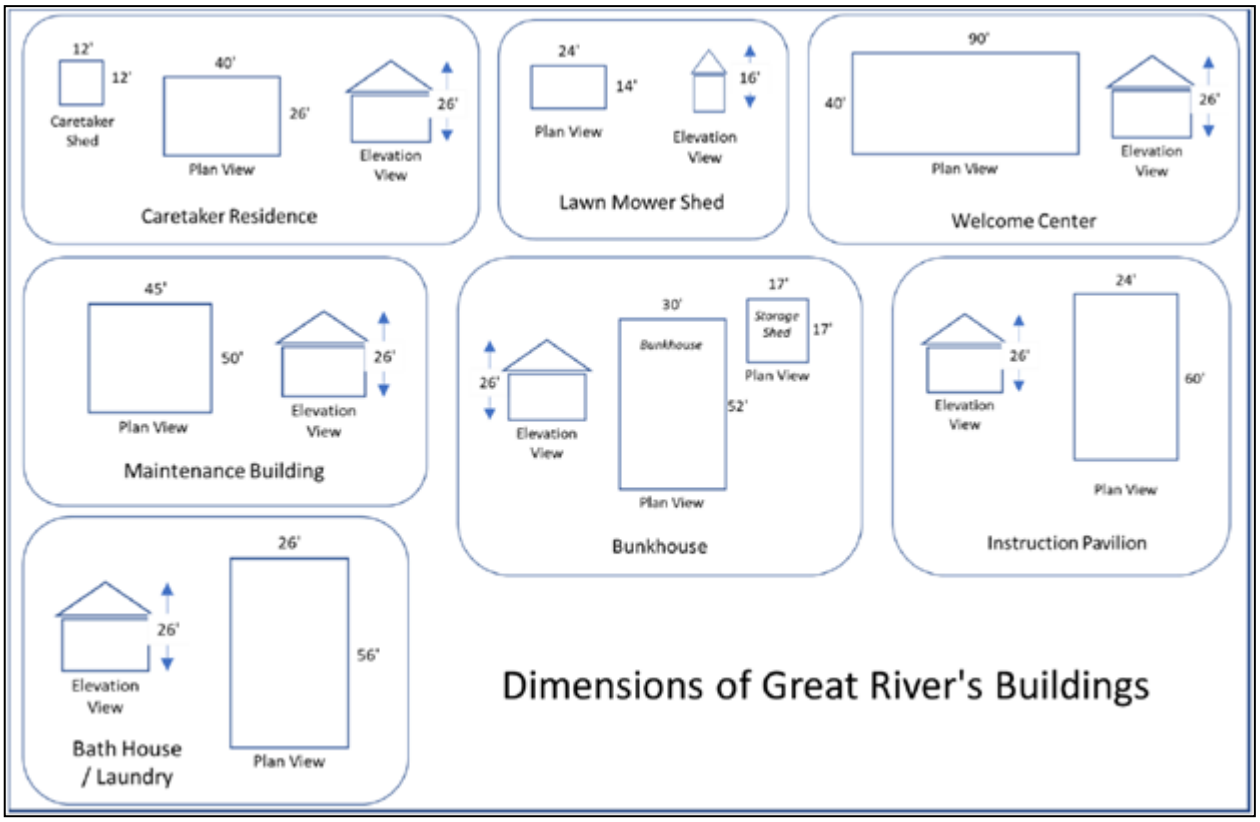


Diagram: Building Dimensions

All buildings will meet all applicable building code requirements and will be less than 35 feet tall. All lighting will be shielded so that it is dark sky compliant. With conditions of approval found throughout this report, Staff finds that the request complies with Section 20.030.A.

C. Location, size and dimension of all yards and setbacks and all spaces between buildings.

FINDING: A comprehensive overview of the land and buildings is shown on the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). Below, is a list of all existing structures and their property line setbacks (See below "Table Property Line Setbacks (Existing Structures"). Staff finds that the request complies with Section 20.030.C.

PROPERTY LINE SETBACKS (EXISTING STRUCTURES)				
Building Name	**North Setback**	**East Setback**	**South Setback**	**West Setback**
Welcome Center	1265'	1491'	494'	768'
Maintenance Building	1410'	1378'	536'	815'
Bath House & Laundry	1833'	992'	1349'	433'
Bunkhouse	1184'	553'	1563'	1060'
Instruction Pavilion	1103'	514'	1508'	1116'
Caretaker Residence	1889'	1332'	1463'	175'
Lawn Mower Shed	1200'	903'	2115'	1347'

Table: Property Line Setbacks (Existing Structures)

D. Walls and fences: Location, height and materials.

FINDING: Application materials do not provide for the construction of walls or fences. Staff finds that Section 20.030.D. is not applicable to this request.

E. Off street parking:

1. Location, dimensions and method of improvement of all driveways and parking areas consistent with Sections 20.050 & 20.080.

2. Number of spaces consistent with Section 20.050 & 20.080 and internal circulation pattern.

3. Size and location of existing and proposed curb openings.

FINDING: Parking areas are listed below (See "Table: Off-Street Parking), and identified on the site plan (See Sheets C3.0 and C4.0) where the location and dimensions of parking stalls are provided. Additional parking criteria are addressed below in Sections 20.050 and 20.080, where the proposal is found to be in compliance. Staff finds that the request complies with Section 20.030.E.

Location	Spaces	Diagram
North End	4	Site Plan sheet C3.0
Lawn Mower Shed	4	Site Plan sheet C3.0
Welcome Center - main parking	25	Site Plan sheet C3.0
Welcome Center - handicap Parking	4	Site Plan sheet C3.0
Welcome Center - parallel parking	11	Site Plan sheet C3.0
Bunkhouse	11	Site Plan sheet C4.0
Bath House / Laundry	4	Site Plan sheet C4.0
Entrance	6	Site Plan sheet C4.0
Roundabout	4	Site Plan sheet C4.0
Caretaker Residence	2	Site Plan sheet C4.0
Total:	**75**	

Table: Off-Street Parking

F. Access: Pedestrian, vehicular, service; and definitions of all points of ingress and egress.

FINDING: All points of ingress and egress are identified on the site plan (See Sheets C1.0, C2.0, C3.0, and C4.0). Primary public access to the subject parcel is from Carroll Road, a county maintained Rural Local road. Application materials, the site plan (See Sheet C3.0 & C4.0), and a May 4, 2021, staff site visit provide that the existing road network is 16' to 20' in width and is paved. Staff finds that the request complies with Section 20.030.F.

G. Signs: Location, size, height, material and method of illumination.

FINDING: Signs were previously addressed in Section 3.127.D. The owners propose to erect several signs in conjunction with the proposed youth camp. The site plan provides for 10 designated signs (See Sheet C5.0), in conjunction with the proposed Youth Camp. The proposed signs do not extend over a public right away or project beyond the property line. The signs will not be illuminated or capable of movement. Signs will be limited in size to twelve (12) square feet in area, and shall describe only uses

permitted and conducted on the subject property. Staff finds that the request complies with Section 20.030.G.

H. Loading: Location, dimensions, number of spaces, internal circulation and access from public right of way consistent with 20.070 & 20.080.

FINDING: Three loading and unloading areas are specifically identified on the site plan (See Sheets C3.0 and C4.0), including dimension, internal circulation and access from Carroll Road. Staff finds that the request complies with Section 20.030.H.

I. Lighting: General nature, location and hooding devices (not including interior building lighting).

FINDING: Application materials provide that outdoor lighting will be provided along walkways, adjacent to buildings, and in parking areas, as needed for safety. All outdoor lighting will be dark sky compliant and shielded. Lighting will be limited by motion and time controls. The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Youth Camp. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition, Staff finds that the request complies with Section 20.030.I.

J. The location, dimensions and methods of improvement for all property to be dedicated to general public purposes or to public utilities.

FINDING: Utility easements are not required for the development and operation of the proposed Cemetery. No property is intended to be dedicated to general public uses. Staff finds that Section 20.030.J. is not applicable to this request.

K. A detailed plan for landscaping, if determined necessary by the Planning Director which shall clearly illustrate:

1. Plants and tree species, their initial sizes and other proposed landscaping materials.

2. The location and dimensions of all areas to be devoted to landscaping, and location of automatic sprinkler systems.

FINDING: Application materials provides that minor landscaping is proposed. Land conservation and nature preservation are aspects of the overall Cemetery and Youth Camp proposals. No major landscaping projects are proposed. The applicant provides that "[Great River is] committed to minimize unnatural landscaping." (Page 48, Cemetery CUP Application). Staff finds that the request complies with Section 20.030.K.

L. Outdoor storage and activities, if permitted in the zone, showing type, location and height of screening devices.

FINDING: The proposal does not request outdoor storage. Staff finds that Section 20.030.L. is not applicable to this request.

M. Drainage and grading plan.

FINDING: The proposal is to reuse all of the existing buildings and infrastructure previously established for the American Adventure RV Park. The only proposed development is rebuilding from the August, 2020 Mosier Creek Fire. No substantial changes to existing grades and drainage will occur. Staff finds that the request complies with Section 20.030.M.

N. Identification of proposed trash storage locations, including proposed enclosure design construction and access for pick up purposes.

FINDING: The site plan provides for a trash storage location (See Sheet C3.0). Application materials provide that trash generated by the Youth Camp will be collected daily and put into a secured fence enclosed dumpster area that will be located adjacent to the "Welcome Center" building. Staff finds that the request complies with Section 20.030.N.

O. Location of existing utility poles.

FINDING: Application materials provide that no utility poles exist on the subject parcel. There are; however, four Bonneville Power Administration (BPA) pole structures (94, 95, 96, and 97) located on the north adjacent parcel located at 2N 12E 0 700. These structures are illustrated on the site plan (See Sheet C1.0). All existing power lines on the subject parcel located at 2N 12E 19 100 are located underground. Staff finds that the request complies with Section 20.030.O.

P. Such data as may be required by the Planning Director to act on the application.

FINDING: Section 20.030 applies to site plan reviews, and lists the information that must be illustrated on the site plan for a complete review. A site plan containing all of the necessary criteria was submitted with the application. Staff finds that the request complies with Section 20.030.P.

Section 20.040 - Approval Standards

Upon completion of the Site Plan Review, the Approving Authority shall approve, approve with conditions, or disapprove the site plan. In approving the plan, the Approving Authority shall find that:

A. All provisions of this ordinance and other applicable ordinances are complied with.

FINDING: All provisions and standards in the Wasco County Land Use and Development Ordinance and the Oregon Administrative Rules are addressed in this report. With conditions of approval found throughout this report, the request complies with all of these requirements. Staff finds that the request complies with Section 20.040.A.

B. Elements of the site plan are arranged so that:

1. Traffic congestion is avoided.

FINDING: Application materials, the site plan (See Sheet C3.0 & C4.0), and a May 4,2021, staff site visit provide that the existing road network is 16' to 20' in width and is paved. Parking areas are listed below (See "Table: Off-Street Parking"), and identified on the site plan (See Sheets C3.0 and C4.0).

Location	Spaces	Diagram
North End	4	Site Plan sheet C3.0
Lawn Mower Shed	4	Site Plan sheet C3.0
Welcome Center - main parking	25	Site Plan sheet C3.0
Welcome Center - handicap Parking	4	Site Plan sheet C3.0
Welcome Center - parallel parking	11	Site Plan sheet C3.0
Bunkhouse	11	Site Plan sheet C4.0
Bath House / Laundry	4	Site Plan sheet C4.0
Entrance	6	Site Plan sheet C4.0
Roundabout	4	Site Plan sheet C4.0
Caretaker Residence	2	Site Plan sheet C4.0
Total:	**75**	

Table: Off-Street Parking

Traffic congestion will be avoided due to onsite parking, frequent turnouts, and continuous looped road network from the entrance to the exit. Staff finds that the request complies with Section 20.040.B.1.

2. *Pedestrian and vehicular safety and welfare are protected.*

FINDING: Pedestrian and vehicle safety is enabled by providing paved access roads with wide shoulders, frequent turnouts, and adequate onsite parking. Staff finds that the request complies with Section 20.040.B.2.

3. *Significant features and public amenities are preserved and maintained.*

FINDING: The subject property does not contain any significant features and public amenities. Staff finds that Section 20.040.B.3. is not applicable to this request.

4. *There will be minimal adverse effect on surrounding property.*

FINDING: Adverse effects on surrounding properties will be minimal as all development activities and planned uses will be contained within the subject parcel using existing buildings and infrastructure. Impacts on surrounding properties was further addressed in Section 5.020.J. and Section 5.020.K. Staff finds that the request complies with Section 20.040.B.4.

C. *Proposed lighting is arranged to direct light away from adjoining properties.*

FINDING: Outdoor lighting will be provided along walkways, adjacent to buildings, and in parking areas, as needed for safety. All outdoor lighting will be dark sky compliant, e.g., shielded lighting facing downwards, etc. Lighting will be limited by motion and time controls, so as not to be illuminating unnecessarily. Lighting will also be designed and implemented to be extremely dark sky compliant, Great River places a very high value on preventing light pollution. The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Youth Camp. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise

comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition, Staff finds that the request complies with Section 20.040.C.

D. Proposed signs will not interfere with traffic or limit visibility by size, location or illumination.

FINDING: Signs were previously addressed in Section 3.127.D. and in Section 20.030.G. The owners propose to erect several signs in conjunction with the proposed youth camp. The site plan provides for 10 designated signs (See Sheet C5.0), in conjunction with the proposed Youth Camp. The proposed signs do not extend over a public right away or project beyond the property line. The signs will not be illuminated or capable of movement. Signs will be limited in size to twelve (12) square feet in area, and shall describe only uses permitted and conducted on the subject property. Staff finds that the request complies with Section 20.040.D.

Section 20.050, Off Street Parking

At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, off street parking spaces shall be provided in accordance with this Section. In an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Section. Where square feet are specified the area measured shall be the gross floor area necessary to the functioning of the particular use of the property but shall exclude space devoted to off street parking or loading. Where employees are specified, persons counted shall be those working on the premises during the largest shift at peak season, including proprietors. The following are the uses and minimum standards provided for off street parking:

A. Residential

FINDING: The request is not for a Residential use. Staff finds that Section 20.050.A. is not applicable to this request.

B. Commercial Residential

FINDING: The request is not for a Commercial Residential use. Staff finds that Section 20.050.B. is not applicable to this request.

C. Institutional

FINDING: The request is not for an Institutional use. Staff finds that Section 20.050.C. is not applicable to this request.

D. Places of Public Assembly

1. *Church: One (1) space for four (4) seats or every eight (8) feet of bench length in the main auditorium.*

2. *Library, reading room, museum, art gallery: One (1) space per four hundred (400) square feet of floor area plus one (1) space per two employees.*

3. *Preschool, nursery, kindergarten: Two (2) spaces per teacher; plus off street loading and unloading facility.*

4. *Elementary or junior high school: One (1) space per classroom plus one (1) space per administrative employee or one (1) space per four (4) seats or every eight (8) feet of bench length in the main auditorium, whichever is greater.*

5. *High School: One (1) space per classroom plus one (1) space per administrative employee plus one (1) space for each six (6) students or one (1) space per four (4) seats or eight (8) feet of bench length in the main auditorium, whichever is greater.*

6. *Other auditorium, meeting room: One (1) space per four (4) seats or every eight (8) feet of bench length.*

FINDING: The WC-LUDO provides the following definition for a "place of public assembly":

Place of Public Assembly - A structure which is designed to accommodate more than twenty five (25) persons at one time for such purposes as deliberation, education, worship, shopping, entertainment or amusement.

The overall application requests a Youth Camp and a Cemetery. None of the proposed structures fall into any of the above categories listed in Subsections 20.050.D.1-5. The "Welcome Center" building identified on the site plan (See Sheet C3.0) is the only building that will be shared between private Youth Camp and the private and quasi-public Cemetery operations. The public parking estimations for the "Welcome Center" building for both the Youth Camp and Cemetery are provided below. Parking requirements are calculated on the number of seats, or the bench length. In calculating the estimated number of parking spaces necessary for the proposed Youth Camp and Cemetery, the applicants have used the one parking space per four seats ratio.

Application materials provide that the "Welcome Center" Building can accommodate up to 65 people in the building and the adjacent outdoor area (five staff members and up to 60 guests). Calculation provides that a total of 20 parking spaces are necessary for the "Welcome Center" building (60/4 = 15 parking spaces for guests, plus five parking spaces for staff).

Application materials provide that the "Instruction Pavilion" solely for Youth Camp operations will accommodate 70 Youth Camp participants plus 5-10 staff members. Based on this estimate, the "Instruction Pavilion" requires 28 parking spaces (70 youth camp members and chaperones, plus 5-10 staff member parking spaces; 70/4 = 17.5 + 10 employee spaces = (27.5) 28 parking spaces for the Youth Camp).

Accordingly, 48 off-street parking spaces are required for the combined application. (48 (4 handicap) on the North half "Cemetery" side, and 27 (1 handicap) on the South half "Youth Camp" side). Application materials provide for 75 automobile parking spots. A **condition** of approval is included in the recommendation to the Planning Commission that the applicant will provide and maintain the 75 parking spaces identified on the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). This condition is required throughout the life of this permit. With this condition of approval, Staff finds that the request complies with Section 20.040.D.

E. Commercial Amusement

FINDING: The request is not for a Commercial Amusement use. Staff finds that Section 20.050.E. is not applicable to this request.

F. Commercial

FINDING: The request is not for a Commercial use. None of the buildings will be used as a Mortuary or as a funeral home or morgue. Staff finds that Section 20.050.F. is not applicable to this request.

G. Industrial

FINDING: The request is not for an Industrial use. Staff finds that Section 20.050.G. is not applicable to this request.

Section 20.055 - Bicycle Parking Requirements
At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure, bicycle parking shall be provided in accordance with the following standards:

A. Number of Bicycle Parking Spaces - A minimum of two (2) bicycle parking spaces per use is required for all uses with greater than 10 vehicle parking spaces. The following additional standards apply to specific types of development:

FINDING: The overall application requests a Youth Camp and a Cemetery. Application materials provide that the daily maximum person use of the Cemetery will be approximately 60 persons per day. The daily maximum person use of the Youth Camp is estimated at 70-80 persons per day during the Youth Camp's 65 day per year operation schedule. The amount of combined use of buildings associated with the Cemetery and Youth Camp requires a minimum of 48 total vehicle parking spaces. Two bicycle parking spaces are required to be provided for every 10 automobile parking spaces (eight total bicycle parking spaces).

Application materials and the site plan (See Sheet C3.0 and C4.0 "Bicycle Storage Sheds") provide for 20 bicycle parking spaces. Confirmation with the applicant on June 15, 2021, confirmed the "Bicycle Storage Sheds" are actually just bicycle corrals dedicate for bicycle parking. Staff finds that the request complies with Section 20.055.A.

1. Multi-Family Residences - Every residential use of four (4) or more dwelling units provides at least one (1) sheltered bicycle parking space for each dwelling unit. Sheltered bicycle parking spaces may be located within a garage, storage shed, basement, utility room or similar area. In those instances, in which the residential complex has no garage or other easily accessible storage unit, the bicycle parking spaces may be sheltered from sun and precipitation under an eave, overhang, an independent structure, or similar cover.

FINDING: The request is not for a multi-family residence. Staff finds that Section 20.055.A.1 is not applicable to this request.

2. Parking Lots - All public and commercial parking lots and parking structures provide a minimum of one (1) bicycle parking space for every 10 motor vehicle parking spaces.

FINDING: The overall application requests a private Youth Camp and a private Cemetery. No public parking is requested. Staff finds that Section 20.055.A.2 is not applicable to this request.

3. *Schools - Elementary and middle schools, both private and public, provide one (1) bicycle parking space for every 10 students and employees. High schools provide one bicycle parking space for every 5 students and employees. All spaces shall be sheltered under an eave, overhang, independent structure, or similar cover.*

FINDING: The request is not for a School. Staff finds that Section 20.055.A.3 is not applicable to this request.

4. *Colleges and trade schools provide one (1) bicycle parking space for every 10 motor vehicle spaces plus one space for every dormitory unit. Fifty percent (50%) of the bicycle parking spaces shall be sheltered under an eave, overhang, independent structure, or similar cover.*

FINDING: The request is not for a College or Trade School. Staff finds that Section 20.055.A.4 is not applicable to this request.

5. *County Commercial - Within the County commercial and employment zones (Rural Commercial, Rural Industrial, Wamic Commercial, Tygh Valley Commercial, Tygh Valley Light Industrial/Commercial, Tygh Valley Medium Industrial/Commercial), where the proposed use is commercial, bicycle parking for customers shall be provided along the roadway at a rate of at least one (1) space per use. Individual uses shall provide their own parking, or spaces may be clustered to serve up to six (6) bicycles. Bicycle parking spaces shall be located in front of the stores along the roadway, either on the sidewalks or in specially constructed areas such as pedestrian curb extensions. Inverted "U" style racks are recommended. Bicycle parking shall not interfere with pedestrian passage, leaving a clear area of at least 36 inches between bicycles and other existing and potential obstructions. Customer spaces may or may not be sheltered. When provided, sheltered parking (within a building, or under an eave, overhang, or similar structure shall be provided at a rate of one (1) space per 10 employees, with a minimum of one space per store.*

FINDING: The request is not located within any County commercial and employment zone. Staff finds that Section 20.055.A.5 is not applicable to this request.

6. *Multiple Uses - For buildings with multiple uses (such as a commercial or mixed use center), bicycle parking standards shall be calculated by using the total number of motor vehicle parking spaces required for the entire development. A minimum of one (1) bicycle parking space for every 10 motor vehicle parking spaces is required.*

FINDING: The overall application requests a Youth Camp and a Cemetery. The “Welcome Center” building identified on the site plan (See Sheet C3.0) is the only building that will be shared between private Youth Camp and the private and quasi-public Cemetery operations. As discussed above in Section 20.040.D, a total of 48 off-street parking spaces are required for the combined application. Application materials provide that the “Welcome Center” Building can accommodate up to 65 people in the building and the adjacent outdoor area (five staff members and up to 60 guests). Calculation provides that a total of 20 parking spaces are necessary for the “Welcome Center” building (60/4 = 15 parking spaces for guests, plus five parking spaces for staff). Two bicycle parking spaces are required to be provided for every 10 automobile parking spaces for mix use centers (two total bicycle parking spaces).

Application materials and the site plan (See Sheet C3.0 and C4.0 "Bicycle Storage Sheds") provide for 20 bicycle parking spaces. Confirmation with the applicant on June 15, 2021, confirmed the "Bicycle Storage Sheds" are actually just bicycle corrals dedicate for bicycle parking. Staff finds that the request complies with Section 20.055.A.6

B. Exemptions - This Section does not apply to single family, two-family, and three-family housing (attached, detached or manufactured housing), home occupations, agriculture and livestock uses, or other developments with fewer than 10 vehicle parking spaces.

FINDING: The request is not for a single family, two-family, or three-family residence. Staff finds that Section 20.055.B is not applicable to this request.

C. Location and Design - Bicycle parking shall be conveniently located with respect to both the road right-of-way and at least one building entrance (e.g., no farther away than the closest parking space). It should be incorporated whenever possible into building design and coordinated with the design of street furniture when it is provided. Street furniture includes benches, street lights, planters and other pedestrian amenities.

FINDING: The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). Staff finds that the request complies with Section 20.055.C.

D. Visibility and Security - Bicycle parking shall be visible to cyclists from roadway sidewalks or building entrances, so that it provides sufficient security from theft and damage;

FINDING: Application materials provide that bicycle parking will be clearly visible from building entrances to provide security from theft and damage. The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). Staff finds that the request complies with Section 20.055.D.

E. Options for Storage - Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building;

FINDING: Application materials provide for bicycle secure storage spaces that are adjacent to the Welcome Center and the Bunkhouse. These sites are adjacent to existing buildings and will be visible at all times. Other options include storing employee bicycles in an existing shed, if necessary. Staff finds that the request complies with Section 20.055.E.

F. Lighting - Bicycle parking shall be least as well-lit as vehicle parking for security.

FINDING: Bicycle parking will be lighted as well as some vehicle parking. In most cases, bicycle parking is adjacent to vehicle parking areas and would share the same lighting. All lighting will be dark sky compliant. Staff finds that the request complies with Section 20.055.F.

G. Reserved Areas - Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

FINDING: The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). Staff finds that the request complies with Section 20.055.G.

H. Hazards - Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located to avoid conflict with vision clearance standards (Section 4.090 Vision Clearance).

FINDING: The site plan provides that bicycle parking spaces are located adjacent to the Welcome Center and Bunkhouse, (See Sheets C3.0 and C4.0). It is designed so that it does not impede or create a hazard to pedestrians. Staff finds that the request complies with Section 20.055.H.

Section 20.060 - Public Parking Area

Every parcel of land hereafter used as a public parking area or an automobile or trailer sales area shall be developed as follows:

A. Such areas shall be surfaced with permanent paving; they shall have bumper rails or curbs and be enclosed by a sturdy wall, fence or evergreen hedge not less than thirty (30) inches in height nor more than six (6) feet in height. Such wall, fence or hedge shall not enclose any required front yard or required side yard on the street side of a corner lot. Any such required front or side yard shall be properly maintained. Where such public parking area abuts or lies within an "A" and "R" zone, the required wall, fence or hedge shall not be less than six (6) feet in height on the sides or rear yards abutting or within such "A" or "R" zone.

FINDING: The overall application requests a Youth Camp and a Cemetery. No public parking is requested. Staff finds that Section 20.060.A is not applicable to this request.

B. Where a public parking area or automobile or trailer sales area is illuminated, the lights shall be fixed so as to reflect away from adjoining premises in residential zones.

FINDING: The overall application requests a Youth Camp and a Cemetery. The entire property, including all parking areas, are private property and shall be controlled by the rules defined and posted by the applicant. Staff finds that Section 20.060.B is not applicable to this request.

Section 20.070 - Off Street Loading

A. Schools: A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than twenty five (25) students.

FINDING: Application materials and the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0) provide that the existing road network allows for the continuous forward flow of passenger vehicles and buses for the purpose of loading and unloading children at the Welcome Center (See Sheet C3.0). The existing road network also provides a continuous forward flow of passenger vehicles and buses for the purpose of loading and unloading children at the Bunkhouse (See Site Plan Sheet C4.0). The requested use is for a Youth Camp, and not a school as defined in the WC-LUDO; however, the existing road network otherwise meets the requirements of this Section. Staff finds that Section 20.070.A is not applicable to this request.

B. Merchandise, materials or supplies: Buildings or structures to be built or substantially altered to receive and distribute materials or merchandise by truck shall provide and Chapter 20 – Site Plan Review – Wasco County Land Use and Development Ordinance 8 maintain off street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would

result in less space than is required to adequately handle the needs of the particular use. Off street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

FINDING: Application materials and the site plan (See Sheets C3.0 and C4.0), provide that the "Welcome Center", the "Bunkhouse Storage Annex", and the "Instruction Pavilion" contain designated off-street areas for supply loading and unloading of materials necessary for operation of the proposed Cemetery and Youth Camp. Staff finds that the request complies with Section 20.070.B.

Section 20.080 - General Provisions - Off Street Parking and Loading

A. The provisions and maintenance of off street parking and loading spaces are continuing obligations of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use of off street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off street parking or loading requirements, it shall be unlawful and a violation of this Ordinance to begin or maintain such altered use until the required increase in off street parking or loading is provided.

FINDING: Application materials and the site plan (See Sheets C3.0 and C4.0), provide that the "Welcome Center", the "Bunkhouse Storage Annex", and the "Instruction Pavilion" contain designated off-street areas for supply loading and unloading of materials necessary for operation of the proposed Cemetery and Youth Camp. A **condition** of approval is included in the recommendation to the Planning Commission that the designated off-street parking and loading areas must be maintained and kept available for parking and loading and unloading of materials. With this condition of approval, Staff finds that the request complies with Section 20.080.A.

B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Director of Planning based upon the requirements of comparable uses listed herein.

FINDING: All buildings and uses meet the Director of Planning's requirements and conditions of approval established by the Planning Commission. Staff finds that the request complies with Section 20.080.B.

C. In the event several uses occupy a single structure or parcel of land, the total requirements for off street parking shall be the sum of the requirements of the several uses computed separately.

FINDING: The overall application requests a Youth Camp and a Cemetery. The total number of off-street parking spaces for both uses are provided as discussed above in Section 20.050. Staff finds that the request complies with Section 20.080.C.

D. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap.

FINDING: The overall application requests a Youth Camp and a Cemetery. The two proposed Conditional Use Permits for a Youth Camp and Cemetery will overlap uses on some days. Application materials have

demonstrated the two proposals ability to meet the off-street parking requirements for both uses. The applicant has agreed to utilize jointly the same parking and loading spaces when hours of operation do not overlap. Staff finds that the request complies with Section 20.080.D.

E. Off street parking spaces shall be located on the same or abutting lot with the building or use they are intended to serve.

FINDING: The proposed off-street parking spaces are all located on the subject parcel. Staff finds that the request complies with Section 20.080.E.

F. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

FINDING: Application materials provide that the designated parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. A **condition** of approval is included in the recommendation to the Planning Commission requiring that all designated parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. With this condition of approval, Staff finds that the request complies with Section 20.080.F.

G. Plans shall be submitted in sufficient detail so that they may be reviewed and approved by the appropriate reviewing authority.

FINDING: Application materials have provided sufficient detail to be reviewed by the Planning Director and approved by the Planning Commission. Staff finds that the request complies with Section 20.080.G.

H. Design requirements for parking lots:

1. Areas used for standing and maneuvering of vehicles shall have a durable and dustless, but not necessarily paved, surface maintained adequately for all weather use.

FINDING: Application materials provide that the existing on-site access road is paved and the parking areas are either paved or contain a crushed gravel surface that will be maintained by the property owners for all weather use. Staff finds that the request complies with Section 20.080.H.1.

2. Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.

FINDING: The proposed Cemetery and Youth Camp are not within or adjacent to a Residential Zone. As provided in the application materials, the primary developed area reserved for Youth Camp and Cemetery activities is located within the interior of the subject parcel. The parking areas are located entirely on the subject parcel and will not create any disturbance to the neighborhood and users of Carroll Road. Staff finds that the request complies with Section 20.080.H.2.

3. Access aisles shall be of sufficient width for all vehicle turning and maneuvering.

FINDING: Application materials provide that access is sufficient for vehicle turning and maneuvering, as shown in the attached site plan (See Sheets C1.0, C2.0, C3.0, and C4.0). Parking spaces are approximately 10' x 20'L. Staff finds that the request complies with Section 20.080.H.3.

4. *Groups of more than four (4) parking spaces shall be served by a driveway so that no backing movement or other maneuvering will be required within a street.*

FINDING: Application materials, the site plan (See Sheet C1.0, C2.0, C3.0, and C4.0), and a May 4,2021, staff site visit provide that the access road network contains a roundabout that splits the road in two. One end of the road proceeds north while the other proceeds south. At end of the road there is a roundabout loop that provides all vehicles, including emergency responders, a turn around. The existing road network provides service to all of the parking spaces so that no backing movement or other maneuvering will occur on a public street. Staff finds that the request complies with Section 20.080.H.4.

5. *Lighting of the parking area shall be deflected from a residential zone.*

FINDING: All adjacent parcels are within the Forest (F-2) Zone. There is no adjacent residential zone. The site plan provides for 10 designated outdoor lights (See Sheets C3.0 & C4.0), in conjunction with the proposed Youth Camp. The application provides that all outdoor lights will be limited in intensity, shielded and hooded, and will otherwise comply with Wasco County's "Outdoor Lighting Standards". A **condition** of approval is included in the recommendation to the Planning Commission requiring all exterior lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. The exterior shielding and hooding materials shall be composed of non-reflective, opaque materials. With this condition, Staff finds that the request complies with Section 3.127.F.

I. *Required parking spaces shall be improved and available for use by the time the use to be served by the parking space is ready for occupancy.*

FINDING: Parking spaces will be built as described in this application and will be ready for use before opening. A **condition** of approval is included in the recommendation to the Planning Commission requiring that all parking spaces identified on the site plan will be improved and available for use prior the Youth Camp's operation. With this condition, Staff finds that the request complies with Section 20.080.I.

F. Chapter 21 – Land Divisions

(***)

Section 21.030 - Basic Provisions and Design Standards

A. *Compliance Required: No land within the unincorporated territory of Wasco County shall be subdivided or partitioned, and no plat shall be filed or recorded until submitted to and approved by the Approving Authority.*

B. *Minimum Standards: The requirements and standards set forth in this chapter are the minimum ones to which a subdivision or partition must conform before approval by the Approving Authority.*

C. Conformity with the Comprehensive Plan: All divisions of land shall conform to and be in harmony with the Wasco County Comprehensive Plan and Comprehensive Plan Map of that portion of the County within which the subdivision and partition lies.

D. Conformity with Zoning Chapter: All divisions of land, regardless of the number of lots or parcels, shall comply with all specifications authorized by Chapter 3 of this Ordinance. All lots created shall conform in all respects with the applicable regulations of Chapter 3, including uses of land, lot size and dimensions, space for off street parking, landscaping and other requirements as may be set forth.

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel.

Prior to approval of the final cemetery subdivision plat, the Wasco County Planning Commission shall approve a preliminary cemetery subdivision plan (being addressed in this report). After receiving approval on the preliminary cemetery subdivision plan, a final cemetery subdivision plat shall be submitted in a separate application for approval from the Wasco County Planning Commission as well.

The standards in Chapter 21 have been applied as the minimum ones necessary for approval of the preliminary cemetery subdivision plan, and are addressed throughout this report.

The Wasco County Comprehensive Plan (WC-COMPLAN) provides that "[t]he minimum lot size of lands designated on the Comprehensive Plan map as "Forest" shall be eighty (80) acres (ORS 215.780)." (Page 68, WC-COMPLAN). Additionally, the WC-COMPLAN provides that certain non-resource commercial uses such as cemeteries are allowed in the Forest (F-2) Zone as Conditional Uses. "Divisions to create parcels for specified non resource use[s] [are] permissible in the F-2 Zone…" providing for lot or parcel sizes to be reduced below 80 acres for the cemetery use. (Page 12, WC-LUDO Section 3.120 - Forest (F-2) Zone).

The zoning and conditional use standards were addressed in Sections III.B and III.C of this report, where the proposal was found to comply.

A **condition** of approval is included in the recommendation to the Planning Commission stating that the final cemetery subdivision plat shall not be filed or recorded until it has been submitted to and approved by the Wasco County Planning Commission. With this condition of approval, Staff finds the request complies with Sections 21.030.A-D.

E. Relation to Adjoining Street System: A subdivision or partition shall provide for the continuation of the principal streets existing in the adjoining subdivisions or of their proper projection when the adjoining property is not subdivided, and such streets shall be of a width not less than the minimum requirements for streets set forth in these regulations. Where the Approving Authority determines that topographic conditions make such continuation or conformity impractical, exceptions may be made as provided for in Section 21.450 of this Chapter.

FINDING: The subject parcel and all adjacent parcels are located within the Forest (F-2) Zone. The Wasco County Comprehensive Plan (WC-COMPLAN) provides that "[t]he minimum lot size of lands designated on the Comprehensive Plan map as "Forest" shall be eighty (80) acres (ORS 215.780)." (Page 68, WC-COMPLAN). The minimum parcel size requirement of the Forest (F-2) Zone is 80 acres. Surrounding parcels range from 4.31 to 105.99 acres in size. No adjacent parcel can be divided for residential or resource use. Additionally, the scope of the proposed cemetery use and cemetery subdivision will not

result in the need to provide for the continuation of any principle streets existing on adjoining lands. Staff finds the request complies with Section 21.030.E.

F. Redevelopment Plan:

1. In subdividing or partitioning tracts of land into large lots which at some future time could be further divided, the Director may require that blocks and lots shall be of such size and shape, be so divided into lots, and meet such building site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any parcel into lots of a smaller size which shall have the minimum lot frontage on a street.

2. No lot in a platted subdivision shall be reduced in size from that shown on the recorded plat if the newly created lot will have less than the minimum lot area for the zone in which it is located.

3. Any lot in a platted subdivision may be enlarged to approximate more closely the minimum lot area for the zone in which the lot is located, provided that no leftover lot areas shall be less than the minimum lot area for the zone.

4. Any person dividing tracts of land into large lots which at some future time could be further divided and still meet the minimum lot size requirement of the zone in which the land is located shall provide suitable road access to each created parcel so that the future development of each parcel will provide access for redevelopment parcels or lots.

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The Wasco County Comprehensive Plan (WC-COMPLAN) provides that "[t]he minimum lot size of lands designated on the Comprehensive Plan map as "Forest" shall be eighty (80) acres (ORS 215.780)." (Page 68, WC-COMPLAN). Additionally, the WC-COMPLAN provides that certain non-resource commercial uses such as cemeteries are allowed in the Forest (F-2) Zone as Conditional Uses. "Divisions to create parcels for specified non resource use[s] [are] permissible in the F-2 Zone…" providing for lot or parcel sizes to be reduced below 80 acres for the cemetery use. (Page 12, WC-LUDO Section 3.120 - Forest (F-2) Zone).

Adjacent parcels range from 4.31 to 105.99 acres in size, and are within the Forest (F-2) Zone. The subject parcel and adjacent parcel cannot be further divided for residential or resource use (emphasis added). Staff concludes that no redevelopment plan is required for this proposal. Staff finds the request complies with Section 21.030.F.

G. Access: A unit of land shall be considered to have access by way of a public road or street, private road, or private easement road, if the following criteria are satisfied:

1. The unit of land abuts on the road or street.

2. There is a legal right appurtenant to the unit of land to use the road or street for ingress and egress. A legal right to use a private road or private easement road may be evidenced by: (a) an express grant or reservation of an easement in a document recorded with the County Clerk; (b) a decree or judgment issued by a court of competent jurisdiction; (c) an order of the County Governing Body; or, (d) an express easement set forth in a duly recorded plat.

3. *The road or street provides actual physical access for the unit of land.*

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The requested cemetery subdivision is proposed exclusively for burial purposes. Cemetery subdivisions are unique from residential subdivisions because they do not necessarily create a complete and separate unit of land, but instead dedicate portions of an existing unit of land exclusively for burial purposes. The cemetery subdivision exists within a larger unit of land. The larger parcel remains the subject parcel, and in this particular instance, the 152.34-acre parcel has direct access to Carroll Road, a county maintained Rural Local road. A private drive is provided to access the cemetery subdivision's lots (burial sites) and facilities.

As previously noted, the Wasco County Public Works Department Director/Project Manager Arthur Smith provided comment concerning the need for a public road dedication:

Wasco County Public Works Department Director Arthur Smith Commentary (February 9, 2021):

> There is no such thing as a "dedicated" private road. Private roads are not maintained by the county, nor does the county have any jurisdiction over private roads. The public has no right to drive on or to utilize a private road. They can be gated, removed, or modified by the private owner at the owner's discretion. My department has no authority over such roads.

A copy of the Director Smith's commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

Based on the application materials, expert commentary, and analysis, the subject parcel abuts a public road, meeting the requirement for the property to have access by way of public road or street. Staff finds the request complies with Section 21.030.E.

H. Access Requirements for Land Divisions: Each unit of land shall be provided with access by a public road meeting standards noted in Table 1 (Rural Public Roadway Design Standards) & 2 (Urban Public Roadway Design Standards), except as provided below and in Table 3 (Private Access Standards):

1. Private Easement Road In all zones a unit of land may have access by way of a private easement road upon a finding that such road provides access for not more than three (3) units of land, serves not more than three (3) units of land, and that the easement is a minimum 30' in width; The requirements of Section 21.300 are not applicable to a Private Easement Road. If the private easement road could provide access for more than three (3) units of land based on existing zoning, structural setbacks shall be established from the potential right of way of the public or private road and not the right of way of the private easement road.

2. Private Road In resource areas only (areas zoned F 1, F 2, and A 1), a unit of land may have access by way of a private road upon findings of the Approving Authority that:

a. *Such private road provides access for not more than ten (10) units of land and serves not more than ten (10) units of land;*

b. *Private road approval is obtained pursuant to Section 21.300;*

c. *Private road is constructed to standards of Section 21.420 when more than three (3) units of land use roadway;*

d. *The primary use of the road is to provide access for resource activities. Conflicting uses shall be minimized;*

e. *When service to more than ten (10) units of land is possible, provision shall be made to serve the area by public road, including but not limited to: (a) dedication of right of way; (b) extension and improvement of the roadway to public road standards such that not more than ten (10) units of land may be served.*

If the private road could provide access for more than ten (10) units of land based on existing zoning, structural setbacks shall be established from the potential right of way of the public road and not the right of way of the private road.

FINDING: The requested cemetery subdivision is proposed exclusively for burial purposes. Cemetery subdivisions are unique from residential subdivisions because they do not necessarily create a complete and separate unit of land, but instead dedicate portions of an existing unit of land exclusively for burial purposes. The larger parcel remains the subject parcel, and in this particular instance, the 152.34-acre parcel has direct access to Carroll Road, a county maintained Rural Local road. Access to cemetery lots (burial sites) and facilities is provided through a preexisting paved private drive road network, and walking easements that are provided from parking areas to the cemetery lots. Staff finds the request complies with Section 21.030.H.

I. *Alignment: As far as practical, streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall wherever practical leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than one hundred twenty five (125) feet.*

FINDING: Access to cemetery lots (burial sites) and facilities is provided through a preexisting paved private drive road network, and walking easements that are provided from parking areas to the cemetery lots. The request will not result in the continuation of any existing street. Staff finds that Section 21.030.I is not applicable to this request.

J. *Half Streets: Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition when in conformity with the requirements of this Ordinance and when possible to require the dedication of the other half when the adjoining property is subdivided. Whenever an existing half street is adjacent to land to be subdivided, the remaining half of the street shall be dedicated within such subdivision. Reserve strips and street plugs may be required to ensure the objectives of obtaining full width streets.*

FINDING: Access to cemetery lots (burial sites) and facilities is provided through a preexisting paved private drive road network, and walking easements that are provided from parking areas to the

cemetery lots. The existing on-site road is located entirely on the subject parcel and no half streets are proposed. Staff finds that Section 21.030.J is not applicable to this request.

K. Streets Adjacent to Railroads, Freeways and Parkways: When a subdivision or partition contains or is adjacent to a railroad, a parallel street may be required on each side of such railroad. A land strip of not less than twenty five (25) feet in width shall be provided along a railroad right of way for screen planting or park purposes between the railroad and residential lots. Parallel, local service streets shall be provided on each side of a freeway or parkway either within or abutting their right of way. When such parallel streets are less than eighty (80) feet from such freeway or parkway the intervening property shall be used for only park or thoroughfare purposes. Streets paralleling railroads, at those cross streets where grade separations are proposed, shall be located at a distance from the railroad that provides for such grade separation structure.

FINDING: Access to cemetery lots (burial sites) and facilities is provided through a preexisting paved private drive road network, and walking easements that are provided from parking areas to the cemetery lots. The subject parcel does not contain, and is not adjacent to a railroad, freeway or parkway. Staff finds that Section 21.030.K is not applicable to this request.

L. Existing Streets: Whenever existing streets adjacent to or within a tract are of inadequate width, additional right of way shall be provided at the time of subdivision or partitioning.

FINDING: The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. Carroll Road has a 60' wide right-of-way and has been determined to be adequate to provide access to the subject parcel. The existing on-site road is 16’ to 20’ in width, is paved, and meets all Fire Safety Standards in LUDO Chapter 10. Expert analysis and commentary provided within Sections III.B and III.C of this report, provide that Carroll Road and the existing road network are adequate to allow the passage of emergency vehicles. Staff finds the request complies with Section 21.030.L.

M. Future Extension of Streets: Where necessary to give access to or permit a satisfactory future subdivision or partitioning of adjoining land, streets shall be extended to the boundary of the subdivision or partition and the resulting dead end streets may be approved without a turnaround. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

FINDING: An application has been made for review of a “Cemetery” Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10’ x 13’ each) for burials from a 152.34-acre parcel. The requested cemetery subdivision is proposed exclusively for burial purposes. Cemetery subdivisions are unique from residential subdivisions because they do not necessarily create a complete and separate unit of land, but instead dedicate portions of an existing unit of land exclusively for burial purposes. The cemetery subdivision exists within a larger unit of land. The larger parcel (145.83 un-dedicated acres) remains the subject parcel. The remaining 145.83 acres cannot be further divided for residential or resource use. Access to cemetery lots (burial sites) and facilities is provided through a preexisting paved private drive road network, and walking easements that are provided from parking areas to the cemetery lots. No future extension of the on-site road network is needed. Access to any potential future cemetery subdivision on the 145.83-acre subject parcel can be access from the existing road network and walking easements. Staff finds the request complies with Section 21.030.M.

N. Alleys: The minimum width of alleys, when provided in residential blocks, shall be twenty (20) feet. Alleys shall be provided in commercial and industrial districts and shall not be less than twenty (20) feet in width. The corners of all alleys at their intersection with streets and other alleys shall be rounded and have a radius of not less than ten (10) feet.

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. No alleys are proposed or needed. Staff finds that Section 21.030.N is not applicable to this request.

O. Pedestrian Ways: When desirable for public convenience, pedestrian ways may be required to connect to cul-de-sacs or to pass through unusually long or oddly shaped blocks.

FINDING: The preliminary cemetery subdivision plat provides for a 12-foot-wide pedestrian easement for access to the three cemetery burial blocks and a 6-foot-wide walking easements between burial lots. A **condition** of approval is included in the recommendation to the Planning Commission requiring a 12-foot-wide pedestrian easement for access to the three cemetery burial blocks and 6-foot-wide walking easements between burial lots be illustrated on the final cemetery subdivision plat. With this condition of approval, Staff finds the request complies with Section 21.030.O.

P. Cul-de-sacs: In general, dead end (cul-de-sac) streets are not desirable, but if provided, shall terminate in a turnaround that is consistent with Chapter 10 and the local fire department.

FINDING: No cul-de-sacs exist on the subject parcel or are proposed within the cemetery subdivision request. Existing roundabouts will direct traffic to the "Welcome Center" or designated Youth Camp buildings. Customers, visitors, or funeral mourners can park near the Welcome Center, then continue on the paved road network that provides a continual roadway to the cemetery subdivision area, additional parking, or other facilities located on the parcel. The road network provides for continual forward movement throughout the subject parcel, allowing visitors to enter and exit the park from Carroll Road without the need to stop, back-up, and turnaround (See Site Plan Sheets C3.0 and C4.0) (See Great River Cemetery Plat Sheet 2 of 11). Staff finds the request complies with Section 21.030.P.

Q. Street Intersections:

1. All streets shall intersect at right angles (90 degrees) one to the other; where an intersection at ninety (90) degrees cannot be secured by reason of physical conditions of the site an angular intersection of not less than sixty (60) degrees may be permitted.

2. Property corners at street intersections shall be rounded and with a radius of not less than ten (10) feet.

3. Major thoroughfares intersections shall have roadway curb radii of not less than twenty five (25) feet; all other street intersections shall have roadway curb radii of not less than twenty (20) feet.

FINDING: Carroll Road provides public access to the subject parcel located at 2N 12E 19 100. The subject parcel was used as an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Development also included a network of paved roads. The paved roads still exist, and will be

used as private roads to access the proposed Cemetery and Youth Camp. Existing road locations are provided on the site plan (Sheets C3.0 & C4.0). County records indicate that a Road Approach Permit was issued for the R.V. campground; however, this permit has since expired with the R.V. campground Conditional Use Permit. A new Road Approach Permit is required for the current proposal. A **condition** of approval is included in the recommendation to the Planning Commission requiring the applicant to obtain a Road Approach Permit for the proposed Cemetery.

The condition requiring the issuance of a new Road Approach Permit will allow the Public Works Department an opportunity to analyze the existing on-site road approach onto Carroll Road to ensure the approach is safe and provides adequate access. With this condition, Staff finds that the request complies with Section 21.030.Q.

R. Reserve Strips: Reserve strips or street plugs dedicated to the County and controlling the access to a street may be approved or required when necessary to:

1. Prevent access to the street on a side where additional width is required to meet the minimum right of way standards;

2. Prevent access to abutting property at the end of a street in order to assure the proper extension of the street pattern and the orderly development of land lying beyond the street; or

3. Prevent the uncontrolled development of land.

FINDING: The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. Carroll Road has a 60' wide right-of-way and has been determined to be adequate to provide access to the subject parcel. The existing on-site road is 16’ to 20’ in width, is paved, and meets all Fire Safety Standards in LUDO Chapter 10. Expert analysis and commentary provided within Sections III.B and III.C of this report, provide that Carroll Road and the existing road network are adequate to allow the passage of emergency vehicles. The public road accessing the subject parcel and the private paved road network that accesses the cemetery subdivision and facilities will be of adequate width to meet the minimum right of way and emergency vehicle access standards. The subject parcel and all adjacent parcels are located within the Forest (F-2) Zone. The Wasco County Comprehensive Plan (WC-COMPLAN) provides that “[t]he minimum lot size of lands designated on the Comprehensive Plan map as “Forest” shall be eighty (80) acres (ORS 215.780).” (Page 68, WC-COMPLAN). The minimum parcel size requirement of the Forest (F-2) Zone is 80 acres. Surrounding parcels range from 4.31 to 105.99 acres in size. No adjacent parcel can be divided for residential or resource use. Staff has found no objective evidence that this request will enable future uncontrolled development of land. Staff finds that Section 21.030.R is not applicable to this request.

S. Marginal Access Streets: Where a subdivision or partition abuts or contains an existing or proposed arterial street, the Approving Authority may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.

FINDING: The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. The existing on-site paved road network must only meet required driveway standards. The proposed cemetery subdivision does not abut any arterial streets, and none are proposed. Staff finds that Section 21.030.S is not applicable to this request.

T. Utility Lines: Easements for sewers, water mains, electrical lines, or other public utilities shall be dedicated whenever necessary. The easements shall be at least twelve (12) feet wide and centered on lot lines where possible, except for utility pole tieback easements which may be reduced to six feet in width.

FINDING: The subject parcel was used as an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Public power is available to the property. All existing power lines, septic systems and water lines are located on the existing 152.34-acre parcel. No utilities will exist on or through the 6.51-acre cemetery subdivision. Staff finds that the request complies with Section 21.030.T.

U. Water Courses: If a subdivision or partition is traversed by a water course such as a drainage way, channel, or stream, there shall be provided a storm water easement or drainage right of way conforming substantially to the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses may be required.

FINDING: Water course data were identified through submitted application materials, Wasco County GIS (State Wetlands Inventory, Tax Lot Data, and Imagery Data Layers) analysis, and a May 4,2021, staff site visit. The subject parcel located at 2N 12E 19 100, is not traversed by a water course. Staff finds that Section 21.030.U is not applicable to this request.

V. Environmental Hazards: If a subdivision or partition contains known hazards resulting from potential for flooding, land movement, high water tables, erosion, or similar natural phenomena, the Approving Authority may require dedication of protective easements for uses that would minimize aggravation of the environmental hazard.

FINDING: Environmental hazard data were identified through submitted application materials and Wasco County GIS (State Wetlands Inventory, The FEMA Flood Map Service Center, and Statewide Landslide Information Database for Oregon Data Layers). There are no known hazards resulting from flooding, land movement, high water tables, erosion, or other natural phenomena. Staff finds that the request complies with Section 21.030.V.

W. Blocks: No block shall exceed twelve hundred (1200) feet in length between streets. In blocks over eight hundred (800) feet in length there shall be a cross walkway of not less than ten (10) feet in width, near the middle of the block. The width of blocks shall be such as to allow two tiers of lots, except where in the opinion of the Approving Authority a relatively short length of double frontage lots are unavoidable.

FINDING: The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The proposed cemetery subdivision is located at the north end of the subject parcel and broken into three individual blocks. (See Site Plan Sheets C2.0 and C3.0) (See Great River Cemetery Plat Sheets 7, 8, and 9 of 11). Staff finds that the request complies with Section 21.030.W.

X. Lots:

1. *Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the types of use permitted. Lot dimensions shall not include part of existing or proposed streets. All lots shall be buildable, except a public utility lot. Depth*

and width of utility lots shall be adequate to provide for standard setbacks for service structures, and to furnish off street parking facilities required by the kind of use contemplated. In no other case shall the width or area be less than that prescribed for the zone in which the lot is proposed.

2. *Each side lot line shall be at right angles to the adjacent street line or radial to a curved street line, unless the Approving Authority determines that variation from these requirements is necessitated by unusual circumstances such as topography and site location.*

3. *Lots with double frontage shall be avoided, except where the Approving Authority determines that such lots are essential to provide separation or residential development from major traffic arterials or adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten (10) feet wide, across which there shall be no rights of access, may be required along the line of lots abutting such a traffic arterial or other incompatible use. Such area shall be considered the rear portion of the lot.*

4. *Flag lots shall not be permitted, except when unusual circumstances exist. Such circumstances may include characteristics of topography and site which affect construction on the property or access to the property. Approval of the creation of flag lots by the Approving Authority shall be based on specific findings indicating what unusual circumstances exist.*

FINDING: Cemetery Lots are not residential lots. Oregon Revised Statutes provides the following definition:

ORS 97.010 Definitions

(25) "Lot," "plot" or "burial space" means space in a cemetery owned by one or more individuals, an association or fraternal or other organization and used, or intended to be used, for the permanent interment therein of the remains of one or more deceased persons. Such terms include and apply with like effect to one, or more than one, adjoining grave, crypt, vault or niche.

The green Cemetery will subdivide and exclusively dedicate 6.51 acres for burials from a 152.34-acre parcel. There will be a total of 2,182 burial lots measuring 10' x 13' each with rights of way dedicated to provide access to each cemetery lot/plot. (See Site Plan Sheets C2.0 and C3.0) (See Great River Cemetery Plat Sheets 7, 8, and 9 of 11). The proposed cemetery lots meet applicable criteria. Staff finds that the request complies with Section 21.030.X.

Y. Public Open Space:
Elementary and high school sites, neighborhood playgrounds, parks and recreation areas shall be located in accordance to the development pattern of the County or the County area. When such public school or recreation sites are within the area of an approved subdivision they may be dedicated to the County or shall be reserved until such time as the County is able to acquire them. Parks and recreation areas shall be provided at the rate of one (1) acre of recreation area to every one hundred people.

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The requested cemetery subdivision is proposed

exclusively for burial purposes. Cemetery subdivisions are unique from residential subdivisions because they do not necessarily create a complete and separate unit of land, but instead dedicate portions of an existing unit of land exclusively for burial purposes. The cemetery subdivision exists within a larger unit of land. The larger parcel (145.83 un-dedicated acres) remains the subject parcel. The 6.51-acre cemetery subdivision will only contain headstones and burial markers. The 145.83-acre subject parcel will include a road network and eight pre-existing buildings. The built environment will be extremely limited, leaving the majority of the property in a natural open state. Staff finds that the request complies with Section 21.030.Y.

Z. Subdivision Name: The name of any subdivision shall not duplicate or be so similar as to be confused with the name of any existing subdivision or parcel or area within the County.

FINDING: The proposed cemetery subdivision name is "Great River Cemetery". There are no known subdivisions or cemetery subdivisions in Wasco County that contain the same name. Staff finds that the request complies with Section 21.030.Z.

AA. Street Names: Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the names of existing streets. Street names and numbers shall conform to the established pattern in the surrounding area and, if near a city, to the pattern in the city, and shall be subject to the approval of the Approving Authority.

FINDING: There is an on-site paved road network that will provide access to the cemetery subdivision burial grounds. The cemetery burial grounds do no propose access streets. The existing on-site paved road network must only meet required driveway standards, and does not have to be dedicated or named. Staff finds that the request complies with Section 21.030.AA.

BB. Street Signs: All street and highway signs shall meet the County standards for such signs.

FINDING: The existing on-site paved road network must only meet required driveway standards. The onsite road is not required to be named. No street sign is proposed. Staff finds that the request complies with Section 21.030.BB.

(***)

Section 21.200 - Preliminary Subdivision Plan Approval
The approval of a preliminary subdivision plan is reviewed by the Planning Commission subject to the provisions of Section 2.060 (c) of this Ordinance.

A. Application for Preliminary Subdivision Plan Approval:

1. An application for preliminary subdivision plan approval shall be initiated as provided in Chapter 2 of this Ordinance.

2. The applicant shall file with the Director a preliminary subdivision plan, together with improvement plans and other supplementary information required by subsection B of this Section to demonstrate the design and objectives of the subdivision.

3. The preliminary plan shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale of the

drawing is to be one (1) inch equals one hundred (100) feet, or one (1) inch equals fifty (50) feet.

FINDING: An application for a cemetery subdivision was submitted to the Planning Department on February 19, 2021, which, subject to Section 2.060.C, will be decided upon by the Planning Commission. Any other improvement plans or supplementary information required is addressed in subsection B below. The preliminary subdivision plan that was received was legibly drawn and all information located on it was to scale so that the approving authority would have an adequate understanding of what was proposed. The scale of the preliminary subdivision plan submitted was 1" = 100'. Staff finds the request complies with Section 21.200.A.1-3.

B. Information Required in the Preliminary Subdivision Plan:

1. The proposed name of the subdivision or major partition.

FINDING: The name of the cemetery subdivision name is "Great River Cemetery". Staff finds the request complies with Section 21.200.B.1.

2. North point, scale, date of application, and basis of bearing.

FINDING: The north point, scale, date and basis of bearing are shown on the preliminary subdivision plat. Staff finds the request complies with Section 21.200.B.2.

3. Names and addresses of the subdivider, engineer, surveyor, land planner or landscape architect.

FINDING: The site plan, survey and subdivision plat has been done by Leo Sandoval, Klein and Associates, 1411 13th St, Hood River, OR 97031 (541) 386-3322. Staff finds the request complies with Section 21.200.B.3.

4. The tract description according to the real estate records of Wasco County.

FINDING: The subject parcel of this cemetery subdivision request is located at Township 2N, Range 12E, Section 19, Tax Lot 100, as noted in the submitted cemetery subdivision plan. Staff finds the request complies with Section 21.200.B.4.

5. The boundary lines (accurate in scale) of the tract to be subdivided.

FINDING: The proposed boundary lines are drawn to scale, as shown on Site Plan. Staff finds the request complies with Sections 21.200.B.5.

6. Contour lines may be required at intervals to be determined by the Director.

FINDING: Contour lines are not provided in the cemetery subdivision. The proposed cemetery blocks and lots are accessible by foot via walking paths, and no buildings are planned within the actual cemetery subdivision blocks. No delineated hazards exist on the subject parcel, and slopes within the cemetery subdivision do not exceed 30%. Contour lines are not required for the cemetery subdivision. Staff finds the request complies with Section 21.200.B.6.

7. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.

FINDING: There are no adjacent subdivisions. The names of adjacent landowners are: Linda Brentano, 2N 12E 18 2200; Gary Catron, 2N 12E 18 2300; Russell and Stephanie Hargrave, 2N 12E 0 701; Russell Luke, 2N 12E 0 702; Karl and Christine Hutchison, 2N 12E 20 1900; John Ward, 2N 12E 19 2200; Lucia Ward, 2N 12E 19 2100. Staff finds the request complies with Section 21.200.B.7.

8. *The location, width and names of all existing or plotted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights of way and other important features such as section lines, political subdivisions or corporation lines and school district boundaries.*

FINDING: The subject parcel has direct access to Carroll Road, a county maintained Rural Local road. Carroll Road has a 60' wide right-of-way. The 150' BPA power line easement is shown on the Site Plan. The on-site road network will provide a minimum 30' right-of-way as shown on the preliminary subdivision plat. Staff finds the request complies with Section 21.200.B.8.

9. *Existing sewers, water mains, culverts or underground utilities and improvements within the tract or immediately adjacent thereto together with pipe sizes, grades and locations indicated.*

FINDING: The site plan identifies septic system location, waterlines and underground improvements as required. Staff finds the request complies with Section 21.200.B.8.

10. *All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any.*

FINDING: No parcels of land are intended to be dedicated for public use or reserved in the deeds because the request is for a subdivision to create a cemetery, not residential lots. Staff finds the request complies with Section 21.200.B.10.

11. *The location, names, width and approximate grades of all streets proposed or existing in the subdivision, and the approximate widths and locations of proposed easements for drainage, sewerage and public utilities.*

FINDING: Road names and easements are shown on the preliminary subdivision plat. Street grades are shown on the site plan. Staff finds the request complies with Section 21.200.B.11.

12. *Typical cross sections of proposed streets, showing all improvements proposed within the street right of way at such scale to clearly show the details thereof.*

FINDING: The owners have provided a cross section of the existing on-site road. Staff finds the request complies with Section 21.200.B.12.

13. *Approximate location of all areas subject to inundation or storm water overflow and the location, width and direction of flow of all watercourses.*

FINDING: The subject parcel does not contain any water courses and is at least 500' southwest of Dry Creek. The property is not subject to inundation or storm water overflow. Staff finds the request complies with Section 21.200.B.13.

14. *Proposed lots, approximate lot dimensions, and lot numbers. Where lots are to be used for purposes other than residential, it shall be indicated upon such lots.*

FINDING: The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The requested cemetery subdivision is proposed exclusively for burial purposes. Staff finds the request complies with Section 21.200.B.14.

15. *Parks, playgrounds, recreation areas, parkways, and other open space for public use.*

FINDING: There are no areas designated for public use on the cemetery subdivision. The proposal is for a cemetery subdivision, and will not create residential lots that require recreation areas, parkways or other open space for public use. Staff finds the request complies with Section 21.200.B.15.

16. *Locations of proposed tree plantings or other plantings. Appropriate information clearly stating the map is a tentative plan.*

FINDING: In August, 2020, the Mosier Creek fire swept through the subject parcel. Application materials provide that trees will be planted to replace those lost in the fire. The 6.51-acre cemetery subdivision does not provide for tree plantings. Staff finds the request complies with Section 21.200.B.16.

17. *Proposed source of water supply, if any; estimated volume to be available, together with data regarding the location, type, and size of all storage facilities, distribution lines, fire hydrants, and gate valves.*

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The requested cemetery subdivision is proposed exclusively for burial purposes. Cemetery subdivisions are unique from residential subdivisions because they do not necessarily create a complete and separate unit of land, but instead dedicate portions of an existing unit of land exclusively for burial purposes. The cemetery subdivision exists within a larger unit of land. The larger parcel (145.83 un-dedicated acres) remains the subject parcel. The 6.51-acre cemetery subdivision will only contain headstones and burial markers. The 145.83-acre subject parcel will include a road network and eight pre-existing buildings. The built environment will be extremely limited, leaving the majority of the property in a natural open state.

A proposed water source illustrated on the preliminary cemetery subdivision plan is not necessary and is not provided for within the cemetery subdivision plat. The water source location is illustrated on the site plan (See Sheets C1.0, C2.0, C3.0 and C4.0). Additionally, information pertaining to the Cemetery Conditional Use Permit request is discussed above in Section III.C of this report. Based on the application materials, expert commentary, and analysis, the subject parcel's available water source for cemetery maintenance, visitors, and administrative personnel was found to be adequate, and will not exceed or significantly burden public water facilities and services available to the area. Staff finds the request complies with Section 21.200.B.17.

18. *If domestic water supply proposed by the developer includes the drilling of wells, information on the feasibility of well drilling. Such information will be provided even if the developer is not required by the Commission to drill the wells.*

FINDING: The application materials and staff analysis provide that the subject parcel is served by an existing well. According to Oregon Water Resources Department District-03 Watermaster Robert Wood, the subject parcel has the right to use up to 5,000 gallons per day for the proposed Youth Camp. The applicant

provides that both the proposed Youth Camp and Cemetery will use less than 5,000 gallons per day, and that water needs for both requests can be met.

On May 26, 2021, Staff requested information from the Oregon Water Resources Department District-03 Watermaster Robert Wood concerning potential impacts to water services. Mr. Wood provided a water well report from 1975, and the following comment on May 26, 2021:

Oregon Water Resources Department District-03 Watermaster Robert Wood (May 26, 2021)

> Per our phone conversation earlier, attached is the well log for the Hargrave property, which is the old RV Park above Mosier (American Adventures). The log lists a yield of 60 gallons per minute (GPM) which would be quite good if still accurate today. In reality I suspect the yield is much less, but I don't know exactly what it is producing these days. However, as we discussed if Mr. Hargrave pumps the well into a tank or cistern of sufficient size, there should be enough water for a youth camp. If I recall correctly from my conversations with Mr. Hargrave, a tank is already in place.

A copy of this commentary is available for inspection at the Wasco County Planning Department under File 921-21-000024-PLNG, and can be found in Attachment H3.

A 30,000-gallon water tank is identified on the site plan (See Sheet C1.0). This water tank will be used by the Youth Camp and is of sufficient size to ensure the proposed operation can meet its water needs.

Based on the application materials, expert commentary, and analysis, the proposed use will not exceed or significantly burden public water facilities and services available to the area. Staff finds the request complies with Section 21.200.B.18.

19. *The proposed method of sewage disposal.*

    a. *If to be served by a community sewer system, data regarding the location, type, size, approximate grade, and capacity of all collection lines, feeder lines, trunk lines, pumping stations, storage facilities, backflow prevention devices, and gate valves. If treatment is to be accomplished by an existing municipal or public sewage facility, a statement regarding the ability of the facility to accommodate the projected increased load. If treatment is to be accomplished by a new installation or privately owned treatment facility, a statement regarding conformity to applicable regulations of the Oregon State Department of Environmental Quality.*

    b. *If to be served by a community collection and storage system, data regarding the location, type, size, approximate grade, and capacity of all lines, holding tanks, storage facilities, pumping facilities, and valves.*

    c. *If to be served by subsurface sewage disposal, a statement from an authorized representative of the Department of Environmental Quality, State of Oregon, or the County Sanitarian regarding the approval of each lot or parcel to be sold for installation of septic tank facilities.*

FINDING: The cemetery subdivision will not need or utilize sewerage or septic disposal. There are three existing septic systems (septic tanks, pipes, and drain fields) that served the eight structures for the R.V.

campground. Although the cemetery subdivision lots will not require sewage disposal, the "Welcome Center" will require septic approval. Sewage from the Welcome Center will be processed through a conventional septic tank and drain field system approved by the North Central Public Health District (NCPHD). A septic permit will be submitted to NCPHD by the owners prior to recordation of the final subdivision plat. Staff finds the request complies with Section 21.200.B.19.

20. *Information on the source of other public utilities; proposed deed restrictions, if any; and the irrigation district involved and provisions for delivering irrigation water to the lots in the subdivision.*

FINDING: The subject parcel was used as an R.V. campground from the mid-1980s until the early 2000s, with a golf course, pool, tennis courts, several permanent structures and amenities, as well as approximately 500 campsites. Public power is available to the property. All existing power lines, septic systems and water lines are located on the existing 152.34-acre parcel. No utilities will exist on or through the 6.51-acre cemetery subdivision. Public power is available to the subject parcel but it is not served by public water or sewer services, nor is it located within an irrigation district. Staff finds the request complies with Section 21.200.B.20.

21. *The location of any environmental hazard; area unsuitable for building purposes; or land subject to mass movement, excessive erosion, or similar natural phenomena.*

FINDING: Environmental hazard data were identified through submitted application materials and Wasco County GIS (State Wetlands Inventory, The FEMA Flood Map Service Center, and Statewide Landslide Information Database for Oregon Data Layers). There are no known hazards resulting from flooding, land movement, high water tables, erosion, or other natural phenomena. Staff finds that the request complies with Section 21.200.B.21.

22. *Proposed building setback lines.*

FINDING: Setbacks for existing buildings were previously provided in this Section III.B of this report and are shown on the site plan. (See Sheets C1.0, C2.0, C3.0 and C4.0).

23. *Vicinity sketch showing how the proposed streets and alleys may connect with existing streets in neighboring subdivisions or undeveloped property.*

FINDING: The preliminary cemetery subdivision plat provides for a 12-foot-wide pedestrian easement for access to the three cemetery burial blocks and a 6-foot-wide walking easements between burial lots. A 12-foot-wide pedestrian easement for access to the three cemetery burial blocks and a 6-foot-wide walking easement between burial lots be illustrated on the final cemetery subdivision plat. The proposed on-site road will not connect with any existing streets because the request is for a cemetery. There are no neighboring subdivisions. Staff finds the request complies with Section 21.200.B.1-23.

C. *Development Phasing:*

1. *A preliminary subdivision plan may provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.*

2. *Time limitations for the various phases must meet the following requirements:*

a. *Phase 1 final plat shall be approved within twelve (12) months of preliminary approval.*

b. *Phase 2 final plat shall be approved within twenty four (24) months of preliminary approval.*

c. *Phase 3 final plat shall be approved within thirty six (36) months of preliminary approval.*

FINDING: The applicant has not proposed phasing the development for the cemetery subdivision. The timeline criterion in Subsection E below will apply. Staff finds that Section 21.200.C is not applicable to the request.

D. Criteria for Approval of Preliminary Subdivision Plan:

1. A decision on the preliminary subdivision plan application shall be made by the Approving Authority as provided in Chapter 2 of this Ordinance.

2. The preliminary subdivision plan shall be approved if the Approving Authority finds the following:

a. The information required by this Chapter has been provided;

b. The design and development standards of Section 21.030 of this Chapter have been met; and

c. If the preliminary plan provides for development in more than one phase, the Approving Authority makes findings and conclusions that such phasing is necessary due to the nature of the development, and that the applicant will be able to comply with the proposed time limitations.

FINDING: As identified in Chapter 2, the decision on the preliminary cemetery subdivision plan will be determined by the Planning Commission. The Planning Commission hearing will be held on July 6, 2021. Staff has recommended approval of the preliminary subdivision plan since the information required by Chapter 21 was provided, and the proposal was found to comply with the development standards of Section 21.030. The development of the subdivision will not be phased. Staff finds the request complies with Section 21.200.D.

E. Duration of Preliminary Subdivision Plan Approval:

1. Approval of a preliminary subdivision plan shall be valid for twenty-four (24) months from the date of approval of the preliminary plan, provided that if the approved preliminary plan provides for phased development, the approval shall be valid for the time specified for each phase, subject to the limitations of Section 21.200 C 2 of this Ordinance.

2. If any time limitation is exceeded, approval of the preliminary subdivision plan, and any subsequent phases, shall be void. Any subsequent proposal by the applicant for division of the property shall require a new development request.

F. Granting of Extensions: Extensions of time may be allowed as outlined in Section 2.125 B.

FINDING: Following approval from the Planning Commission, the preliminary cemetery subdivision plan will be valid for a 24-month period, with no phasing proposed in accordance with Section 21.200C.2. To ensure compliance, a **condition** of approval is included in the recommendation to the Planning Commission stating that approval of the preliminary cemetery subdivision plan is valid for 24 months from the date of final approval, which is the end of the 12-day appeal period following the final decision from the Planning Commission. A final cemetery subdivision plat must be submitted for review by the Planning Commission prior to the expiration of the 24-month period of validity. If that time limitation is exceeded, approval of the preliminary subdivision plan shall be void. Any subsequent proposal by the applicant for a division of the property shall require a new development request. An extension of time may be granted, if it is applied for in accordance with Section 2.125.B of the Wasco County Land Use and Development Ordinance. Cemetery operations approved under the Cemetery Conditional Use Permit may not proceed until the final cemetery subdivision plat has been submitted, approved, and filed with the Wasco County Clerk. With this condition, Staff finds the request complies with Section 21.200.E & F.

G. ORS 692.275
Certificate of authority for operating cemetery, crematorium or facility for final disposition; fees; registration of certain cemeteries; rules applicable to crematoriums

(1) A person may not conduct the business of an operating cemetery unless the person has a certificate of authority to do so. A person may apply for a certificate of authority on a form provided by the State Mortuary and Cemetery Board. The application must be accompanied by the application fee established under ORS 692.160 (License, certificate and registration fees). However, any exempt operating cemetery is entitled to receive a certificate of authority to operate upon payment of an initial fee not to exceed $100 and a fee not to exceed $50 for registration of all principals regardless of the total number of principals. An exempt operating cemetery is not required to pay the renewal fee or the fee for any change in principal other than the cemetery manager.

FINDING: Provided below is the definition of "Operating Cemetery".

ORS 692.010 Definitions:

(7) "Operating cemetery" means a cemetery that:

(a) Performs interments;

(b) Has fiduciary responsibility for endowment care, general care or special care funds; or

(c) Has outstanding preneed service contracts for unperformed services.

A **condition** of approval is included in the recommendation to the Planning Commission requiring the land owner and owner or operator of the approved Cemetery provide a valid certificate of authority from the Oregon State Mortuary and Cemetery Board prior to the review and approval of the Cemetery Subdivision's final plat or receiving Building Codes approval for structural development. A **condition** of approval is included in the recommendation to the Planning Commission requiring the land owner and owner or operator of the approved Cemetery maintain a valid certificate of authority from the Oregon State Mortuary and Cemetery Board throughout the life of the Conditional Use Permit to operate a cemetery in the Forest (F-2) Zone. With these conditions, Staff finds the request complies with ORS 692.275(1).

H. ORS 97.310-97.330

ORS 97.310
Survey and subdivision of land; map or plat of mausoleum or columbarium; access easement

(1) Every cemetery authority, from time to time as its property may require for cemetery purposes, shall:

(a) In case of land, survey and subdivide it into sections, blocks, plots, avenues, walks or other subdivisions and make a good and substantial map or plat showing them, with descriptive names or numbers. In all instances this shall be done in compliance with ORS 92.010 (Definitions for ORS 92.010 to 92.192) to 92.192 (Property line adjustment) except that ORS 92.090 (Approval of subdivision plat names) (2)(a) and (b) shall not be applicable to streets, alleys, ways and footpaths located wholly within a cemetery.

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. The proposed cemetery subdivision is located at the north end of the subject parcel and broken into three individual blocks. The requested cemetery subdivision is proposed exclusively for burial purposes. Cemetery subdivisions are unique from residential subdivisions because they do not necessarily create a complete and separate unit of land, but instead dedicate portions of an existing unit of land exclusively for burial purposes. The cemetery subdivision exists within a larger unit of land. The larger parcel (145.83 un-dedicated acres) remains the subject parcel. The 6.51-acre cemetery subdivision will only contain headstones and burial markers.

A **condition** of approval is included in the recommendation to the Planning Commission requiring the final cemetery subdivision plat comply with ORS 92.010 to 92.192 except that ORS 92.090 (Approval of subdivision plat names) (2)(a) and (b) shall not be applicable to streets, alleys, ways and footpaths located wholly within a cemetery. With this condition, Staff finds the request complies with ORS 97.310.(1).(a).

(b) In case of a mausoleum or columbarium, make a good substantial map or plat on which are delineated the sections, halls, rooms, corridors, elevation and other divisions, with descriptive names or numbers. In all instances this shall be done in compliance with the state building code.

FINDING: An application has been made for review of a "Cemetery" Subdivision in the Forest (F-2) Zone. The green Cemetery will subdivide and exclusively dedicate 6.51 acres (2,182 burial lots measuring 10' x 13' each) for burials from a 152.34-acre parcel. A mausoleum or columbarium is not requested. Staff finds that ORS 97.310.(1).(b) is not applicable.

(2) Every lot in a cemetery subdivision shall include an access easement across the lot for the benefit of adjacent lots. Designated areas between lots for the purpose of providing access to separate lots are not required to approve a subdivision under this section. A cemetery authority must disclose to a potential purchaser of a lot in the cemetery the existence of the access easement across the lot. [Amended by 1965 c.396 §2; 1979 c.57 §1; 1985 c.582 §3; 1999 c.381 §1]

FINDING: The preliminary cemetery subdivision plat provides for a 12-foot-wide pedestrian easement for access to the three cemetery burial blocks and a 6-foot-wide walking easements between burial lots. A **condition** of approval is included in the recommendation to the Planning Commission requiring a 12-foot-wide pedestrian easement for access to the three cemetery burial blocks and a 6-foot-wide walking

easements between burial lots be illustrated on the final cemetery subdivision plat. With this condition of approval, Staff finds the request complies with ORS 97.310.(2)

ORS 97.320
Filing map or plat and declaration of dedication of land to cemetery purposes

In case of a cemetery lot, the cemetery authority shall file the map or plat in the office of the recording officer of the county in which all or a portion of the property is situated, and it forthwith shall file for record in that officer's office a written declaration dedicating the property delineated on the plat or map exclusively to cemetery purposes.

FINDING: To ensure compliance, a **condition** of approval is included in the recommendation to the Planning Commission stating the final cemetery subdivision plat shall be dedicated exclusively for cemetery purposes, and that the property owners shall prepare and file a new deed for the newly configured cemetery subdivision dedicating the land for cemetery use, as soon as the final plat map is filed. With this condition, Staff finds the request complies with ORS 97.320.

ORS 97.330
When dedication is complete

Upon the filing of the map or plat and of the declaration for record, the dedication is complete for all purposes, and thereafter the property shall be held, occupied and used exclusively for cemetery purposes.

FINDING: To ensure compliance, a **condition** of approval is included in the recommendation to the Planning Commission stating the final cemetery subdivision plat shall be dedicated exclusively for cemetery purposes. The subject 6.51-acre cemetery subdivision shall be held, occupied, and used exclusively for cemetery purposes. With this condition, Staff finds the request complies with ORS 97.330.

ORS 97.460
Requirements for establishment of cemetery or burial park

(1) A person may not lay out, open up or use any property for cemetery or burial park purposes unless the person:

(a) Is the owner of the property;

FINDING: Great River, LLC., is the owner of record as demonstrated by Warranty Deed 2020-002901. Staff finds the request complies with ORS 97.460(a).

(b) Has the written consent of the planning commission of the county or city having jurisdiction under ORS 92.042 (Governing body having jurisdiction to approve plans, maps or plats) or, if there is no such commission in such county or city, the governing body of such county or city;

FINDING: Following approval from the Planning Commission, the preliminary cemetery subdivision plan will be valid for a 24-month period, with no phasing proposed in accordance with Section 21.200C.2. To ensure compliance, a **condition** of approval is included in the recommendation to the Planning Commission stating that approval of the preliminary cemetery subdivision plan is valid for 24 months from the date of final approval, which is the end of the 12-day appeal period following the final decision

from the Planning Commission. A final cemetery subdivision plat must be submitted for review by the Planning Commission prior to the expiration of the 24-month period of validity. If that time limitation is exceeded, approval of the preliminary subdivision plan shall be void. Any subsequent proposal by the applicant for a division of the property shall require a new development request. An extension of time may be granted, if it is applied for in accordance with Section 2.125.B of the Wasco County Land Use and Development Ordinance. With this condition, Staff finds the request complies with ORS 97.460(b).

(c) Agrees to maintain records of the disposition of human remains on the property as required by the planning commission or governing body of the county or city having jurisdiction under ORS 92.042 (Governing body having jurisdiction to approve plans, maps or plats); and

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a Cemetery. A **condition** of approval is included in the recommendation to the Planning Commission requiring the land owner and owner or operator maintain records of the disposition of human remains on the property. This condition is required throughout the life of this permit. With this condition, Staff finds the request complies with ORS 97.460(c).

(d) Agrees to disclose the disposition of human remains upon sale of the property. Failure to disclose the disposition of human remains does not invalidate the sale of the property.

FINDING: The applicant seeks a Conditional Use Permit to construct and operate a Cemetery. A **condition** of approval is included in the recommendation to the Planning Commission requiring the land owner and owner or operator agree to disclose the disposition of human remains upon sale of the property. This condition is required throughout the life of this permit. With this condition, Staff finds the request complies with ORS 97.460(d).

(2) A planning commission of a county or city or, if there is no planning commission in a county or city, the governing body of the county or city, shall provide to the State Mortuary and Cemetery Board a list of the requirements for laying out, opening up or using property in the county or city for cemetery or burial park purposes. [Formerly 64.060; 1965 c.396 §3; 2009 c.709 §9]

FINDING: The Wasco County Planning Department shall provide the Oregon State Mortuary and Cemetery Board an original copy of this Notice of Decision and any subsequent Notice of Decision filed in connection with this application.

Good Neighbor OUTDOOR LIGHTING

PRESENTED BY THE NEW ENGLAND LIGHT POLLUTION ADVISORY GROUP (NELPAG) AND SKY PUBLISHING CORP.

What is good lighting?

Good outdoor lights improve visibility, safety, and a sense of security, while minimizing energy use, operating costs, and ugly, dazzling glare.

Why should we be concerned?

Many outdoor lights are poorly designed or improperly aimed. Such lights are costly, wasteful, and distractingly glary. They harm the nighttime environment and neighbors' property values.

Glare Here's the basic rule of thumb: If you can see the bright bulb from a distance, it's a bad light. With a good light, you see lit ground instead of the dazzling bulb. "Glare" is light that beams directly from a bulb into your eye. It hampers the vision of pedestrians, cyclists, and drivers.

Light Trespass Poor outdoor lighting shines onto neighbors' properties and into bedroom windows, reducing privacy, hindering sleep, and giving the area an unattractive, trashy look.

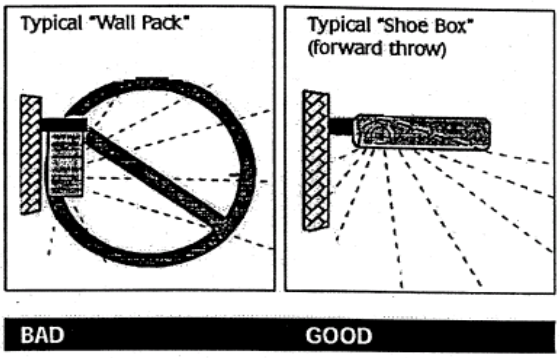
Energy Waste Many outdoor lights waste energy by spilling much of their light where it is not needed, such as up into the sky. This waste results in high operating costs. We waste over a billion dollars a year in the United States needlessly lighting the night sky.

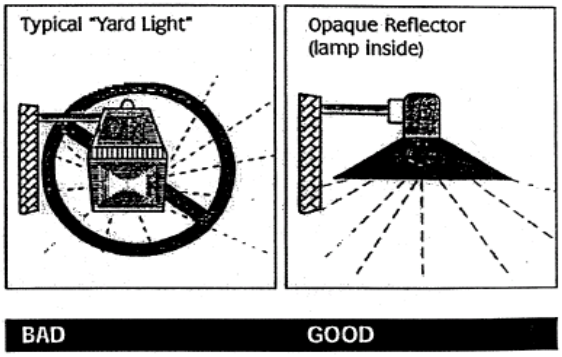
Sky Glow Rays that beam uselessly above the horizon create murky skyglow – the "light pollution" that washes out our view of the stars.

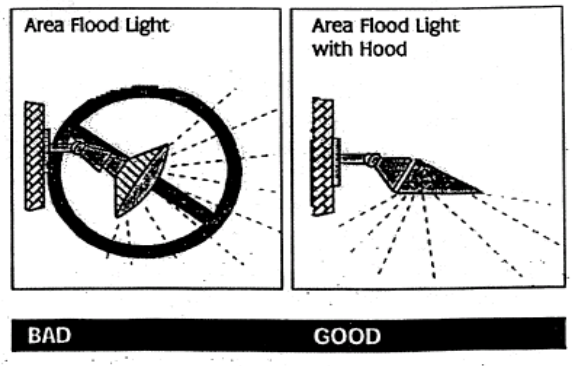
How do I switch to good lighting?

1 Provide only enough light for the task at hand; don't over-light, and don't spill light off your property. Specifying enough light for a job is sometimes hard to do on paper. Remember that a full Moon can make an area quite bright. Some lighting systems illuminate areas 100 times more brightly than the

Some Good and Bad Light Fixtures







full Moon! More importantly, by choosing properly shielded lights, you can meet your needs without bothering neighbors or polluting the sky.

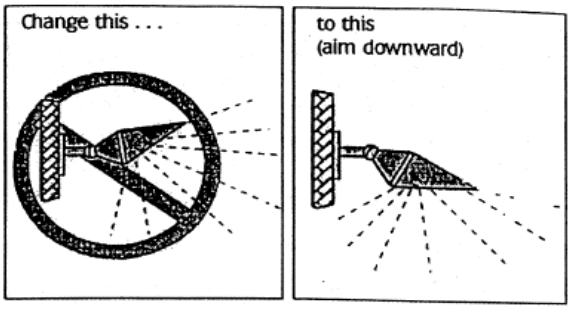
2. Aim lights down. Choose "full-cutoff shielded" fixtures that keep light from going uselessly up or sideways. Such fixtures produce minimum glare. They create a pleasant-looking environment. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs.
3. Install fixtures carefully to maximize their effectiveness on the targeted area and minimize their impact elsewhere. Proper aiming of fixtures is crucial. Most are aimed too high. Try to install them at night, when you can see where all the rays actually go.

   Properly aimed and shielded lights may cost more initially, but they save you far more in the long run. They can illuminate your target with a low-wattage bulb just as brightly as a wasteful light does with a high-wattage bulb.
4. Choose energy-efficient low-pressure sodium (LPS) or high-pressure sodium (HPS) lamps wherever yellowish light will do the job. Use less efficient white lights only where ideal color rendition is important.
5. Where feasible, put lights on timers to turn them off each night after they are no longer needed. Put home security lights on a motion-detector switch, which turns them on only when someone enters the area; this provides a great deterrent effect!

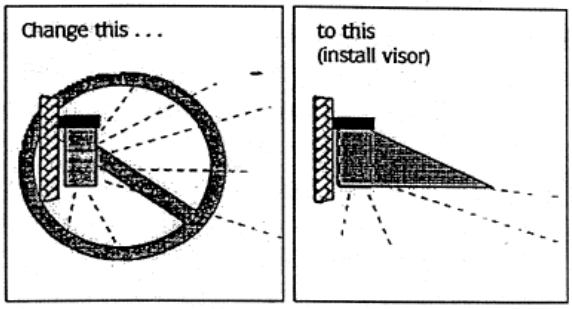
Replace bad lights with good lights.

You'll save energy and money. You'll be a good neighbor. And you'll help preserve our view of the stars.

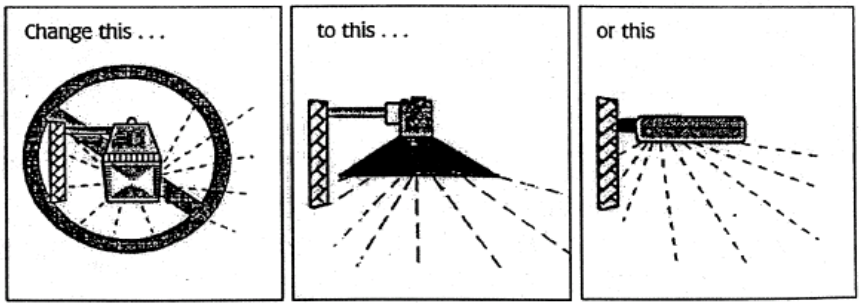
What You Can Do To Modify Existing Fixtures



FLOOD LIGHT



WALL PACK



YARD LIGHT OPAQUE REFLECTOR SHOE BOX

Presented by the
New England Light Pollution Advisory Group (NELPAG)
(http://cfa-www.harvard.edu/cfa/ps/nelpag.html) and
Sky Publishing Corp. (http://www.skypub.com/).
NELPAG and Sky Publishing Corp. support the
International Dark-Sky Association (IDA) (http://www.darksky.org/).
We urge all individuals and groups interested in the problems of light pollution and obtrusive lighting to support the IDA and subscribe to its newsletter. IDA membership costs $30 per year; send your check to IDA, 3225 N. First Avenue. Tucson. AZ 85719. U.S.A.

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PLANNING DEPARTMENT
2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561

AFTER RRECORDING, RETURN TO:
Wasco County Planning Department
2705 E Second Street, The Dalles OR 97058

FARM FOREST MANAGEMENT EASEMENT
Prohibiting Pursuit of a Claim for Relief or Case of Action Alleging Injury From Farming or Forest Practices for Which no Action or Claim is Allowed Under ORS 30.936 or 30.937

Owner Name: _____ _____
Mailing Address: _____ _____
_____ _____

_____, herein called the Grantors, are the owners of real property described as follows:

Township _____, Range _____ East W.M., Section(s) _____,
Tax Lot(s) _____; Assessor Account(s) _____.

In accordance with the conditions set forth in the decision of Wasco County Planning Staff, dated _____, approving a _____
(File #_____) to _____
In consideration of such approval, Grantors hereby grant to the Owners of all property adjacent to the above described property, a perpetual nonexclusive easement as follows:

1. The Grantors, their heirs, successors, and assigns hereby acknowledge by granting of this easement that the above described property is situated in an Exclusive Farm Use/ Forest/Forest-Farm zone in Wasco County, Oregon, and may be subjected to conditions resulting from farm or forest operations on adjacent lands. Farm operations include, but are not limited to, the raising, harvesting and selling of crops or the feeding, breeding, management and sale of livestock or poultry, application of chemicals, road construction and maintenance, and other accepted and customary farm management activities conducted in accordance with Federal and State laws. Forest operations include, but are not limited to reforestation of forest land, road construction

and maintenance, harvesting of forest tree species, application of chemicals and disposal of slash, and other accepted and customary forest management activities conducted in accordance with Federal and State laws. Said farm or forest management activities ordinarily and necessarily produce noise, dust, odor, and other conditions, which may conflict with Grantors' use of Grantors' property for residential purposes. Grantors hereby waive all common law rights to object to normal and necessary farm or forest management activities legally conducted on adjacent lands which may conflict with grantors' use of grantors' property for residential purposes and grantors hereby give an easement to adjacent property owners for such activities.

2. Grantors shall comply with all restrictions and conditions for maintaining residences in the Exclusive Farm Use/Forest/Forest-Farm zone that may be required by State and local land use laws and regulations.

This easement is appurtenant to all property adjacent to the above described property and shall bind to the heirs, successors and assigns of Grantors and shall endure for the benefit of the adjoining landowners, their heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this easement on _____, ____(date).

_____
Titleholders Signature

_____
Titleholders Signature

(STATE OF OREGON)

(COUNTY OF WASCO)

Personally appeared the above named _____ and _____, and acknowledged the above easement to be their voluntary act and deed.

_____
Notary Public for Oregon

IN THE COUNTY COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

FILED
WASCO COUNTY
2003 SEP 12 P 3:15
MARIN LEBRETON COATS
COUNTY CLERK

IN THE MATTER OF THE ADOPTION OF AN AMENDED ORDINANCE PROVIDING PROTECTION FOR GENERALLY ACCEPTED FARMING AND FORESTRY PRACTICES AND ESTABLISHING A COMPLAINT MEDIATION PROCESS.

AMENDED ORDINANCE

RECEIVED
SEP 23 2003
By

THE WASCO COUNTY COURT ORDAINS AS FOLLOWS:

Section 1. SHORT TITLE. This Ordinance may be cited as the Wasco County Farming and Forestry Practices Protection and Complaint Mediation Ordinance.

Section 2. PURPOSE.

(1) Wasco County recognizes that complaints about farming and forestry practices will sometimes occur because these practices create odors, smoke, dust and noise and there is a close proximity of agricultural and forest lands to expanding urban and rural residential development.

(2) Wasco County recognizes that all resource use complaints have the potential of requiring immediate shutdowns or interruptions of farming and forestry practices which could result in significant economic consequences for resource users.

(3) The purpose of this Ordinance is therefore to provide a rapid complaint response and mediation process for resource use complaints by Wasco County residents in order to protect farming and forestry operations to the greatest extent possible from immediate shutdowns or interruptions.

Section 3. DEFINITIONS. As used in this Ordinance:

(1) "FACILITY" means any real or personal property, including appurtenances thereto and fixtures thereon, associated with a given use.

(2) "FARMING PRACTICE" means the cultivation, growing, harvesting, processing or selling of plants or animals of any kind, which lawfully may be grown, possessed and sold, including but not limited to fish, livestock, poultry, grapes, cherries, apples, pears, wheat, barley, Christmas trees and nursery stock.

(3) "FORESTRY PRACTICE" means any operation conducted on or pertaining to forest land, including but not limited to:

(a) Reforestation of forest land;

(b) Road construction and maintenance;

(c) Harvesting of forest tree species;

(d) Application of chemicals; and

(e) Disposal of slash.

(4) "NONRESOURCE USE" means any facility, activity or other use of land which does not constitute a resource use, including but not limited to residential use.

(5) "RESOURCE USE" means any current or future generally accepted farming or forestry practice or facility conducted in compliance with applicable Wasco County Ordinances and Federal and State laws.

(6) "RESOURCE USE NUISANCE" means any current or future generally accepted farming or forestry practice or facility conducted in

compliance with applicable Wasco County Ordinances and Federal and State laws, which may be considered offensive, annoying, or interferes with or otherwise affects the urban and rural residents of Wasco County.

(7) "RESOURCE USE" does not include:

(a) Any unlawful act;

(b) The willful growing of infested, infected or diseased plants or animals;

(c) Trespass which involves actual physical intrusion onto the property of another by a person or by a person's animals;

(8) "DESIGNEE" means a Case Developer, appointed by the Six Rivers Community Mediation Services Director.

(9) "COMPLAINT MEDIATION PROCESS"

(a) Means a procedure established by the Wasco County Court to provide a forum for the mediation of Wasco County residents complaints regarding farming or forestry practices or facilities, including, but not limited to: odors from domestic livestock operations; blowing smoke from heaters, smokers and slash burning; noise from machines, including those devices producing sounds designed for agricultural purposes in order to frighten predacious birds or animals away from agricultural crops; drift or contamination from chemical and fertilizer applications; hours of operation; and littering of County roads; and

(b) Shall consist of at least two (2) mediators, working cooperatively in a co-mediation role. Both mediators shall maintain a neutrality and confidentiality throughout and beyond the process. The Six Rivers Community Mediation Services Director or Designee shall serve as a consultant to the Complaint Mediation Process. Consultation may come prior to, during or after the actual mediation, as appropriate.

(10) "PEER REVIEW BOARD" is a Board appointed, as needed, by the Wasco County Court to advise the Six Rivers Community Mediation Services on whether a disputed resource use activity is a generally accepted farming or forest practice or facility. The Board shall consist of 5 persons who regularly are involved in a resource use within the County, at least 3 of whom are regularly involved in the same type of disputed resource use being heard through the Complaint Mediation Process.

Section 4. PROTECTING RESOURCE USES.

(1) Wasco County shall not support a resource use nuisance complaint or claim for relief by nonresource uses or any persons or property associated therewith unless the resource use complaint response and mediation procedure of Section 5 of this Ordinance has been utilized.

(2) This Section applies regardless of:

(a) The location of the purportedly affected nonresource use;

(b) Whether the nonresource use purportedly affected existed before or after the occurrence of the resource use;

(c) Whether the resource use or nonresource use has undergone any change or interruption; and

(d) Whether the resource use is inside or outside an urban growth boundary to the extent permissible under State law.

Section 5. RESOURCE USE COMPLAINT RESPONSE AND MEDIATION PROCEDURE.

(1) Initial resource use complaints involving farming or forestry practices or facilities shall:

(a) Be referred to the Six Rivers Community Mediation Services during regular operating hours or the Wasco County Sheriff's Office after hours and on weekends; and

(b) Be responded to as soon as possible.

(2) The responding Six Rivers Community Mediation Services Agent or Designee shall:

(a) Use Six Rivers Community Mediation Services' procedures to respond to a complaint;

(b) Notify the Wasco County Court about the documented complaint as soon as possible and report on the effort and/or success in resolving the complaint.

(3) If the initial contact is through the Wasco County Sheriff's Department, or any other law enforcement agency, the responding officer should:

(a) Contact the complainant and document the complaint; and

(b) Encourage the complainant to call or meet with the resource user and attempt a one-on-one resolution of the complaint; and

(c) Provide both complainant and resource user with written documentation of the complaint, including, but not limited to the name and address of complainant, the name and address of the resource user, and a description of the nature of the complaint; and

(d) Inform both parties that the complaint will be referred to Six Rivers Community Mediation Services and that they will be contacted by that agency; and

(e) Deliver a copy of the complaint to the Six Rivers Community Mediation Services as soon as possible.

(4) If the complainant and resource user that are principles in a documented resource use complaint within Wasco County request assistance beyond that provided by the Case Developer, the Case Developer shall implement the Complaint Mediation Process.

(5) The Complaint Mediation Process shall:

(a) Set a date to hear the complaint from both complainant and resource user within a reasonable amount of time; and

Work with both complainant and resource user in an attempt to resolve the complaint.

(6) The Complaint Mediation Process may:

(a) Request the Wasco County Court to set up a Peer Review Board for assistance in determining whether an activity or facility is a generally accepted farming or forestry practice or facility;

(b) Suggest recommendations for Peer Review Board members to the Wasco County Court; and

(c) Meet with the complainant and resource user any number of times if the Mediators determine that progress is being made toward a resolution of the complaint.

(7) If the Complaint Mediation Process is unable to resolve the complaint, the complainant and resource user shall be advised by the Six Rivers Community Mediation Services of their additional options including, but not limited to, seeking advice from private counsel.

Section 6. __ LAND USE DECISIONS. The fact that Wasco County's Comprehensive Plan, Zoning Ordinances and land use decisions allow the siting, development or support of any particular use does not negate the provisions of this Ordinance intended to protect a resource use.

Section 7. __ EFFECT ON OTHER REMEDIES. The provisions of this Ordinance shall not impair the right of any Wasco County resident to pursue any remedy authorized by applicable Wasco County Ordinances or Federal and State laws that:

(1) Concerns matters other than a resource use nuisance;

(2) Does not expressly purport to prohibit or regulate a farming or forestry practice as a resource use nuisance; or

(3) Prohibits or regulates the use or physical condition of resource use activities or facilities that adversely affect public health or safety.

Section 8. SEVERABILITY CLAUSE. If any portion of this Ordinance is held invalid by a Court of competent jurisdiction, such decision shall apply only with respect to the specific portion held invalid by the decision. It is the intent of Wasco County that the remaining portions of this Ordinance continue in full force and effect.

Section 9. EMERGENCY CLAUSE. This Ordinance being immediately necessary for the preservation of the public well being, an emergency is declared to exist and this Ordinance shall take effect immediately upon adoption.

Regularly passed and adopted by the unanimous vote of all members of the County Court of the County of Wasco, State of Oregon, present on this day.

/////

////// /// //////

////

8 - AMENDED ORDINANCE

DONE AND DATED this 3rd day of September, 2003

WASCO COUNTY COURT

Dan Ericksen, County Judge

Scott McKay, County Commissioner

Sherry Holliday, County Commissioner

APPROVED AS TO FORM:

Eric J. Nisley
Wasco County District Attorney

9 – AMENDED ORDINANCE

Gmail

Russel Hargrave <russell.hargrave@greatriveroregon.com>

Re: Great River Conditional Use Applications

1 message

Mike Renault <mike.renault@mosierfire.com> Wed, Feb 10, 2021 at 10:00 AM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Good morning,

After the meetings we have had, I feel that the project is going fourth in a positive direction for what you are looking at. The safety plans as of today look great as you are following Wasco County's LUDO chapter 10 "Fire Safety". I appreciate that you are looking at following the recommendations that we have discussed. With the last walk through with you on the property along with all the changes you are looking to put in place that could reduce the risk to fire personnel. As I had explained nothing is ever 100% guaranteed, there is always that one time due to the nature of the incident we might not be able to get to the site due to fire in the area and unable to transverse to the Great River Area.

My input is directly for the rural aspect of the site for fire suppression and EMS response. So without information for the Oregon Department of Forestry, they might have other information in regard to the wildland component. But as I have explained it does look good for the plan and what you are trying to do and provide for the site and the responders.

Thanks for your time and the walk through.

Respectfully,

Mike

On Fri, Feb 5, 2021 at 6:05 AM Russel Hargrave <russell.hargrave@greatriveroregon.com> wrote:

> Hi Mike, thnx for taking the time to visit the Great River Site and review our fire protection plan. As this was the third meeting we've had with you, we want to express our appreciation for the time you've taken, your feedback and suggestions have been very helpful in developing our plans.
>
> As we discussed, Great River is following all the guidelines and regulations in the Wasco County Land Use Development Ordinance (LUDO), especially Chapter 10, "Fire Safety", as delineated in the attached Great River Fire Protection and Prevention Plan.
>
> Based on your site visit and review of Great River's fire protection plan, are you satisfied that Great River's plans will not increase the risk to fire personnel? Do you feel that fire equipment and personnel have adequate access to the site and the structures?
>
> As this plan affirms, we plan to conduct an annual site inspection / fire drill with Mosier Fire and Oregon Department of Forestry, and to provide detailed up-to-date maps of the Great River site, and adequate emergency signage.
>
> **Regards,**
>
> **Russell Hargrave**
>
> --



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--
Michial J. Renault
Fire Chief
Mosier Fire District
Office: 541-478-3333
Cell: 541-490-8077
mike.renault@mosierfire.com

Gmail

Russel Hargrave <russell.hargrave@greatriveroregon.com>

RE: FW: ODF Review of Great River Fire Plan

1 message

NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov> Tue, Feb 16, 2021 at 3:35 PM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Hello Russell!

I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work. Thank you for touching base with us!

Kiel Nairns

Wildland Fire Supervisor

Oregon Dept. of Forestry

The Dalles Unit

3701 W. 13th St.

Office: (541) 296-4626

Cell: (541) 980-1342

Fax: (541) 298-4993

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****

From: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Sent: Thursday, February 04, 2021 9:53 AM
To: DODD Kristin * ODF <Kristin.DODD@oregon.gov>

Cc: REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
Subject: Re: FW: ODF Review of Great River Fire Plan

HI Kristin, thnx for the prompt response!

If Kiel is the right person, then we will wait until he returns. We may have to submit our Conditional Use Permit application before then, but we would be glad to update our plan once we meet with him if he has additional suggestions.

thnx

On Thu, Feb 4, 2021 at 9:41 AM DODD Kristin * ODF <Kristin.DODD@oregon.gov> wrote:

> Good morning Russell,
>
> Thanks for reaching out and sharing the attached documents related to the planning efforts on your property, specifically related to your Fire Protection & Prevention Plan.
>
> The best person to work with to review your Fire Plan and come out to do a site assessment would be my fire manager, Kiel Nairns (who I have cc'd here). That said, Kiel is out of the office until Tuesday February 16th. I don't know if you are able to wait until his return or would need something sooner.
>
> Let me know your thoughts and we'll go from there. Thanks Russell.
>
> ---
>
> Kristin Dodd
>
> Unit Forester
>
> The Dalles Unit – Central Oregon District
>
> Oregon Department of Forestry
>
> Office: 541-296-4626
>
> Cell: 541-233-3285
>
> www.odfcentraloregon.com
>
> **From:** Russel Hargrave <russell.hargrave@greatriveroregon.com>
> **Sent:** Thursday, February 04, 2021 7:37 AM
> **To:** REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; DODD Kristin * ODF <Kristin.DODD@oregon.gov>
> **Cc:** Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>; Mike Gundlach <mike.gundlach@greatriveroregon.com>
> **Subject:** ODF Review of Great River Fire Plan

Hi Brian and Kristin, we are applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of our property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). Our vision is to create a cemetery, named Great River, that encompasses the full circle of life, not just the point of passing. Great River will be a peaceful, final resting place that embraces grief and enables solace, as well as a place where children play and are inspired to wonder and learn.

We have developed a fire protection and prevention plan in conjunction with Mike Renault, Mosier Fire Chief, and we would like to show you the site and review this plan with you also (attached). An overall site plan is also attached, FYI.

Who would be the right person from ODF to review this with us, is it Brian? Do you have time to meet onsite? Would you like copies of the full CUPs? (I know planning will share the CUPs with ODF once we submit the applications, just asking if you want to see a draft first.)

regards,

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan

2 messages

Russel Hargrave <russell.hargrave@greatriveroregon.com> Fri, May 21, 2021 at 5:43 AM
To: Daniel Dougherty <danield@co.wasco.or.us>

FYI, email trail below.

Kiel and I met onsite on 2/18 and walked the whole site, feedback was very positive.

---------- Forwarded message ---------
From: **NAIRNS Kiel R * ODF** <Kiel.R.NAIRNS@oregon.gov>
Date: Wed, Feb 17, 2021 at 8:21 AM
Subject: RE: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Sounds great! See you then!

From: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Sent: Wednesday, February 17, 2021 8:21 AM
To: NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
Cc: Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>; Mike Gundlach <mike.gundlach@greatriveroregon.com>
Subject: Re: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan

Great, how about 9:30 tomorrow at the entrance to 2350 Carroll Road?

Lat. / Long.
45.642417, -121.363173

On Wed, Feb 17, 2021 at 8:16 AM NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov> wrote:

> Thursday works for me! Morning to early afternoon would work for me. I've got a 4x4 pickup with snow tires so I should be able to make it.
>
> ---
>
> **From:** Russel Hargrave <russell.hargrave@greatriveroregon.com>
> **Sent:** Wednesday, February 17, 2021 7:16 AM
> **To:** NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
> **Subject:** Re: Could we meet onsite tomorrow afternoon? Re: FW: ODF Review of Great River Fire Plan

Kiel, I was mistaken, I have a meeting all afternoon today, but, I am available to meet anytime on Thursday. It might be snowing on Thursday, would you be able to get here?

regards,

On Tue, Feb 16, 2021 at 4:57 PM Russel Hargrave <russell.hargrave@greatriveroregon.com> wrote:

> Hi Kiel, thnx for reading through our application and providing a response. I would like to meet with you onsite, show ou the roads and review our site map and fire prevention plan with you and get your inputs.
>
> Could we meet onsite tomorrow afternoon? 2350 Carroll Road.
>
> regards,
>
> On Tue, Feb 16, 2021 at 3:35 PM NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov> wrote:
>
> > Hello Russell!
> >
> > I was able to read through your application today and what you have in there now looks good. There would be nothing that we require associated with this permit but I would be glad to meet with you would still like to. I can take a look at defensible space, talk about fire prevention that you mentioned in the application, and anything else you may have questions about. I am available tomorrow afternoon and most of the day Thursday this week if either of those work. Thank you for touching base with us!
> >
> > Kiel Nairns
> >
> > Wildland Fire Supervisor
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> > Oregon Dept. of Forestry
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> > The Dalles Unit
> >
> > 3701 W. 13th St.
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> > Office: (541) 296-4626
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> > Fax: (541) 298-4993
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****

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Sent: Thursday, February 04, 2021 9:53 AM
To: DODD Kristin * ODF <Kristin.DODD@oregon.gov>
Cc: REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; NAIRNS Kiel R * ODF <Kiel.R.NAIRNS@oregon.gov>
Subject: Re: FW: ODF Review of Great River Fire Plan

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>
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>
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>
> Unit Forester

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To: REEL Brian J * ODF <Brian.J.REEL@oregon.gov>; DODD Kristin * ODF <Kristin.DODD@oregon.gov>
Cc: Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>; Mike Gundlach <mike.gundlach@greatriveroregon.com>
Subject: ODF Review of Great River Fire Plan

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regards,

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

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Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

--



Russell Hargrave - Co-Founder,

Great River, Green Cemetery

Daniel Dougherty <danield@co.wasco.or.us> Fri, May 21, 2021 at 6:18 AM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>

Many thanks,

Daniel
[Quoted text hidden]
--

Daniel Dougherty | ***Associate Planner***
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

NOTE: DUE TO COVID-19 CONCERNS THE PLANNING DEPARTMENT IS CURRENTLY RESTRICTING FACE TO FACE ASSISTANCE. WE ARE ACCEPTING APPLICATIONS BY MAIL AND INQUIRIES BY PHONE OR EMAIL UNTIL FURTHER NOTICE.

This correspondence does not constitute a Land Use Decision per ORS 197.015.
It is informational only and a matter of public record.

Planning for the Future. Wasco County 2040.
Get involved

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: 2350 Carroll Road Approach Permit

Dawn Baird <dawn12359@gmail.com> Tue, May 4, 2021 at 5:15 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Here it is!!! It is real!

---------- Forwarded message ---------
From: **Arthur Smith** <arthurs@co.wasco.or.us>
Date: Mon, Jan 4, 2021 at 2:27 PM
Subject: Re: 2350 Carroll Road Approach Permit
To: Dawn Baird <dawn12359@gmail.com>

Yes please. I am sure there was a permit issued to American Adventure at one time, but I would prefer an updated permit. Thanks

On Mon, Jan 4, 2021 at 2:24 PM Dawn Baird <dawn12359@gmail.com> wrote:
> Hmmm, let me rephrase that...does Hargrave need to get an Approach Permit for the cemetery/youth camp if he gets approved?
>
> On Mon, Jan 4, 2021 at 2:22 PM Dawn Baird <dawn12359@gmail.com> wrote:
> > Hi, Arthur,
> >
> > Happy New Year!
> >
> > Is there an existing Approach Permit on file for the old American Adventure property at 2350 Carroll Road?
> >
> > Thanks,
> >
> > Dawn Baird

--

In an effort to prevent, slow, and stop the spread of COVID-19 to our citizens, our office will be limiting business to phone, email and online service. If you are not sure how to access services online, or you have a need that requires in-person assistance, please call our office at 541-506-2640 to discuss. Please keep in mind that response time may vary depending on staffing. Thank you for your patience during this time.

Arthur Smith | *Director*
PUBLIC WORKS

arthurs@co.wasco.or.us | www.co.wasco.or.us
541-506-2645 | Fax 541-506-2641
2705 East 2nd Street | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us>

Great River: PLA, CUP, Cemetery Subdivision

Andrew R Meyers <Andrew.R.Meyers@state.or.us> Fri, Apr 16, 2021 at 8:44 AM
To: Daniel Dougherty <danield@co.wasco.or.us>
Cc: Jeremy Thompson <Jeremy.I.thompson@state.or.us>

Hi Daniel,

Jeremy and I actually went out and looked at the site with Russ last week. According to what he had planned then (doesn't appear to have changed on the attached document), we did not have any issues since all of his building infrastructure was going to be the footprints of previous structures. Unless you have additional questions or other concerns that you think we need to address I think we are good from our standpoint. I'm sure Jeremy will chime in if he feels differently.

-A

From: Daniel Dougherty <danield@co.wasco.or.us>
Sent: Friday, April 16, 2021 8:26 AM
To: Arthur Smith <arthurs@co.wasco.or.us>; Bradley Cross <bradleyc@co.wasco.or.us>; Andrew.R.Meyers@state.or.us; Jeremy Thompson <Jeremy.I.thompson@state.or.us>
Subject: Great River: PLA, CUP, Cemetery Subdivision

Good morning,

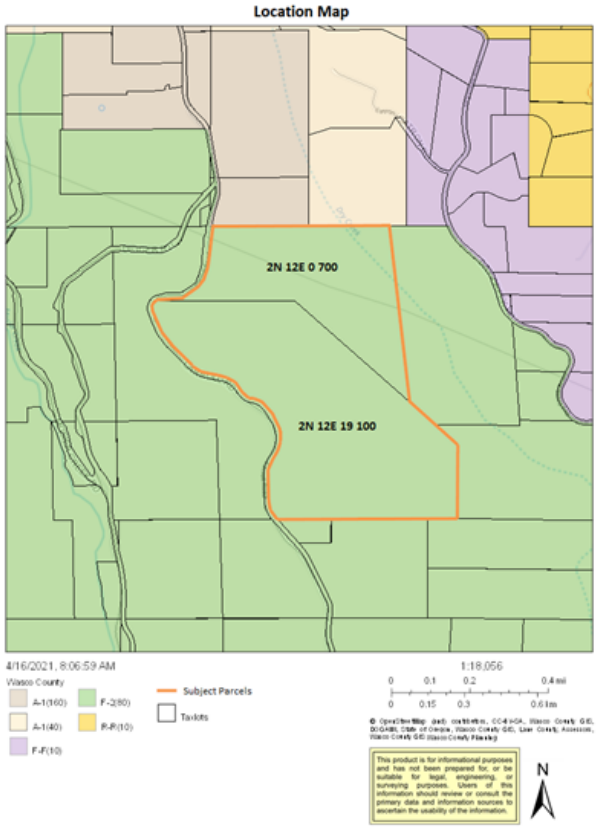
You may already be aware, but Russ Hargrave (Great River) has submitted a Property Line Adjustment, two Conditional Use Permits for a cemetery and youth camp, and a cemetery subdivision. The subject property is located at 2N 12E 0 700 and the old American Adventure R.V. property at 2N 12E 19 100.

Russ and I have a site visit lined up for April 29 at 11:00 am. The land use request is fairly complex, but due to the property's size and location, I think the application is pretty straightforward. The application files are numerous, so I've only attached Great River's Site Plan and a basic location map. If you have questions or wish to see additional information please let me know.

I'll be sending a calendar invite later today.

Respectfully,

Daniel Dougherty



--

Daniel Dougherty | ***Associate Planner***

PLANNING DEPARTMENT

danield@co.wasco.or.us | **http://www.co.wasco.or.usdepartments/planning/index.php**

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This correspondence does not constitute a Land Use Decision per ORS 197.015.

It is informational only and a matter of public record.

Planning for the Future. Wasco County 2040.

Get involved

Daniel Dougherty <danield@co.wasco.or.us>

Road Design Question

3 messages

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 20, 2021 at 1:32 PM
To: Arthur Smith <arthurs@co.wasco.or.us>

Hi Arthur,

I'm working away on Russ Hargrave's Youth Camp and Cemetery request. One of the criteria deals with road designs. Specifically,

> ***OAR 660-006-0040***
> ***Fire Safety Design Standards for Roads***
>
> *The governing body shall establish road design standards, except for private roads and bridges accessing only commercial forest uses, which ensure that public roads, bridges, private roads and driveways are constructed so as to provide adequate access for fire fighting equipment. Such standards shall address maximum grade, road width, turning radius, road surface, bridge design, culverts, and road access taking into consideration seasonal weather conditions. The governing body shall consult with the appropriate Rural Fire Protection District and Forest Protection District in establishing these standards.*

Carroll road provides access to the subject parcel. Carroll Road is a county maintained road. The only real road information our ordinance provides is the following:

Table 21-2 – Urban Wasco County Public Roadway Design Standards

	Local Street	Urban Minor Collector	Urban Major Collector	Urban Arterial
Design ADT	<1,000	1,000-3,000	3,000–6,000	>6,000
Design Speed (mph)	25	25-30	25-35	25-35
Max Grade	12%	10%	10%	6%
Minimum ROW Width (ft)	58	64	63-76	90
Number and Width of Lanes	2 12' Travel Lanes	2 12' Travel Lanes	2 12' Travel Lanes	3 Two 12' Travel Lanes 14' Center Turn Lane
Traveled Way Width (ft)	36	40	52	50 or 66
On-Street Parking (ft)	Not striped	8 (each side)	8 (each side)	8 (each side), optional
Sidewalk Width (ft)	5 (each side)	5 (each side)	5 (each side)	5 (each side)
Bike Lane Width (ft)	-	-	6	6
***Preferred Access Spacing (ft)**	50	150-300	150-300	300-600

Note: The urban roadway design standards apply to all County roadways in urban areas (incorporated communities). However, local roadway design standards may be utilized when deemed appropriate. *Lower spacing may be allowed when supported by a traffic study and/or approved by the local jurisdiction

Can you tell me what type of road Carroll Road is, and does it have "adequate access for fire fighting equipment." (I'm pretty sure it can handle firefighting equipment considering the fires last year, but what the heck do I know...this stuff is greek).

Thanks for your help.

Respectfully,

Daniel
--

Daniel Dougherty | ***Associate Planner***
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

NOTE: DUE TO COVID-19 CONCERNS THE PLANNING DEPARTMENT IS CURRENTLY RESTRICTING FACE TO FACE ASSISTANCE. WE ARE ACCEPTING APPLICATIONS BY MAIL AND INQUIRIES BY PHONE OR EMAIL UNTIL FURTHER NOTICE.

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Planning for the Future. Wasco County 2040.
Get involved

Arthur Smith <arthurs@co.wasco.or.us> Thu, May 20, 2021 at 1:41 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Daniel,

You have the Urban Roadway design standards. You need to look at the Rural Roadway standards. Carroll Road and Vensel Road are both County maintained Local Roads. Yes, they can provide adequate access for fire fighting equipment.

Arthur
[Quoted text hidden]
--

In an effort to prevent, slow, and stop the spread of COVID-19 to our citizens, our office will be limiting business to phone, email and online service. If you are not sure how to access services online, or you have a need that requires in-person assistance, please call our office at 541-506-2640 to discuss. Please keep in mind that response time may vary depending on staffing. Thank you for your patience during this time.

Arthur Smith | *Director*
PUBLIC WORKS

arthurs@co.wasco.or.us | www.co.wasco.or.us
541-506-2645 | Fax 541-506-2641
2705 East 2nd Street | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 20, 2021 at 1:46 PM
To: Arthur Smith <arthurs@co.wasco.or.us>

Thank you sir.

Respectfully,

Daniel
[Quoted text hidden]

Daniel Dougherty <danield@co.wasco.or.us>

Septic Records Inquiry

3 messages

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 20, 2021 at 9:09 AM
To: Nicole Bailey <nicoleba@ncphd.org>

Hi Nicole,

I'm hoping to get septic records for a property located at 2N 12E 19 100 (Acct# 376). I've got an applicant who applied for a Youth Camp. The parcel was used as an R.V. campground, and it contains several buildings that have septic systems.

Thanks for your help.

Respectfully,

Daniel
--

Daniel Dougherty | ***Associate Planner***
PLANNING DEPARTMENT

danield@co.wasco.or.us | **http://www.co.wasco.or.usdepartments/planning/index.php**

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

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Planning for the Future. Wasco County 2040.
Get involved

Nicole Bailey <nicoleba@ncphd.org> Thu, May 20, 2021 at 2:32 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Daniel,
This one is a toughie, because I have a huge folder full of old information on the campground. But I will attach the most informative document I have on it at the moment. I hope it helps
[Quoted text hidden]
--
Nicole Bailey
Environmental Health Specialist Supervisor
North Central Public Health District
Email: nicoleba@ncphd.org
Phone: 541-506-2753

Adobe Scan May 20, 2021.pdf
1422K

Daniel Dougherty <danield@co.wasco.or.us> Fri, May 21, 2021 at 12:47 PM
To: Nicole Bailey <nicoleba@ncphd.org>

This is great. Thank you.

Respectfully,

Daniel
[Quoted text hidden]

Daniel Dougherty <danield@co.wasco.or.us>

Hargrave Property Well

2 messages

WOOD Robert L * WRD <Robert.L.Wood@oregon.gov> Wed, May 26, 2021 at 3:07 PM
To: "danield@co.wasco.or.us" <danield@co.wasco.or.us>

Hi Daniel,

Per our phone conversation earlier, attached is the well log for the Hargrave property, which is the old RV Park above Mosier (American Adventures). The log lists a yield of 60 gallons per minute (GPM) which would be quite good if still accurate today. In reality I suspect the yield is much less, but I don't know exactly what it is producing these days. However, as we discussed if Mr. Hargrave pumps the well into a tank or cistern of sufficient size, there should be enough water for a youth camp. If I recall correctly from my conversations with Mr. Hargrave, a tank is already in place.

Hope that helps.

Robert Wood

DISTRICT 3 WATERMASTER

2705 E 2nd St, The Dalles, OR 97058 | Phone 541-506-2652

OREGON WATER RESOURCES DEPARTMENT

Integrity | Service | Technical Excellence | Teamwork | Forward-Looking

WASC_3036.pdf
148K

Daniel Dougherty <danield@co.wasco.or.us> Wed, May 26, 2021 at 3:10 PM
To: WOOD Robert L * WRD <Robert.L.Wood@oregon.gov>

Many thanks.

Respectfully,

Daniel
[Quoted text hidden]
--

Daniel Dougherty | *Associate Planner*
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with the
STATE ENGINEER, SALEM, OREGON 97310
within 30 days from the date of well completion.

WRASC

WATER WELL REPORT

STATE OF OREGON

RECEIVED
JUL1 1975
WATER RESOURCES DEPT
SALEM, OREGON

State Well No. 2N/12E-19aa

(Please type or print)

State Permit No. PROBABLY APP G-7448

003036 (Do not write above this line)

(1) OWNER:

Name Cascade Pacific Properties, Inc.

Address 1750 S. W. Skyline Blvd.
Portland, Oregon 97221

(2) TYPE OF WORK (check):

New Well ☐ Deepening ☐ Reconditioning ☒ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary ☒ Driven ☐
Cable ☐ Jetted ☐
Dug ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

CASING INSTALLED:

Threaded ☐ Welded ☒

10-3/4" Diam. from plus 1 ft. to 94 ft. Gage .250

8-5/8" Diam. from 0) ft. to 500 ft. Gage .180

" Diam. from ft. to ft. Gage

PERFORATIONS:

Perforated? ☐ Yes ☒ No.

Type of perforator used

Size of perforations in. by in.

perforations from ft. to ft.

perforations from ft. to ft.

perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name

Type Model No.

Diam. Slot size Set from ft. to ft.

Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☒ No If yes, by whom?

Yield: gal./min. with ft. drawdown after hrs.

" " " "

" " " "

airlift
Bailer test 60 gal./min. with 135 ft. drawdown after 2 hrs.

Artesian flow g.p.m.

Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Well seal—Material used Cement & 2% bentonite

Well sealed from land surface to 94 ft.

Diameter of well bore to bottom of seal 15-1/4 in.

Diameter of well bore below seal 8" in.

Number of sacks of cement used in well seal 32 sacks

Number of sacks of bentonite used in well seal sacks

Brand name of bentonite SDG 330

Number of pounds of bentonite per 100 gallons of water lbs./100 gals.

Was a drive shoe used? ☐ Yes ☒ No Plugs Size: location ft.

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? depth of strata

Method of sealing strata off

Was well gravel packed? ☐ Yes ☒ No Size of gravel:

Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Wasco Driller's well number

NE ¼ NE ¼ Section 19 T. 2N R. 12 E W.M.

Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 900 ft.

Static level 815 ft. below land surface. Date 6/18/75

Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 8"

Depth drilled 990 ft. Depth of completed well 990 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. *Report each change in position of Static Water Level and indicate principal water-bearing strata.*

MATERIAL	From	To	SWL	
Loose brown clay & rock	0	26		
Firm brown volcanic debris w/ occ. boulders	26	80		
Hard compact volcanic debris occ. basalt streak	80	440		Tac
Broken black basalt	440	450		
Broken hard gray & gray-black- occ. creviced zones	450	600		Tg
Black Basalt	600	630		
Hard gray & gray black basalt- occ. broken streak	630	730		Tgr
Interbed of gray & green ash w/broken basalt & lava (cave)	730	760		
Hard & soft broken gray-black & brown-black basalt	760	880		
Hard creviced gray basalt	880	900		
Hard black& gray-black basalt- occ.brkn strk.occ.perforated	900	950	60 gpm	
Hard gray-black basalt-	950	990		

Work started 5/5 1975 Completed 6/18 1975

Date well drilling machine moved off of well 6/19/75 19

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] (Drilling Machine Operator) Date June 23, 1975

Drilling Machine Operator's License No. 523

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name A.M. JANNSEN DRILLING CO. (Person, firm or corporation) (Type or print)

Address 21075 S.W. Tualatin Valley Highway, Aloha, Or.

[Signed] (Water Well Contractor)

Contractor's License No. 79 Date June 23, 1975

(USE ADDITIONAL SHEETS IF NECESSARY)

SP*45656-119

Daniel Dougherty <danield@co.wasco.or.us>

Request for Police Service Comments: Youth Camp and Cemetery Applications

4 messages

Daniel Dougherty <danield@co.wasco.or.us> Tue, May 25, 2021 at 3:28 PM
To: Lane Magill <lanem@co.wasco.or.us>, Scott Williams <scottw@co.wasco.or.us>

Gentlemen,

I hope you are doing well.

I'm currently reviewing two Conditional Use Permits (Youth Camp and a "Green" Cemetery) that will be going before the Planning Commission in early July. Official notice won't be going out for another couple of weeks, and I was hoping to get some early expert comments/concerns about potential impacts (if any) to County police services for the Staff Report findings.

Both of the proposals are for the same parcel:

Map/Tax Lot: 2N 12E 19 100 (Old American R.V. site near Mosier).
Account No.: 376
Acres: 152

The entire application can be viewed here: 921-21-000024-PLNG (It's large, so I've written a quick narrative of both proposals below).

Youth Camp: Russ Hargrave (Great River LLC) wants a Youth Camp that will provide a Summer Camp (overnight), an Outdoor School (overnight), and Day "Custom" Camp (daytime only) Sessions for 65 days per year. Youth Camp operations will have capacity for up to 60 overnight campers per session (Summer Camp and Outdoor School), with approximately 10 staff members, adult chaperones, and volunteers (70 total overnight per session). During the 65 day operation schedule, the Youth Camp will accommodate a total of 260 overnight child camp participants and approximately 100 staff members, adult chaperones, and volunteers. The Youth Camp will accommodate a total of 1,010 child campers (Day use and overnight stays) onsite during the 65 day per year operation schedule. Primary access is Carroll Road. The operation will use the existing (or rebuild after the Mosier Creek Fire) the seven preexisting buildings to use for the youth camp and cemetery.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Great River Youth Camp Projected Full Capacity

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	8	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	7	1	**67.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	16	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	25	4	**394.0**	Annual Roundtrips
Peak roundtrips / day	10	6.25	4	**10.0**	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Youth Camp Estimated Traffic

Cemetery: A three "block" 2,182 lot green cemetery (natural chemical free burials). Pretty straight forward. I've attached the site maps in Pdf for reference. You might notice the application materials call for 235 or 145 acres, but those are typos. Sunup to sundown business hours are proposed for both operations. A gate will be provided at the entrance. There's a caretaker's residence proposed.

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.1	394.0	10.0
Total:	6.1	2,219.0	50.0

Combined Estimated Traffic

Let me know if you have any questions. We push out the newspaper notice on June 10, with general notice on June 16. July 6, is the PC hearing.

Respectfully,

Daniel

–

Daniel Dougherty | *Associate Planner*
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

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Planning for the Future. Wasco County 2040.
Get involved

Great_River_Site_Maps.pdf
881K

Lane Magill <lanem@co.wasco.or.us> Wed, May 26, 2021 at 8:59 AM
To: Daniel Dougherty <danield@co.wasco.or.us>
Cc: Scott Williams <scottw@co.wasco.or.us>

Daniel,

Looking at the overall plan I think I'm good with it. I would point only three items that could have problems:

1). I'm sure you have run it by Arthur, and I don't want to insult anyone's intelligence, but Carrol Road can get pretty rough with high volumes of traffic. We experience this over the summer months especially when we have fires in the area.

2). I'm not sure if you're aware of this or not and it has nothing to do with public safety, but there is very limited water at the site. If memory serves me right there are two wells pushing or exceeding the 1000' levels and they don't put out any water to speak of. This isn't to say they haven't recovered or there is a new supply but I thought I would mention it since it could have an effect as it relates to public health.

3). I'm not sure, and you will need to check with Sheridan (EOC Manager), but I think that property falls into the Hood River ASA (Ambulance Service Area). If that is the case it would probably be addressed for medical emergencies at the site. (I do know this is in the Mosier Fire District).

Let me know if you need anything else.
Lane
[Quoted text hidden]
--

Lane Magill | ***Wasco County Sheriff***
SHERIFF'S OFFICE

lanem@co.wasco.or.us | www.co.wasco.or.us
541-506-2592 | Fax 541-506-2581
511 Washington St. Suite 102 | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us> Wed, May 26, 2021 at 1:12 PM
To: Lane Magill <lanem@co.wasco.or.us>
Cc: Scott Williams <scottw@co.wasco.or.us>

Good afternoon,

Thank you for the comments and information. Arthur doesn't believe the traffic estimates will have a great deal of impact on Carroll Road, but wants reevaluation if the intended use grows in scope/scale. I'll reach out to Sherridan. I contacted Bob Woods a year or so ago when the plan was being developed and he didn't have any serious concerns (I'll reach out again to make sure). The applicant is certain the existing well has a 30 gallon per minute capacity. The applicant did a good job reaching out to Mosier Fire and ODF for commentary regarding his "Fire Safety Protection Plan".

Respectfully,

Daniel
[Quoted text hidden]

Lane Magill <lanem@co.wasco.or.us> Wed, May 26, 2021 at 2:28 PM
To: Daniel Dougherty <danield@co.wasco.or.us>
Cc: Scott Williams <scottw@co.wasco.or.us>

Sounds good. Interesting on the well GPM. Last I knew it was about 2.5 max!!

Daniel Dougherty <danield@co.wasco.or.us>

Ambulance Service Inquiry

2 messages

Daniel Dougherty <danield@co.wasco.or.us> Thu, May 27, 2021 at 5:55 AM
To: Sheridan McClellan <sheridanm@co.wasco.or.us>

Hi Sheridan,

I hope you're doing well.

I'm currently reviewing two Conditional Use Permits for a proposed Youth Camp and Cemetery. Both of the proposed uses are proposed on the following property:

Map/Tax Lot: 2N 12E 19 100 (Old American R.V. site near Mosier).
Account No.: 376
Acres: 152 (post property line adjustment in the same application), currently the property is 155 acres.

I'm trying to figure out what Ambulance Service would serve the parcel. Do you know? Sheriff Lane believes it Hood River ASA.

If you're interested in the proposals, the entire application can be viewed here: 921-21-000024-PLNG (It's large, so I've written a quick narrative of both proposals...let me know and I'll send them to you).

Thanks for the help.

Respectfully,

Daniel

--

Daniel Dougherty | *Associate Planner*
PLANNING DEPARTMENT

danield@co.wasco.or.us | http://www.co.wasco.or.usdepartments/planning/index.php

541-506-2560 | Fax 541-506-2561
2705 E Second Street | The Dalles, OR 97058

Pioneering pathways to prosperity.

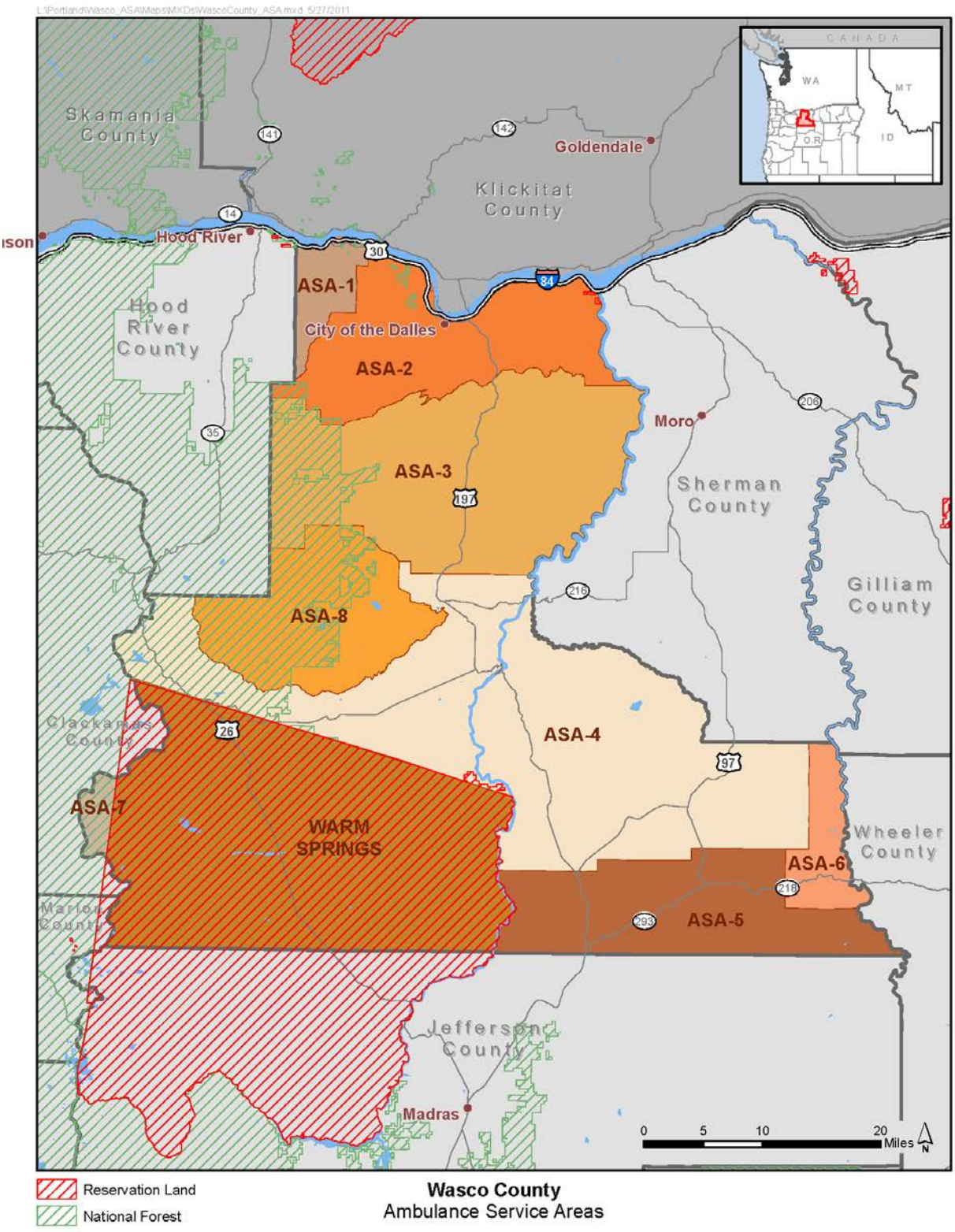
NOTE: DUE TO COVID-19 CONCERNS THE PLANNING DEPARTMENT IS CURRENTLY RESTRICTING FACE TO FACE ASSISTANCE. WE ARE ACCEPTING APPLICATIONS BY MAIL AND INQUIRIES BY PHONE OR EMAIL UNTIL FURTHER NOTICE.

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Planning for the Future. Wasco County 2040.
Get involved

Sheridan McClellan <sheridanm@co.wasco.or.us> Thu, May 27, 2021 at 9:06 AM
To: Daniel Dougherty <danield@co.wasco.or.us>

Mosier is Hood River asa. Il send you the asa whe. I get back to the office
[Quoted text hidden]


L:\Portland\Wasco_ASA\Maps\MXDs\WascoCounty_ASA.mxd 5/27/2011
CANADA
WA
MT
OR
ID
Skamania County
Klickitat County
Goldendale
Hood River
Hood River County
City of the Dalles
ASA-1
ASA-2
ASA-3
ASA-4
ASA-5
ASA-6
ASA-7
ASA-8
Moro
Sherman County
Gilliam County
Wheeler County
Clackamas County
Marion County
Jefferson County
Madras
WARM SPRINGS
0 5 10 20 Miles
N
Reservation Land
National Forest
Wasco County
Ambulance Service Areas

Russell & Stephanie Hargrave
1960 Dry Creek Road, Mosier, OR 97040
russell.hargrave@greatriveroregon.com 541-490-6001

December 22, 2020

Arthur Smith
Director, Wasco County Public Works
ArthurS@co.wasco.or.us (541) 980.0487

Dear Arthur Smith, we are applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of our property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). Our vision is to create a cemetery, named Great River, that encompasses the full circle of life, not just the point of passing. Great River will be a peaceful, final resting place that embraces grief and enables solace, as well as a place where children play and are inspired to wonder and learn (see attached project summaries for a more detailed description).

This letter is intended to provide a short summary of the extent of the planned operations so you can gauge the impact on local traffic. I will follow up with a phone call to answer any questions you may have.

Youth Camp operations - Great River's camp operation will be small compared with most youth camps; the plan is to operate 65 days each year with an average of 16 children each day. Table 1 provides a summary of Great River's Youth Camp at full capacity. The largest programs will serve groups up to fifty participants (Outdoor School) with a focus on kids and families from local gorge communities. In total, the camp could accommodate just over 1,000 campers each year. All camp activities will occur on the Great River property and all parking will be onsite.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Table 1
Great River Youth Camp Projected Full Capacity

The traffic load from the Youth Camp operation is estimated to be fewer than 500 roundtrips / year, as shown in Table 2, with a peak of 30 roundtrips in a single day (additional details are provided in the attached Great River Traffic Plan).

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	0	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	14	1	**116.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	32	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	48	4	**443.0**	Annual Roundtrips
Peak roundtrips / day	10	12	4	**12.0**	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Table 2
Youth Camp Annual Estimated Traffic at Full Capacity

Cemetery Operation and Traffic - Great River estimates that when the cemetery is fully developed the annual number of interments could be as high as 35 / year. Using the guidelines from the Trip Generation Manual, this would generate 5 roundtrips / day on average, or about 1,825 roundtrips annually. Also, during a funeral there could be as many as **forty vehicles** arriving at once, producing a peak number of **40 roundtrips / day**. Great River's business plan projects that, on average, once the operation matures, **funerals will occur twice per month**.

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.2	443.0	12.0
Total:	6.2	2,268.0	52.0

Table 3
Combined Traffic When Operating at Full Capacity

Table 3 shows the combined traffic at full capacity. The maximum number of roundtrips annually would be approximately 2,400, and if a funeral occurred at the same time as a camp was beginning the peak traffic could be as high as 70 vehicles in a single day.

Sincerely,

Russell Hargrave

Gmail

Russel Hargrave <russell.hargrave@greatriveroregon.com>

Re: Road Impact from Great River Cemetery and Youth Camp

1 message

Arthur Smith <arthurs@co.wasco.or.us> Wed, Dec 23, 2020 at 7:50 AM
To: Russel Hargrave <russell.hargrave@greatriveroregon.com>
Cc: Mike Gundlach <mike.gundlach@greatriveroregon.com>, Stephanie Hargrave <stephanie.hargrave@greatriveroregon.com>, Dawn Baird <dawn12359@gmail.com>

I appreciate the detailed information. It appears that this development should not adversely impact the county roads or significantly increase our maintenance in this area. However, in my experience, youth camps tend to expand after they have great success (Young Life down in Antelope), so I would caution you to monitor the number of attendees in future years. I would hate for a good idea that fits the area to turn into a large commercial event that impacts the county system. Thank you

Arthur

On Tue, Dec 22, 2020 at 12:51 PM Russel Hargrave <russell.hargrave@greatriveroregon.com> wrote:

> Arthur Smith, we are applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of our property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). I believe Dawn (copied) has already discussed this with you briefly, and this email and attachments are intended to provide more details so you can better assess the potential impact.
>
> Attached is a letter to you that summarizes the planned operations and estimated traffic loads, as well as narrative descriptions of the cemetery and the youth camp operation.
>
> I will follow up with a phone call to answer any questions you may have.
>
> Happy Holidays!
>
> --
>
> 
>
>
> Russell Hargrave - Co-Founder,
>
> ***Great River***, Green Cemetery

--

WASCO COUNTY
Pioneering pathways to prosperity.

In an effort to prevent, slow, and stop the spread of COVID-19 to our citizens, our office will be limiting business to phone, email and online service. If you are not sure how to access services online, or you have a need that requires in-person assistance, please call our office at 541-506-2640 to discuss. Please keep in mind that response time may vary depending on staffing. Thank you for your patience during this time.

Arthur Smith | ***Director***

Janet Carter, Interim Executive Director
Mosier Community School
1204 1st Ave, Mosier, OR 97040

February 5, 2021

Wasco County Planning Commission
2705 E 2nd St, The Dalles, OR 97058

Re: Letter of Support for Great River Conditional Use Permits

Dear Wasco County Planning Commissioners, I am the Interim Executive Director at Mosier Community School and I am also responsible for approving our Outdoor School (ODS) program. Mosier Community School has been working closely with Great River to collaboratively plan our 2021 ODS program, and our teachers are excited about the opportunity to use this new resource in our community.

We believe Great River will not only be a valuable community asset but also a key asset for the students and teachers at Mosier Community School. Listed below are a few of the direct benefits:

- Close & easy access: Great River is located just 10 minutes from our school. Less driving in the bus means students will spend more time outdoors and there is less opportunity for traffic accidents. Great River is located on public roads that are easily navigated by a large bus and has paved roads on site that easily accommodate full size buses.
- Enhance student's local knowledge: having this outdoor site near our school allows students to get real-world learning experience in the environment where they live.
- Collaborative program & site development: Working with Great River has been a very collaborative experience. Their intent is to develop a site that provides the critical elements necessary for kids to thrive in an outdoor setting, and a program that works well for our school.
- Beautiful site with a variety of terrain: Great River is situated on approximately 235 acres, with wonderful views, big trees, wildflowers, wildlife and a wide variety of topography making it a great location for kids to explore and discover the natural world.
- Local owners, local understanding: The owners of Great River have lived in this area for many years and are connected with the local community in a variety of ways. They have a solid understanding of our area, economy, and people. It's very helpful to have this local connection, involvement and commitment to serving our students. They also have kids in the local school system giving them a good understanding of our local schools.

We are in full support of Great River's plans and we are excited to use the facility.

Sincerely,

Janet Carter

Janet Carter
Interim Executive Director, Mosier Community School

Daniel Dougherty <danield@co.wasco.or.us>

Support for Great River Application No. 921-21-000024-PLNG

2 messages

Beth <bethhart@gorge.net> Sun, May 2, 2021 at 11:33 AM
To: wcplanning@co.wasco.or.us
Cc: angieb@co.wasco.or.us, danield@co.wasco.or.us

Dear Wasco County Planning Commissioners, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education. We have been interested in these options for a number of years, and grateful for the opportunity here in the gorge, close to home... for our final resting, and for the youth of our community.

We are in full support of Great River's plans and we ask you to approve Great River's land use application.

Thank you for your consideration.

Beth Hartwell & Family

Wasco County Planning <wcplanning@co.wasco.or.us> Mon, May 3, 2021 at 5:00 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Another one
[Quoted text hidden]
--

Wasco County |
PLANNING DEPARTMENT

wcplanning@co.wasco.or.us | www.co.wasco.or.us
541-506-2560 | Fax 541-506-2561
2705 East Second Street | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us>

Great River app. #921-21-000024-PLNG

2 messages

Denis DeCourcey <dldecourcey40@gmail.com> Sun, May 2, 2021 at 10:27 AM
To: wcplanning@co.wasco.or.us
Cc: angieb@co.wasco.or.us, danield@co.wasco.or.us

Subject: Support for Great River Application No. 921-21-000024-PLNG

Dear Wasco County Planning Commissioners, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education.

We are in full support of Great River's plans and we ask you to approve Great River's land use application

Denis DeCourcey
Milwaukie, Oregon

Wasco County Planning <wcplanning@co.wasco.or.us> Mon, May 3, 2021 at 5:00 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

For the Hargrave app
[Quoted text hidden]
--

Wasco County |
PLANNING DEPARTMENT

wcplanning@co.wasco.or.us | www.co.wasco.or.us
541-506-2560 | Fax 541-506-2561
2705 East Second Street | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us>

Support for Great River Application # 921-21-000024-PLNG

1 message

Arlene Burns <arlenecburns@gmail.com> Thu, May 27, 2021 at 9:25 AM
To: wcplanning@co.wasco.or.us
Cc: angieb@co.wasco.or.us, danield@co.wasco.or.us

Dear Wasco County Planning Commissioners,

As Mayor of the City of Mosier, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education. We think that Mosier is the perfect place to have one of Oregon's first green burial options, long overdue.

We are in full support of Great River's plans and we ask you to approve Great River's land use application

Arlene Burns
Mayor of Mosier
541-399-6780
arlenecburns@gmail.com

To: wcplanning@co.wasco.or.us

Cc: angieb@co.wasco.or.us ; danield@co.wasco.or.us

Subject: Support for Great River Application No. 921-21-000024-PLNG

Dear Wasco County Planning Commissioners, I am writing in support of Great River's Conditional Use Permit application for a Green Cemetery and Youth Camp.

This project will fill a need for green burial alternatives that is important to us. We are glad this land will be used with a mission that is centered on protecting the natural beauty and diversity of the ecosystem. And, we are excited about the potential to use this natural setting for outdoor education.

We are in full support of Great River's plans and we ask you to approve Great River's land use application

Sincerely,

Maria Kim Kovalik

PO Box 663

Mosier, OR 97040

Account No.	Taxpayer	Farm/Forest Deferral Status (Yes/No)
396	BUGGE TIMOTHY J & HENDERSON JUDITH E RLT	Small Tract Forest
560	KAYLOR MATHEW S	None
574	THOMAS EILEEN R & JACK D	None
556	CATRON GARY L	Disqualified in 2009
580	HELDSTAB TONY R	Forest Deferral
575	DUNCAN DANNY D	Forest Deferral
589	WARD JOHN R RLT	Small Tract Forest
590	WARD LUCIA E RLT	None
591	WARD JOHN R RLT	Small Tract Forest
15891	DUNCAN DANNY D	None
576	PURRETT WAYNE A	None
13482	HUTCHISON CHRISTINE M & KARLAN L	Forest Deferral
13483	HUTCHISON CHRISTINE M & KARLAN L	Forest Deferral
573	MC CARGAR EDWIN C	None
372	HARGRAVE RUSSELL W & STEPHANIE	Small Tract Forest
16650	HARGRAVE RUSSELL W & STEPHANIE	Small Tract Forest
16651	LUKE RUSSELL W	Forest Deferral
559	DUNCAN DANNY D	None
558	BRENTANO LINDA A	None
376	GREAT RIVER LLC	None
585	BREHM GLENN R & GWENDOLYN M	Small Tract Forest
588	SILVER EDWARD R	Forest Deferral

Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland, OR 97208-3621

June 21, 2021

In reply refer to: Notice of Hearing – Land Use Application 921-21-000024-PLNG
Proposed Use: Subdivision, Youth Camp, Cemetery (Great River LLC)
BPA Transmission Line Easement Tract No. B-D-W-32-A-53AA
BPA Access Road Easement Tract Nos. B-D-32-AR-1P2, 3, 4

Via Email: jensis@co.wasco.or.us

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Jensi Smith, Planning Coordinator
Wasco County Planning Department
2705 East Second Street
The Dalles, OR 97058

Dear Ms. Smith:

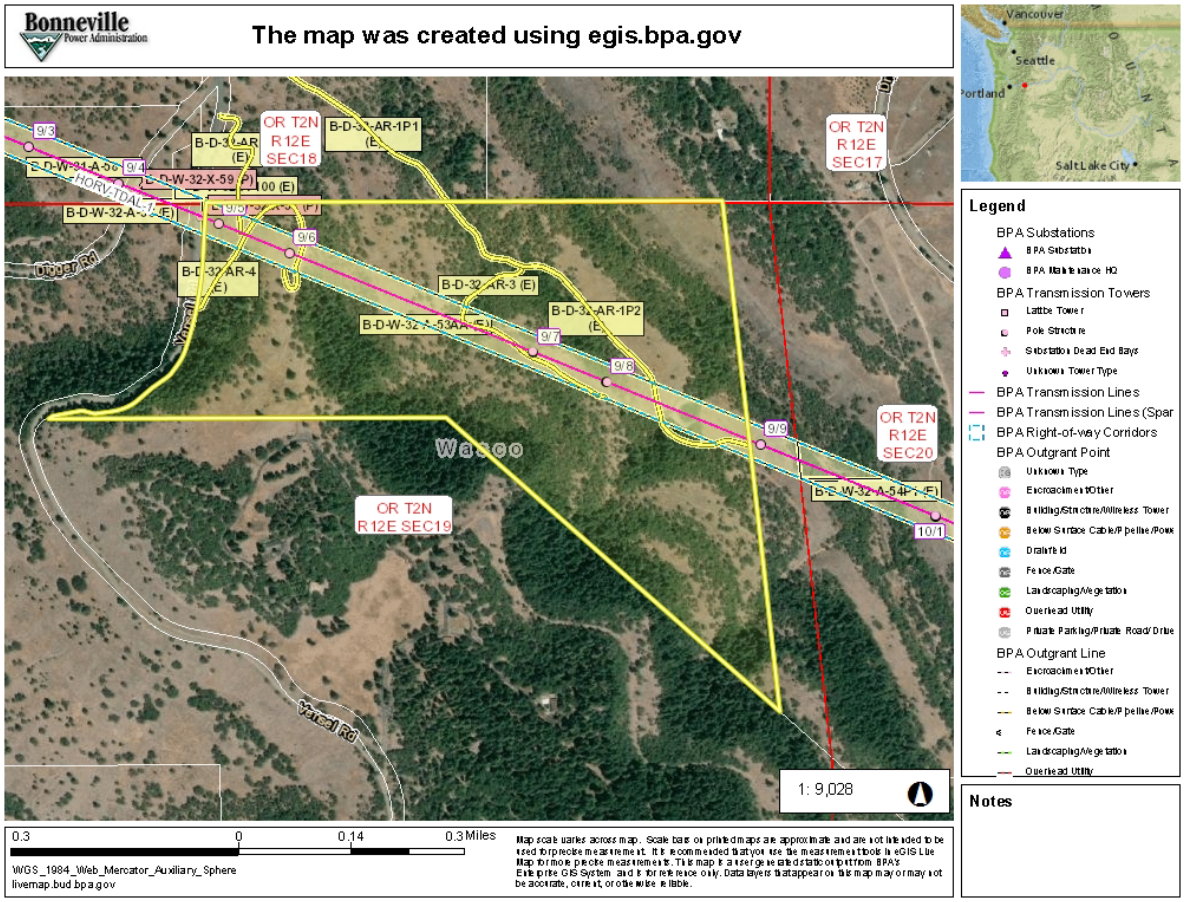
The Bonneville Power Administration (BPA) has reviewed the above-referenced Land Use Application and its relationship to the BPA transmission line and access road easements that this project may impact. BPA does not have any objection to this project as long as, as shown on the drawings supplied with the permit application, all buildings and facilities remain off of the BPA right-of-way. We do request, however, that the following statement be forwarded to the property owner to help ensure public safety and reliable operation of BPA's facilities.

> A portion of the property located at 2350 Carroll Road, Mosier, Oregon 97040, is encumbered by access road easements and an easement for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easements free and clear of all buildings, sheds, fences, roads, in-ground and above-ground swimming pools, trampolines, or any other type of structure, trees, and all vegetation. **All activities planned within the BPA easements need to be reviewed by BPA prior to their occurrence**. Do not build, dig, install utilities, plant, or burn within the easement areas. For further questions or concerns regarding any proposed uses of the easement you may contact BPA Real Estate Field Services at the address listed above or by calling (800) 836-6619.

Your cooperation in this matter is greatly appreciated. By working together with our agency, your effort will help to minimize later disputes or unnecessary costs associated with the required removal or modification of incompatible or non-permitted activities placed within BPA's easements. If you have any questions regarding this request or need additional information, please feel free to contact me at 1-800-836-6619 or directly at 503-230-4347.

Sincerely,

Lesa Gilmore
Realty Specialist
Real Property Field Services


Bonneville Power Administration
The map was created using egis.bpa.gov
OR T2N R12E SEC18
OR T2N R12E SEC17
OR T2N R12E SEC20
OR T2N R12E SEC19
B-D-W-32-X-59 (E)
B-D-W-32-A-54P1 (E)
B-D-32-AR-3 (E)
B-D-32-AR-1P1 (E)
B-D-32-AR-1P2 (E)
Wasco
Dodger Rd
Vanderl
Vasal Rd
9/3
9/4
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9/6
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9/8
9/9
10/1
1: 9,028
0.3 0 0.14 0.3 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
livemap.bud.bpa.gov
Map scale varies across map. Scale bars on printed maps are approximate and are not intended to be used for precise measurement. It is recommended that you use the measurement tools in eGIS Lite Map for more precise measurements. This map is a user generated static output from BPA's Enterprise GIS System and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Vancouver
Seattle
Portland
Salt Lake City
Legend
BPA Substations
BPA Substation
BPA Maintenance HQ
BPA Transmission Towers
Lattice Tower
Pole Structure
Substation Dead End Bays
Unknown Tower Type
BPA Transmission Lines
BPA Transmission Lines (Spar
BPA Right-of-way Corridors
BPA Outgrant Point
Unknown Type
Encroachment/Other
Building/Structure/Wireless Tower
Below Surface Cable/Pipeline/Powe
Drainfield
Fence/Gate
Landscaping/Vegetation
Overhead Utility
Private Parking/Private Road/Drive
BPA Outgrant Line
Encroachment/Other
Building/Structure/Wireless Tower
Below Surface Cable/Pipeline/Powe
Fence/Gate
Landscaping/Vegetation
Overhead Utility
Notes

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: Youth Camp in Mosier

Wasco County Planning <wcplanning@co.wasco.or.us> Tue, Jun 22, 2021 at 7:27 AM
To: Daniel Dougherty <danield@co.wasco.or.us>

---------- Forwarded message ---------
From: **pat5780** <pat5780@yahoo.com>
Date: Mon, Jun 21, 2021 at 6:17 PM
Subject: Youth Camp in Mosier
To: <wcplanning@co.wasco.or.us>

To whom it may concern,

I am a resident of Mosier. I live up on Carroll road behind the old camp ground. It has come to my attention that this old campground will now be a youth camp and green cemetery. I am concerned for the safety of Carroll road. The road conditions now are dangerous. There is extensive washboarding and the road base material is exposed. Also, along with the warm weather there is heavy bicycle traffic on Carroll Rd. Now, with added traffic of the youth camp this road will become very dangerous to travel. I would like to know if there will be some much needed attention to Carroll road given these circumstances.

Please contact me at at 503 969-5237, or email pat5780@yahoo.com.

Thank you for your attention to this matter.

Sincerly,

Pat Joseph

Sent from my Verizon, Samsung Galaxy smartphone

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Wasco County |
PLANNING DEPARTMENT

wcplanning@co.wasco.or.us | www.co.wasco.or.us
541-506-2560 | Fax 541-506-2561
2705 East Second Street | The Dalles, OR 97058

June 23, 2021

Dear Wasco County Planning Commission members,

The following are my comments regarding File #921-21-000024-PLNG, the application for a conditional use permit submitted by Great River LLC:

Concerns include:

1. Fire risk

The property is located in an area of extreme fire risk with terrain and steep slopes that make it difficult and costly to fight fires. If a fire were to start here, it would be hard to contain and could easily spread onto surrounding forest land.

The Youth Camp Application (p. 33 of 62) states that "the surrounding land is mostly arid, open oak savannah with relatively poor soil." While much of the area north of the property is not forested, the area to the south of the youth camp/cemetery property is heavily forested, to the west there is commercial timber on the slopes above Mosier Creek, and to the east there is productive soil with forested areas. If you google the map for the location (2350 Carroll Rd.) you get a better view of the area.

This site is also historically part of the Big Game Winter Range and home to a variety of animals. In the Mosier Creek Fire of 2020, the habitat was compromised and another fire would threaten it further.

2. Future camp operation

The application states that the youth camp operation has a capacity of up to 60 campers with a maximum number of participants being 70. The owners do not foresee the need to have overnight participants exceed 70. The youth camp will provide services for 65 days of the year. (p. 31, Table 2).

If the application is approved, will there be deed restrictions to ensure that the terms of the conditional use permit are enforced? Otherwise, a future landowner could decide to expand the operation beyond what was approved.

Wasco County Public Works Director Arthur Smith's email of December 23, 2021 states: "in my experience, youth camps tend to expand after they have great success (Young Life down in Antelope), so I would caution you to monitor the number of attendees in future years. I would hate for a good idea that fits the area to turn into a large commercial event that impacts the county system."

3. Supervision of youth

Supervision of youth 24 hours a day is needed to prevent youth from smoking, harassing the wildlife or other unwanted activities. Page 7 of the application states that" there will be an on-site caretaker to stop illegal activity 24/7." There needs to be someone not just on duty but awake all night.

4. Water situation

The previous operation on this site closed due to a lack of water. The water source is listed as a domestic well on the Land Use Application Cover Page and in the Youth Camp Application as either a well or spring (p. 39 of 62).

In the Youth Camp Application (p.13 of 62), the owners state that both proposed conditional uses will use less than the 5,000 gallons of water per day limit and can easily be met with the existing well capacity (5 gallons per minute). At 5 gallons per minute, the well would produce 1,440 gallons per day and would take 3.47 days to produce 5,000 gallons of water. How many gallons per day do they project using?

Is there enough available water on site to support this request?

5. Neighboring properties comment

On page 35, it states that there are 25 dwellings within a ½ mile radius of the property. There are actually 10 dwellings within the ½ mile radius on Figure 6. The other dwellings are located on neighboring properties that are partially within the radius with the dwellings located outside of the radius.

Thank you for your consideration of my concerns.

Sincerely,

Sheila Dooley
3300 Vensel Rd.
Mosier, Oregon 97040

Daniel Dougherty <danield@co.wasco.or.us>

Fwd: Copy of staff report

1 message

Wasco County Planning <wcplanning@co.wasco.or.us> Wed, Jun 23, 2021 at 2:21 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

---------- Forwarded message ---------
From: **Lynda Sacamano** <wildflower@gorge.net>
Date: Wed, Jun 23, 2021 at 1:48 PM
Subject: Copy of staff report
To: <WCPlanning@co.wasco.or.us>

Hello,

We would like a copy of the staff report for the application from Great River LLC, 921-21-000024-PLNG, for a Lot Line adjustment, a Green Cemetery and a Youth Camp. The applicant is Russell and Stephanie Hargrave.

Since we only have until tomorrow afternoon to review the application and the staff report, and submit comments to be included in the Commissioners' packets, we'd really appreciate it if you could email the report to me as soon as possible at wildflower@gorge.net. None of us living on the ridge across from the proposed development received notice of this proposal, and only learned about it two days ago, so we're all scrambling to understand the proposals' impacts on our safety and quality of life.

Also, I couldn't find the response from ODFW in regard to impacts on the property as it regards the EPD-8 Sensitive Wildlife Habitat Overlay Zone - Big Game Winter Range (High Elevation). Do you have a copy of their response that you can send us ?

Thanks very much, Lynda and Joseph Sacamano. wildflower@gorge.net. 541-478-3545

--

Wasco County |
PLANNING DEPARTMENT

wcplanning@co.wasco.or.us | www.co.wasco.or.us
541-506-2560 | Fax 541-506-2561
2705 East Second Street | The Dalles, OR 97058

Daniel Dougherty <danield@co.wasco.or.us>

My name is Mark Cherniack, 1890 Paradise Ridge Rd, Mosier, OR 97040. I would like to comment on:

Mark Cherniack <markinthegorge@gmail.com> Thu, Jun 24, 2021 at 8:04 AM
To: danield@co.wasco.or.us
Cc: Lynda Sacamano <wildflower@gorge.net>, Joe Sacamano <joseph@gorge.net>, Patricia Megan Pingtree <Meganpingree@comcast.net>, JR Gustafson <jr.gustafson52@gmail.com>, Mike Hauty <michael.hauty@gmail.com>, Joanne Rubin <glorybbichons@aol.com>, Leslie Saunders <lesleyes2@gmail.com>

"File # 921-21-000024-PLNG. A Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide camp services for 65 days per year. A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone. A Cemetery Subdivision to create a 6.51 acre (2,182 burial lots measuring 10' x 13' each) cemetery from a 152.34-acre parcel."

I am concerned about the following specific areas of impact that result from the above noted Conditional Use Permit to construct and operate a Youth Camp described above in *italics*.

I am also concerned about the forecast of more than 1000 vehicles traveling on Carroll Road. The likelihood of uncontrolled noise from dozens of vehicles traveling everyday up and down Carroll Rd and pulling in and out of the facility and along with an unknown number of service and/or utility vehicles is unprecedented. The proposed facilities are directly across the Dry Creek drainage from my house and land as well as my neighbors on our road. In fact, a parcel of my land lies within the 1/2 mile zone portrayed in the application.

As well, the following aspects must be further detailed and addressed more completely and in detail:

1) Increased fire exposure including open fires and smoking by participants/visitors
2) Use of scarce water resources including adequacy of well water supply on site; when was the well thus identified tested for year around flow/pressure rate?
3) Outdoor lighting: what is the proposed height, lumen levels,and night shielding of every single outdoor fixture on buildings or free standing throughout the proposed facilities
4) Possible expansion of youth camp in the future or for other larger gatherings involving adults not related to youth attending activities at the proposed facility
5) Numbers of people expected and adult use for what purposes?
6) Expected and mitigated noise levels, day and night 7 days a week 365 days/year
7 Building numbers, sizes, color, window areas that allow night lighting leakage/visibility across the Dry Creek drainage to my and my neighbors homes
8) Vehicular traffic increases through Mosier and on State Road from The Dalles
9) *All the land is in an important wildlife zone*:
"EPD-8 Sensitive Wildlife Habitat Overlay Zone - Big Game Winter Range (High Elevation). The proponents state "they are working with the Oregon Dept of Fish and Wildlife (ODFW) to ensure minimal impacts to the natural environment and animal habitats." Thus far, there is no written communications presented from the ODFW regarding this point.

This proposal is in fact for an intensive commercial land use activity that has no place in rural Mosier and no place right in the middle of an EPD-8 Sensitive Wildlife Overlay Zone since it is clear that the proponents intend to operate 12 months a year, dawn to dusk, including the likelihood of open fires at night time activities I am opposed to the proposed size and intensive use of this property . It can have a major impact on the value of my land if the project is allowed to be built out as proposed.

Thanks for the opportunity to comment.

Mark Cherniack, 541-478-0117 email: markinthegorge@gmail.com

I fully support the idea of the green cemetery.

And while I applaud the purpose and intent of the youth camp, I have two *primary* concerns:
- Water
- Fire

1. WATER. Although fire is the greater imminent *danger*, water is the greater long-term concern, especially given that water is the primary weapon against fire. While the large tanks of water are comforting in terms of putting out fires, that water is most likely going to come from the aquifer. And since the aquifer is a communal resource, whatever comes out of the ground affects all in the community. If the project can take up to 5,000 gallons of water from the aquifer per day, that must surely affect availability of water in the wells of permanent residents.

2. FIRE. I lived through the fire that began on Mosier Creek Road last summer, and I know how carelessly it was started and how quickly it got out of control. Allowing youth to stay overnight on the parched land in the summer months seems like an accident waiting to happen. The proposal states that there won't be much noise emanating from the camp, except from "songs sung around the campfire". If youth are allowed to camp overnight, can campfires sensibly be allowed?

   I'm also concerned about kids who may escape the bunk houses and go off to have a smoke in the night, or worse yet, set off fireworks. We all know what that can lead to.

   Sometime in the period of 2007-2010, when the RV park was still in operation, a squirrel got into a transformer and started a fire. Fortunately the fire was spotted early and did not get out of control, but once the transformers for the youth camp are operative again, this is an additional fire risk.

   The proposal talks much about what is being done to defend the property from fire, but I'm more concerned about fire escaping in the rest of the community.

Other concerns:

3. NOISE: Sound travels incredibly loud and far out here, especially at night (I note the nighttime logging operation that has interrupted the sleep of many in the area).

   "The owners state that including staff, students, chaperones and volunteers, the youth camp will not provide overnight accommodations for more than 350 youth camp participants." (Page 11 of 62). Is this at one time? I cannot believe that this many people will not be making noise that will travel across the valley.

   The noise limitations in Mosier are from 9:00 p.m. to 6:00 a.m. Why is a different time being proposed for the youth camp?

4. DISTURBANCE OF WILDLIFE: The parcels on which the camp will be built are located in a sensitive wildlife habitat zone. When creatures are disturbed from their usual habitat by human activity, they move to other parts of the area. I'm concerned about the deer and cougar and other animals that will be looking for new places to live.

5. FUTURE EXPANSION: Something was said about the possibility of expansion in the future if the camp is successful. One cannot hope for success of the enterprise if this is a possibility.

6. LIGHTS: Even with dark sky compliance, a compound with that many buildings and "safe" paths will produced a significant light source that will contribute to light pollution.

Thank you for hearing my concerns.

Christa Louise

Daniel Dougherty <danield@co.wasco.or.us>

Comments on CUP applications

1 message

Lynda Sacamano <wildflower@gorge.net> Thu, Jun 24, 2021 at 2:13 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Re: *"File # 921-21-000024-PLNG. A Property Line Adjustment/Replat to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a parcel that is 83.77 acres (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100). A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide camp services for 65 days per year. A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone. A Cemetery Subdivision to create a 6.51 acre (2,182 burial lots measuring 10' x 13' each) cemetery from a 152.34-acre parcel."*

We are two of the many residents who live on the ridge about 1/2 mile east of the proposed development. Since we only heard about these Conditional Use Permit applications three days ago, in this short time, it has been difficult to read the applications, make an in depth analysis of the proposals, and determine how they might affect our safety and quality of life. We are writing now so that our concerns can be noted in the Commissioners' packets before they're sent out. We also haven't had the benefit of reading the Staff Report, which will evidently be available sometime within 7 (seven) days of the hearing.

Most of our concerns are in regard to the proposed Youth Camp. These concerns are primarily fire, water table depletion, night time lights, noise and the possibility of a future expansion.

Fire: We understand that the applicants have made many promises regarding a multitude of fire prevention activities on the property, promising to meet local, county and State requirements. And because this would be a Conditional Use Permit, we understand that they are expected to live up to their agreements. One question we have is how these many conditions are enforced; does the County have an enforcement officer who routinely checks up on compliance (and also compliance with water use, night lights and noise ?). Or is the enforcement mostly complaint driven, which would put the responsibility on neighbors (us) to track and make sure the applicant is complying with all the requirements ? If so, this would put far too much responsibility on the shoulders of laymen who do not know how to judge compliance and which would also require site visits throughout the year, which the applicants might not permit.

My husband and I both attended summer camps in our youth and it was common for many of the kids to sneak away at night and smoke. I don't think things have changed much and even with a pre camp lecture on no smoking, I doubt if the Youth Camp would have full compliance.

As you are likely aware, we are in a seriously high fire danger area and because of our concerns, we have recently become the first official Firewise Community in Wasco Co. We are in the process of working with neighbors on Paradise Ridge Rd., Ridgeview, Fircrest, Pine Oak and Silver Gray Rd. so that we can be as fire safe as possible. Last year's Mosier Creek Fire came over the ridge so quickly that we had little time to evacuate. So, adding (so far) 1,000 campers a year across Dry Creek Rd, with up to 350 overnighters is a nightmare for us. In the past, we've had small fires in our immediate area caused by a chainsaw and another time by a weed trimmer; we've already had the experience of "accidents happening" and dread the next one.

Water: We understand that the applicants evidently have the right to use up to 5,000 gallons of water per day from a 5 GPM well if they so desire. As you are probably aware, many of the wells in Mosier have gone down and have less flow than they used to have, so water is getting to be a precious and scarce commodity out here. There is other development taking place that will also put pressure on the aquifer. If the applicants do eventually decide to take out 5,000 gallons a day from their well (and additional water from the spring) it may impact the rest of our water availability. I don't see that this potential problem has been addressed anywhere in the applications, but hope that County Staff has researched it and can provide additional information. Again, we haven't been given enough time to ask the Watermaster or the Wasco County Soil and Water Conservation Department about what the impacts might be.

Lighting:

Mosier has been a very welcoming and cohesive community and we all enjoy the beautiful views, the country living and the night skies. Those of us living on Paradise Ridge have always been appreciative of the dark woods on the ridge west of us and take a lot of pleasure in the silence and the sense of living in the country. As I wrote, we are about 1/2 mile from the proposed development and the ridge that the applicants own is directly in front of us. They have written that they plan to be dark sky compliant. I need to research what this means, but if this application is approved, we would request that the lights be turned OFF completely during the months that the camp is not in use, which presumably will be late fall, all winter and early spring. How is compliance with the dark sky requirements monitored and enforced ?

Noise:

Noise travels in interesting ways around here. We can often hear voices from the applicant's property when people are talking normally and when music has been played in the past on the ridge, we can hear it very clearly. All our neighbors, in the past, have taken care to hold noise down, and we often let each other know if a party is being planned or if a lot of kids will be visiting. This has been a common courtesy because we know that pretty much all of us have moved out here to the country for the beauty, the peace and the quiet and we take care to respect that.

Possibility of Future Expansion:

We all know that often when business projects are successful, that they tend to expand. The applicants have acknowledged in at least two places in the application that, if financially successful, they may apply for an expansion of the Youth Camp. It is possible that approving this Conditional Use Permit application for a Youth Camp may very well be opening the door to a much larger development in the future, one which would not be in keeping with the small town country atmosphere of greater Mosier and which, though perhaps lucrative for the owners, would put unconscionable pressure on fire prevention efforts, water resources, road access and maintenance and would very adversely impact the quality of life for many of us.

Thank you for reading this and taking our comments into consideration.

Lynda and Joseph Sacamano
1880 Paradise Ridge Pl
Mosier OR 97040

Dear Wasco County Planning Commission,

I'm writing regarding the Great River application for a green cemetery and a youth camp. No notice was given to the neighbors of Great River, and thus we've only had a few days to respond.

I live across the Dry Creek Valley from the land in question. Great River's land borders on a rural residential area and their operations may impact many of their neighbors. I am concerned about four primary externalities that Great River may impose upon the people who live and/or work near them:

1) Increased risk of fire ignition sources
2) Noise Pollution
3) Light Pollution
4) Traffic

I understand that Great River has plans in their application to mitigate these externalities, but I remain concerned these plans may not be adequate, and that there is little or no mechanism to ensure they are followed. The application contains the phrase "singing around the campfire" which feels incredibly tone deaf given the recent Mosier Creek Fire threatened many of our homes, in addition to destroying vacant buildings at Great River, and that Great River's night time logging operations kept me awake.

Fire Danger:
My primary concern regarding fire danger is that kids do stupid stuff. It's common wisdom that some kids sneak off to smoke. I am very concerned that an overnight camp would provide opportunities for kids to sneak into the woods and ignite a wildfire. I am also concerned that other guests might not respect smoking areas and as such I ask that Great River does not allow smoking of any kind on its property. Grave digging and maintenance can be performed safely during summer months, but I'd like to see Great River publish their safety protocols, and ensure that they are only using equipment that might spark a fire according to the fire regulations surrounding landowners must follow rather than taking advantage of any business exemptions to use restrictions.

Noise and Light Pollution:
Recently, Great River conducted a night time logging operation on their property. This logging was disruptive to my sleep for a while, and made it very clear that noise and light travel across the valley. Many of us keep farmers' hours. The City of Mosier has a noise ordinance that includes quiet hours beginning at 9:00PM. I ask that Great River also have quiet hours that begin at 9:00PM at the latest, and last until 8:00AM for those who are later risers. Regarding light, a commitment to going beyond dark skies shielding will help maintain the darkness that we residents value.

Traffic:
The estimate of 35 burials/year means that more weeks than not there would be a burial. A line of 40 cars could be very disruptive to farm traffic as well as intimidating to cyclists. I ask that Great River have mechanisms to minimize the number of cars per burial.

In summary, I believe that it's possible to avoid these externalities for the green cemetery and the daytime youth camp, but I'm not convinced that the current application does enough. I'm not convinced that youth can be adequately supervised in an overnight camp, which would also be the source of night time noise and most of the lighting needs.

Regards,
Kristen McNall

Daniel Dougherty <danield@co.wasco.or.us>

Written Comments re Great River Conditional use Application

1 message

Linda Brentano <labrentano@gmail.com> Thu, Jun 24, 2021 at 3:46 PM
To: Daniel Dougherty <danield@co.wasco.or.us>

Daniel,

As we discussed please find below my written comments regarding the above. Please confirm that you have received them. I am emailing the photos of the roadway separately.

Thanks so much!

Linda Brentano

Written Comments Provided by Linda Brentano adjoining land owner

Reference: Wasco County Oregon Planning Department File #921-21-000024-PLNG/Property Line Adjustment and Conditional Use Permit Applications for Operating a Youth Camp and Cemetery Subdivision (Great River) in a Forest F-2 Zone, Submitted by Russell & Stephanie Hargrave

I own Tax lot 2200 which is immediately abuts the Hargrave tax lots which are the subject of the requested property line adjustment. I have owned this property since 1991 and the property has been in my family for over 50 years. I have a number of concerns about the requested conditional uses as follows.

1. Adverse Impact on Ground Water Resources:

The subject property is located within Wasco County's Critical Water Resource Study area. According to the attached Oregon Department of Water Resources Updated Report dated September 19, 2019 the water table in this area have declined from 40 to 300 feet since the 1960's. The declining water table has disrupted the flow of artesian wells serving the cherry orchards and has resulted in some wells going dry or needing to be deepened or replaced. Significant public investment has been made to address this ongoing and worsening issue including over $1 million in state funds to construct a deep water well to provide an alternate water source to serve irrigation of cherry orchards in the Mosier area. Yet, despite considerable study and public investment in constructing replacement wells the problem remains unsolved with a number of landowners in the study area having to deepen or replace existing wells impacted by the declining water table. The ongoing drought conditions can only be expected to worsen an already critical situation.

In my view the requested development would adversely impact already scarce water resources serving existing development. Upon hearing of the proposed development of Great River projects, I suspended my plans to build and live on my property out of concern for the adequacy of groundwater. I am deeply concerned about the impact of water usage of a residential youth camp serving 70 persons per day for 65 days per year, a full-time caretaker residence, and people attending funeral services associated with 2,182 lot cemetery plus and an undetermined number of visitors to grave sites allowed throughout the year between the hours of dawn and dusk. It is particularly difficult to anticipate the number of visits to the site that a cemetery and youth camp would actually generate.

2. Fire Safety

The proposed development is located in an area of extreme fire hazard as evidence by the Mill Creek fire which devasted my adjacent property and the subject property last year. The Mosier/Columbia Gorge have experienced a number of fires which make the risk all too clear. The increased level of human activity proposed in such an area cannot help but exacerbate the already extreme level of fire risk. The property is remote and the availability of water to fight any fire is very limited. An emergency access road generally indicated by the North Access Road on the Site Plan was constructed on a very steep and winding slope which does not allow for the normally required pullouts. This could pose a safety risk in the event of a need to use the roadway for emergency egress of guests to the property while being used by fire fighting equipment to access the property.

3. Police: Wasco County is a very large county geographically served by a very limited police force. Two years ago when I spoke with a Sherriff's Deputy who responded to a call about a squatter on my property, he indicted that there was only one deputy serving the county that weekend.
Police resources are already over-stretched and insufficient to serve the level of development being proposed.

4. Neighboring Development Patterns: Table 2 Characteristics of Neighboring Properties
This table does not appear to accurately reflect the use pattern in the area. There isn't a dwelling under development on my Tax Lot 2200 and with the exception of Tax lot 1300, I am unaware of existing or proposed dwellings on neighboring parcels within ½ mile of the subject development. This is a very pristine natural area which until recently was subject to a Critical Wildlife Overlay and is habitat for a stunning variety of wildflowers. The proposed use is not consistent with the development patterns of nearby properties. In addition, I am concerned that my ability to use and enjoy my adjoining property will be adversely impacted by increased traffic, noise, and trespass in addition to reducing the availability of ground water to serve my property and increasing fire risk.

5. Ingress/Egress:

In May of 2019 a roadway off Carroll was constructed in an area of extremely steep slope which is referenced in the site plan by the North Access Road.
A review of topographical maps for this area would show that the roadway was built in an area of slope in excess of what is allowed in building standards. I am providing photos of the excavated roadway (portions of which were constructed on my property boundary) to show the slope and the environmental damage to the site and the adverse impact of trees and debris being pushed onto my property. A number of large boulder have rolled down the slope onto my property which creates a safety risk. It appears that this roadway would also provide access off Carrol Road to serve the East parcel. Should that be the case, the shared use of an emergency access road and a residential driveway could create an ingress/egress safety risk in the event or a fire or other emergency.

Thank you for your consideration of my written comments and I ask that this application for the Conditional Use be declined.

Respectfully submitted,

Linda Brentano















Daniel Dougherty <danield@co.wasco.or.us>

Comments on Application File # 921-21-000024-PLNG

1 message

alderfarm@comcast.net <alderfarm@comcast.net> Thu, Jun 24, 2021 at 3:59 PM
To: "danield@co.wasco.or.us" <danield@co.wasco.or.us>

To: Daniel Dougherty, Associate Planner
Wasco County Planning Department
541-506-2568

From: Kathleen and Peter Dalke
2855 Mosier Creek Road

Re: Comments on Application File # 921-21-000024-PLNG

A Conditional Use Permit to construct and operate a Youth Camp in the Forest (F-2) Zone. The Youth Camp will provide camp services for 65 days per year. A Conditional Use Permit to construct and operate a Cemetery in the Forest (F-2) Zone

Thank you for the opportunity to comment on this application. We appreciate the work being done to make Wasco County landscapes and communities more resilient to wildfire and the impacts of climate change.

We have been Mosier Valley property owners for over 30 years, dating us to the time an RV campground was operating on the property. We appreciate the new owner's desire to take the use of the property in a different direction that is more compatible with the setting and surrounding land uses. The applicant's draft fire plan contained in the application is appreciated and reflects a number of shared concerns.

There are several observations that we note with regard to the application. Our main concern, after evacuating for the Mosier Creek Fire last summer, watching that fire burn over the proposed camp property from our driveway and later being impacted by the smoke-filled skies in September, is about wildfire. Specifically,

- Observation: The application does not fully recognize the active farm and forest management activities that take place within and especially just beyond the ½ mile radius discussed in the application. Most importantly, the cherry orchards just to the north and the primary forest lands just to the west are part of major economic sectors in Wasco County.

Question: Is a conditional use business permitted in an F2 zone required to adhere to all the ODF fire restrictions and closures even if it impacts their conditional use business operations at the time?

- Observation: Fire season restrictions are starting earlier in June and extending further past summer into the fall. In fact, today this news came across our screen: "Wildfires resulting from human activities continue to plague firefighters in Oregon Department of Forestry's (ODF) Central Oregon District. In an effort to reduce these fires the District will implement a 10 a.m. Regulated-Use Closure which restricts high risk activities linked to wildfire starts.

Beginning at 12:01 a.m. June 24, 2021, the following restrictions will be in effect:"
http://odfcentraloregon.blogspot.com/

Per the application, most of the youth camp operation is proposed to take place during fire season (June through September).

Question: Can the camp operations be steered more to earlier in the spring and later in the fall after fire season to lessen wildfire threat and smoke inhalation risks from area wildfires to the campers and staff, and minimize any elevated risk of wildfire risks to surrounding agricultural, forest and private properties as well?

- Observation: The application notes that structures on the property were lost to the Mosier Creek Fire. The plan is to rebuild them. Much of what is contained in the application seems to also be relevant to information required to obtain a building permit.

Question: What is the connection to the building permits that will be needed for reconstruction of, or modifying, structures on the property? Do the conditions in a conditional use permit determine the conditions for structural fire protection in any future building permits, or are they independent of one another? E.g. could structural sprinklers systems or additional water storage be required if deemed appropriate by the County building codes, the Mosier Fire Department or a state agencies including Oregon Department of Forestry and the State Fire Marshal?

Thank you for consideration of these observations and questions. We look forward to your staff report and the discussion at the public hearing.

Fire Protection and Prevention Plan

Attachment to: Great River Conditional Use Applications

February 18, 2021

Great River, Mosier, Oregon

Natural Burial Ground and Youth Camp

submitted to

Wasco County Planning Department

Applicant:

Great River Oregon, LLC

P. O. Box 453, Mosier, Oregon

russell.hargrave@greatriveroregon.com

stephanie.hargrave@greatriveroregon.com

Great River Fire Protection and Prevention Plan

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1 Introduction.

This document is an attachment to the corresponding Conditional Use Permit (CUP) applications for a Cemetery and a Youth Camp.

Great River is developing this fire plan in conjunction with the Mosier Fire Department and the Oregon Department of Forestry to mitigate the potential for fire to erupt on the property and to limit potential wildfire impacts started on neighboring properties.

Great River's number one fire prevention tool is educating all visitors about wildfire precautions and dangers. Prior to arrival camp, attendees will receive written documentation outlining camp safety and security. Parents are required to read and acknowledge receipt of this information. While at camp attendees will receive clear, concise instructions regarding fire safety as well as

emergency procedures should a wildfire occur while camp is in session. GR staff will strictly enforce all burn bans and ensure that camp attendees adhere to burn bans.

2.0 Overall Description of the Project:

Great River is applying for Conditional Use Permits (CUPs) to operate a green cemetery and a Youth Camp on 235 acres of property located at 2350 Carroll Road, Mosier OR (lots 2N 12E 19 100 & 2N 12E 19 100). The vision is to create a cemetery, named Great River, that encompasses the full circle of life, not just the point of passing. Great River will be a peaceful, final resting place that embraces grief and enables solace, as well as a place where children play and are inspired to wonder and learn (see attached project summaries for a more detailed description). To achieve this vision Great River is submitting two Conditional Use Permit (CUP) applications, one for a cemetery, and a separate one for a Youth Camp.

2.1 The Physical Site:

A high level view of the entire 235 site is shown in Figure 1, and a detailed view is in the attached Great River Site Plan pdf file. Water from the onsite well is stored in a 30,000 gallon steel water tank at the highest point in the property (see sheet C1 of attached Great River Site Plan). From this tank water is distributed though out the site and can be accessed for firefighting from the 8 standpipes shown by the 'FP' symbol on the sheets of the attached site plans. There is a standpipe adjacent to each structure, and additional standpipes as shown on the site plan. All standpipes have a 2" pipe thread output with a removable screw cap allowing firemen to connect to the threaded nipple.

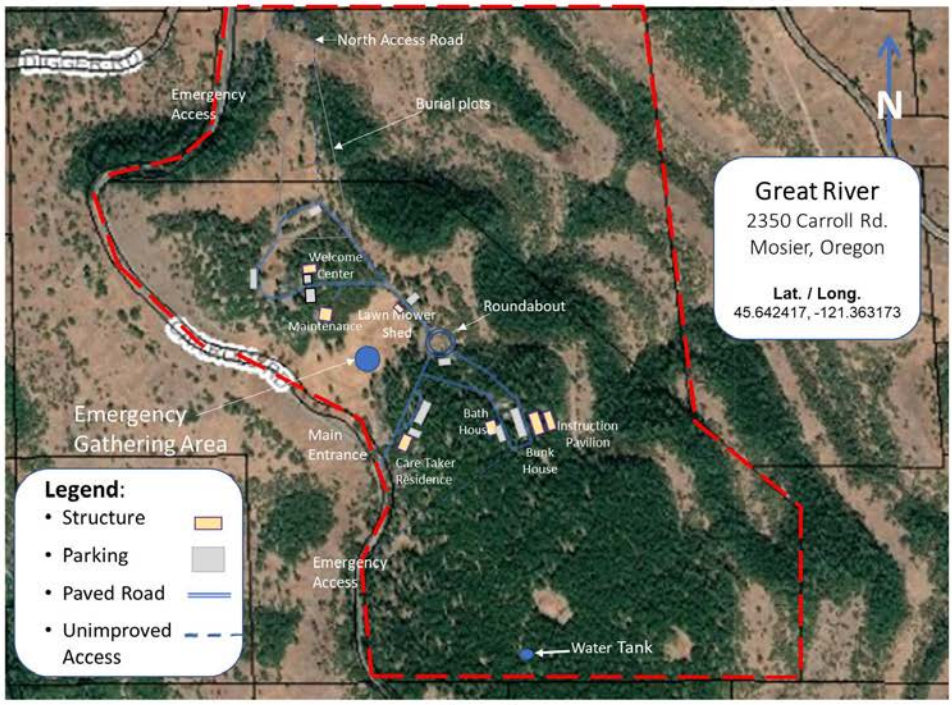


Figure 1
Great River Site Plan Illustration

2.2 Operation Impacts on Public Facilities and Services:

The operation of Great River's green cemetery and Youth Camp will have limited impact on public facilities and will not exceed or significantly burden those facilities. Specific details regarding the use of public facilities are outlined below.

Youth Camp operations - Great River's camp operation will be small compared with most youth camps; the plan is to operate 65 days each year with an average of 16 children each day. Table 1 provides a summary of Great River's Youth Camp at full capacity. The largest programs will serve groups up to sixty participants (Outdoor School) with a focus on kids and families from local gorge communities. In total, the camp could accommodate just over 1,000 campers each year (not all unique, e.g., same kids from Mosier School each time). All camp activities will occur on the Great River property and all parking will be onsite.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Table 1
Great River Youth Camp Projected Full Capacity

The traffic load from the Youth Camp operation is estimated to be fewer than 400 roundtrips / year, as shown in Table 2, with a peak of 10 roundtrips in a single day.

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	8	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	7	1	**67.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	16	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	25	4	**394.0**	Annual Roundtrips
Peak roundtrips / day	10	6.25	4	**10.0**	**Peak roundtrips / day***
* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities					

Table 2
Youth Camp Annual Estimated Traffic at Full Capacity

Cemetery Operation and Traffic - Great River estimates that when the cemetery is fully developed the annual number of interments could be as high as 35 / year. Using the guidelines from the Trip Generation Manual, this would generate 5 roundtrips / day on average, or about 1,825 roundtrips annually. Also, during a funeral there could be as many as **forty vehicles** arriving at once, producing a peak number of **40 roundtrips / day**. Great River's business plan projects that, on average, once the operation matures, **funerals will occur twice per month**.

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.1	394.0	10.0
Total:	6.1	2,219.0	50.0

Table 3

Combined Traffic When Operating at Full Capacity

3. Fire Safety and Prevention Management Objectives

Great River Oregon's project is in a high fire hazard area of Wasco County due to the hot, dry conditions during the fire season. The objective of this plan is to guide Mosier fire fighters and Great River personnel regarding Great River fire protection and prevention, and to provide information to verify compliance with the Wasco County and Oregon State Fire Safety Standards, specifically the Wasco County Land Use and Development Ordinance Chapter 10. This plan applies to all Great River personnel, contractors, and any other personnel working at the Great River site.

4. Great River Responsibilities:

- Ensure that each employee has been properly trained in fire prevention
- Ensure that adequate fire suppression measures are utilized systematically
- Ensure that adequate fire-fighting equipment is onsite and functioning properly
- Ensure each employee or contractor is trained in the use of the fire-fighting equipment
- Ensure that local fire response organizations are notified immediately of any fires that are out of control

- Provide necessary safety equipment for handling and storing combustible and flammable material
- Ensure equipment is maintained to prevent and control sources of ignition.
- Perform inspections, remove and prevent the accumulation of combustible material
- Store chemicals in appropriate containers, store flammable chemicals in a Flammable Cabinet
- Prohibit smoking or open flames in an area where combustible materials are located, and only allow smoking in authorized, designated areas
- Ensure that Mosier Fire and Oregon Department of Forestry have detailed up-to-date maps of the Great River site
- Conduct an annual site inspection / fire drill with Mosier Fire and Oregon Department of Forestry
- Provide emergency signage in accordance with WASCO 10.140 G

5. Inspections

The following inspections will be performed by Great River personnel to identify and reduce potential fire hazards:

- Fire protection equipment shall be tested in accordance with the manufacturer specifications and National Fire Protection Association (NFPA) requirements. Portable dry chemical fire extinguishers shall have a maintenance check annually.
- A monthly housekeeping inspection shall be performed for maintaining fire safe facilities.

The following inspections will be performed by Great River personnel in conjunction with Mosier Fire and Oregon Department of Forestry Personnel annually (ideally in the spring):

- Inspection / review of site map
- Inspection of entrances and exits
- Inspection of roads and fire lanes within the site
- Review of structure and standpipe locations

6. Training

All staff shall be trained on this plan upon initial hire, then every 3 years thereafter. Training shall include location and types of fire hazards, and employee protection methods in the event of a fire. All employees shall be trained annually on sounding the emergency/fire alarm and evacuation of their workplace (fire drill).

Great River is exploring training opportunities with Mosier Fire Department to train personnel in areas such as tree felling, controlled burns, etc. Great River may be able to provide a good environment for some types of firefighting skills training.

Diagram: Building Dimensions

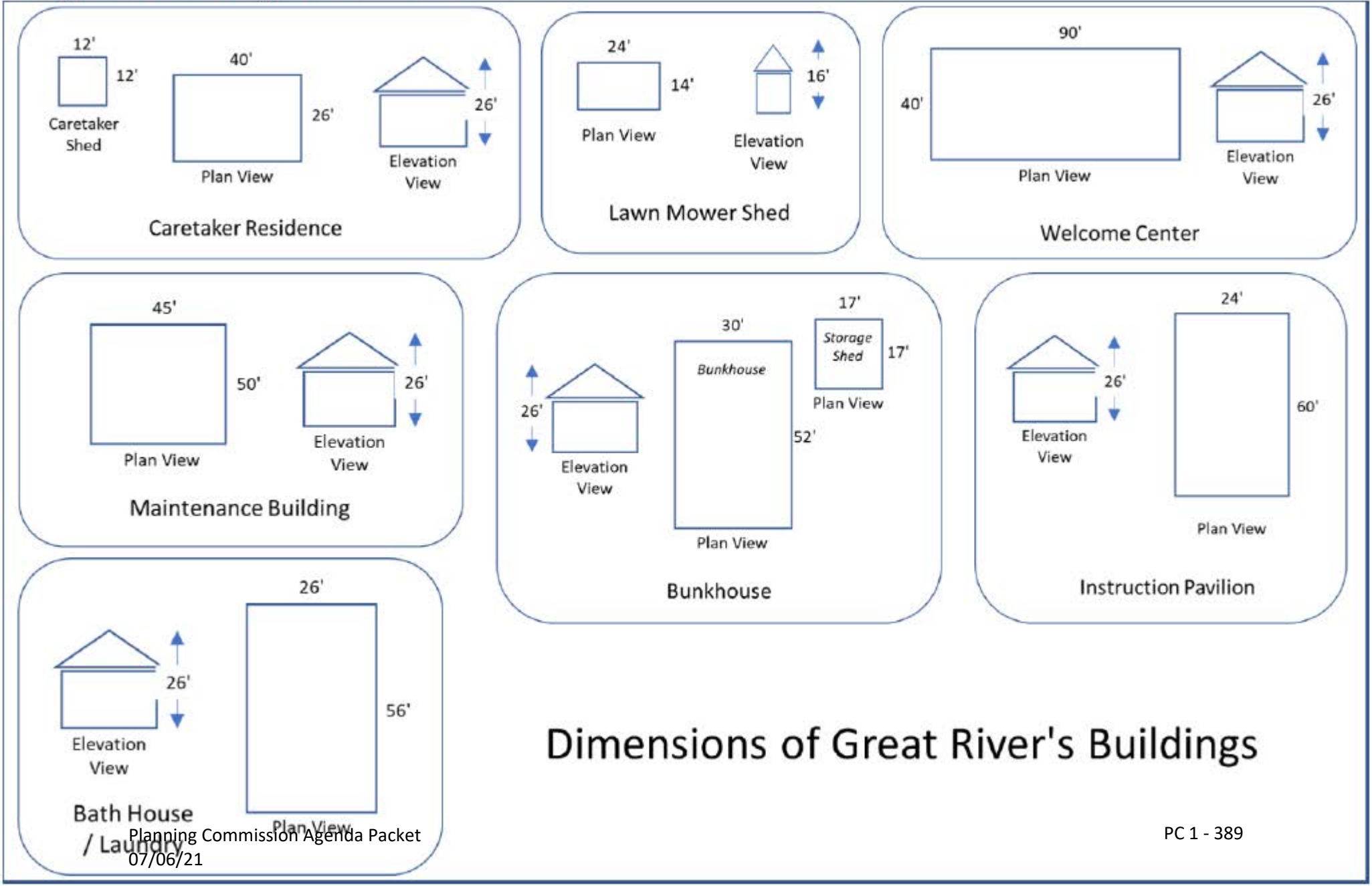
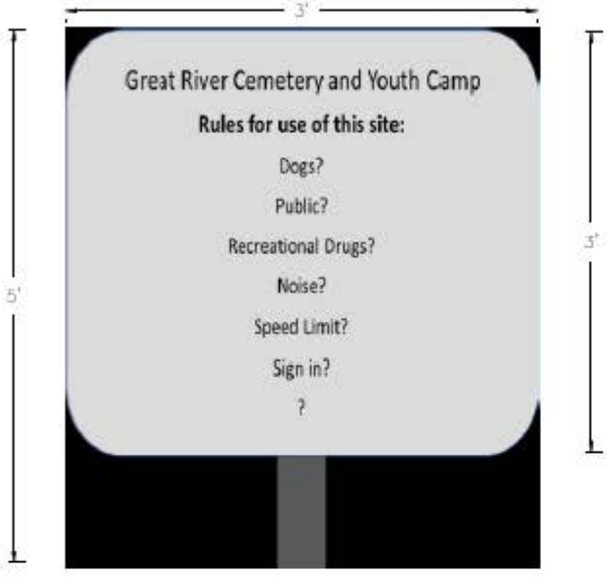


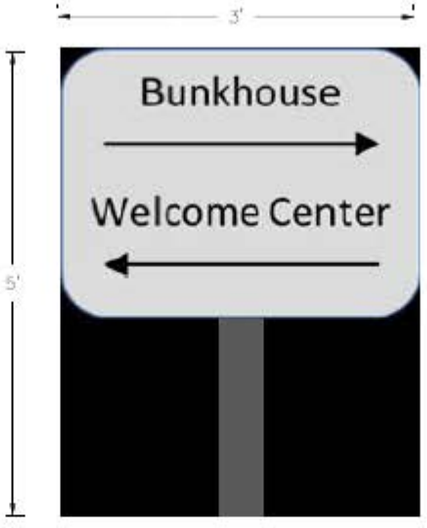
Diagram: Sign Examples

SIGN DETAILS

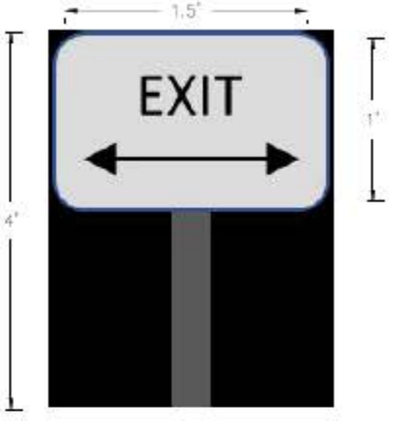
S4



S1



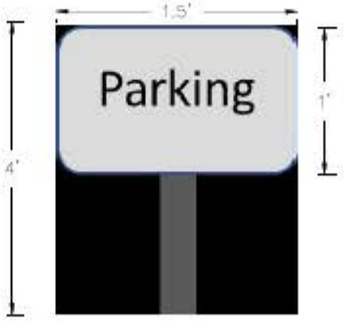
S3



S5



S2



Map: Illustration of the Great River Cemetery Site

North Access Road

Emergency Access

Burial plots

1

2

3

PLA/Replat Property Line

Welcome Center

Maintenance

Lawn Mower Shed

Roundabout

N

Great River
2350 Carroll Rd.
Mosier, Oregon

Lat. / Long.
45.642417, -121.363173

Emergency Gathering Area

Main Entrance

Care Taker Residence

Bath House

Bunk House

Instruction Pavilion

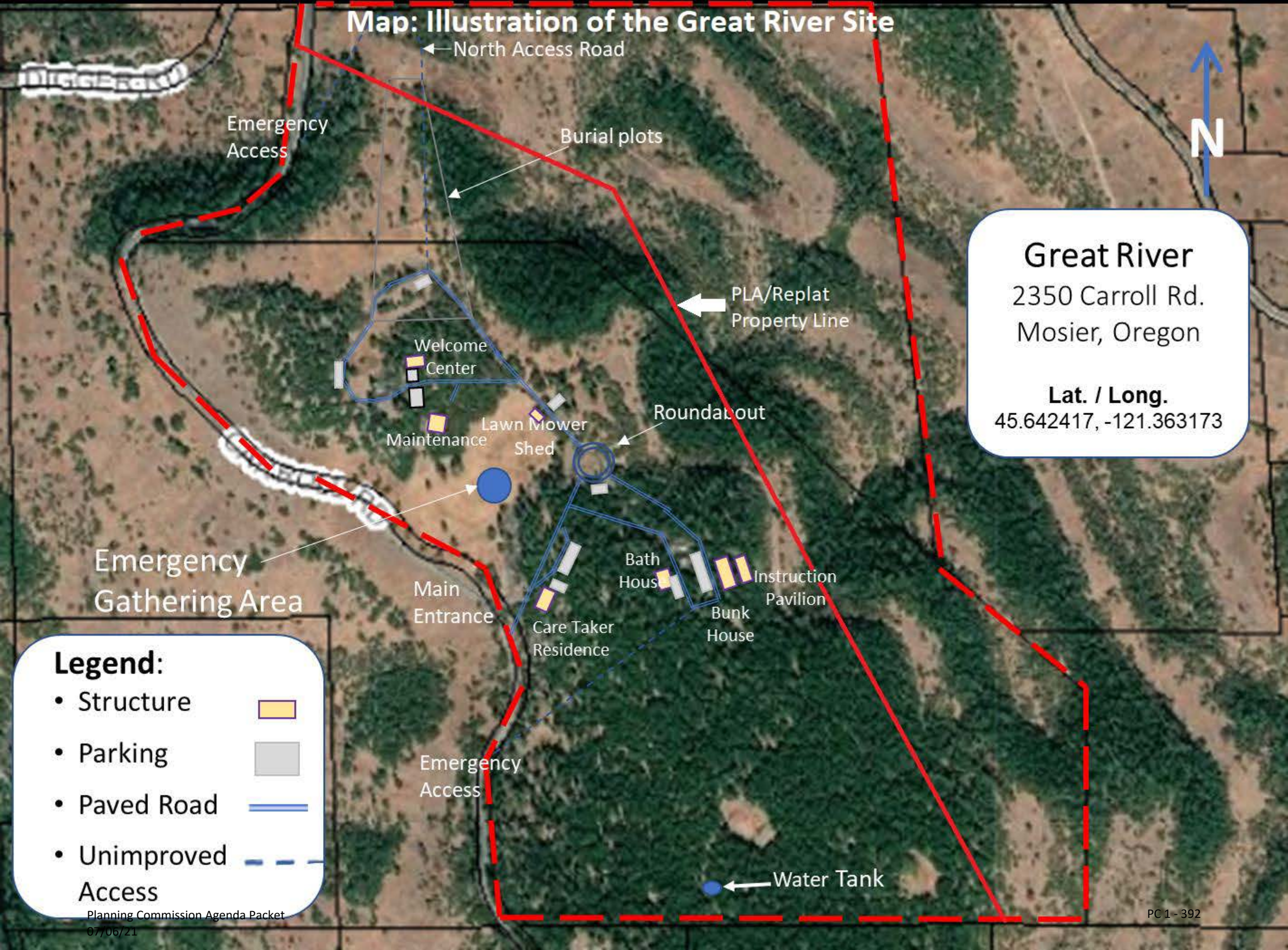
Emergency Access

Water Tank

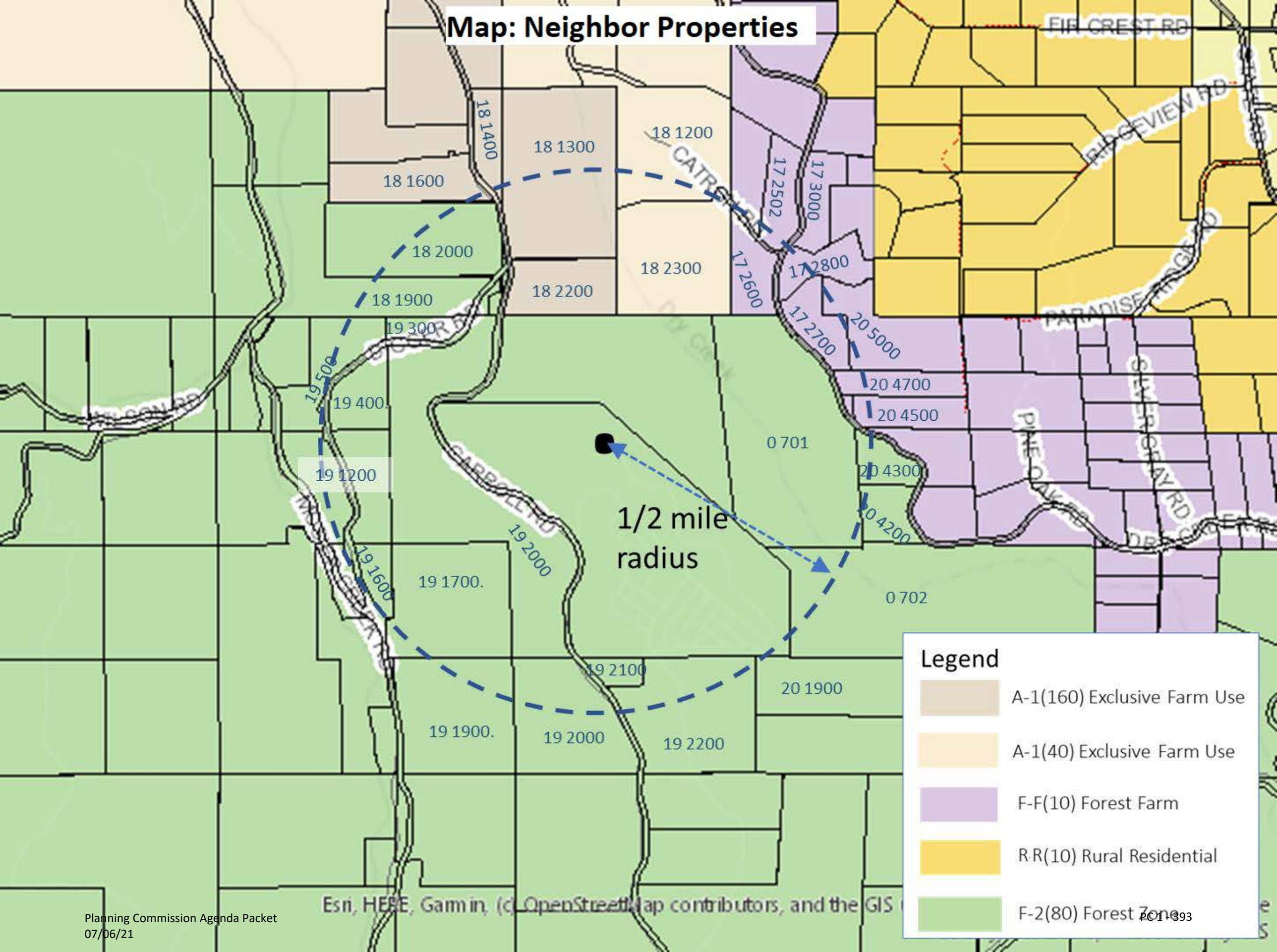
Legend:

- Structure
- Parking
- Paved Road
- Cemetery Subdivision Blocks (1)

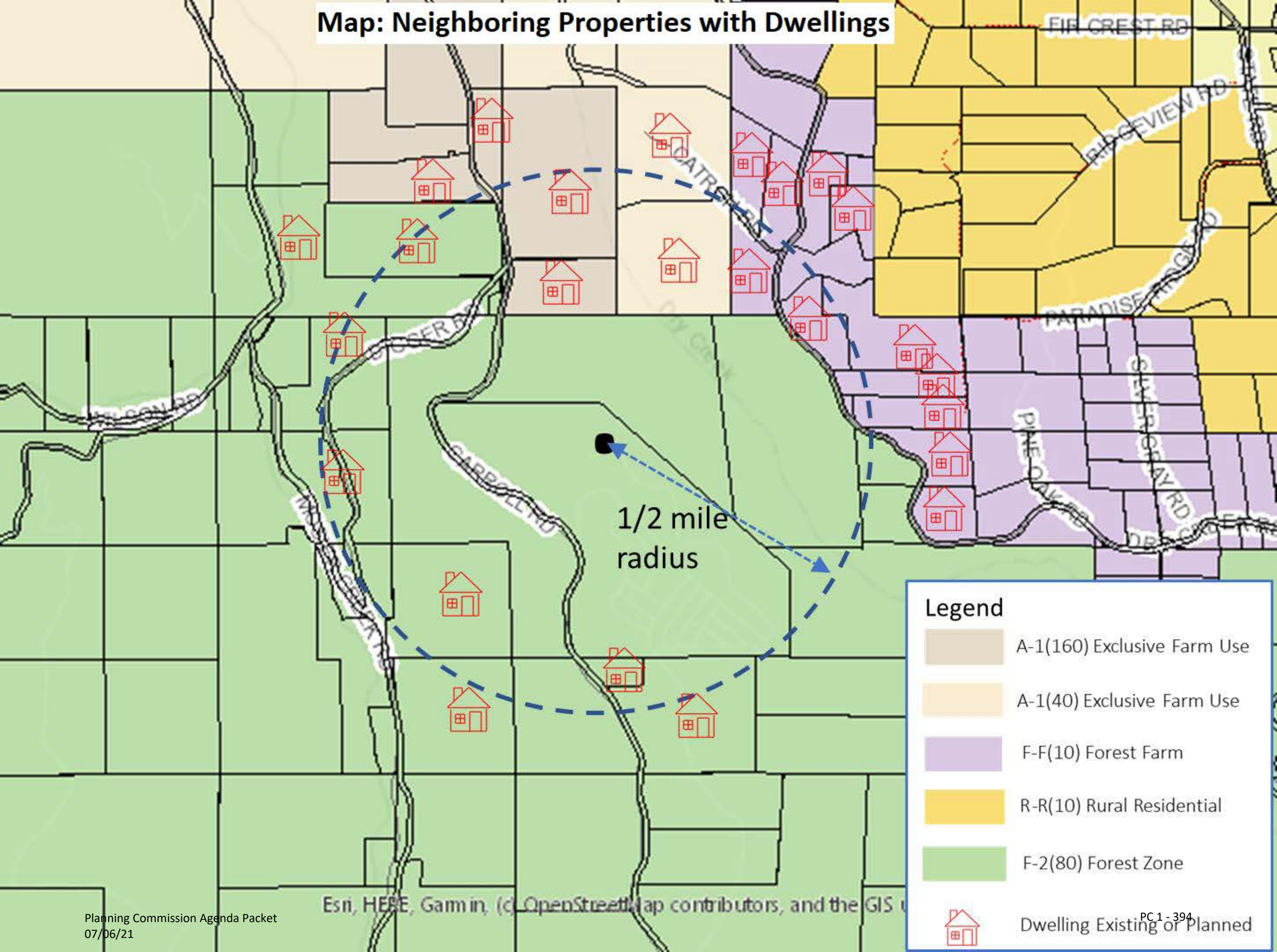
Map: Illustration of the Great River Site



Map: Neighbor Properties



Map: Neighboring Properties with Dwellings



GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

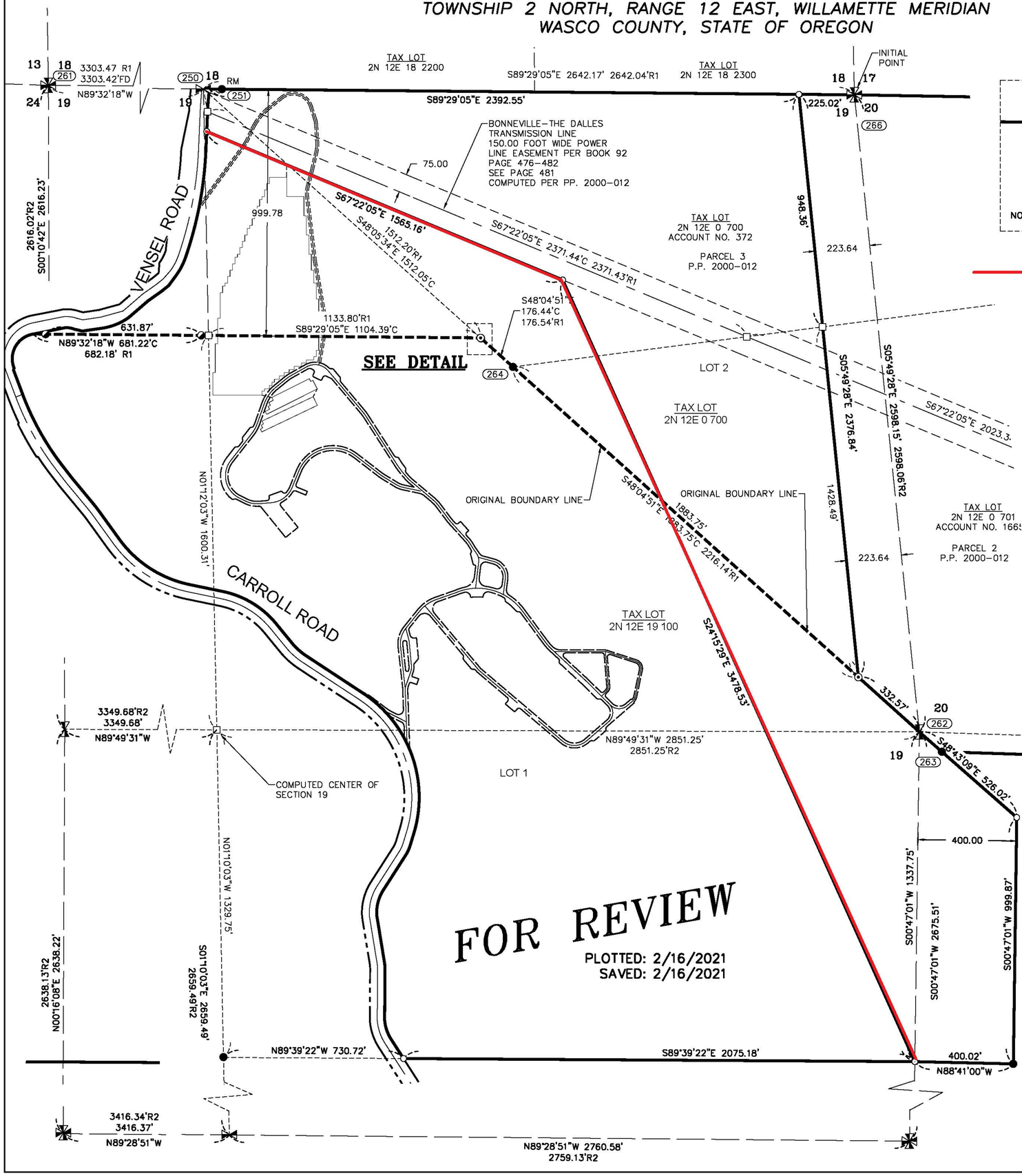
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

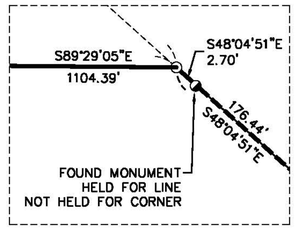
FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



DETAIL



New Property Line

FOUND MONUMENT INFORMATION

(250) 5/8" IRON ROD; PER LAND CORNER CARD 658; HELD FOR NORTH QUARTER CORNER SECTION 19

(251) 3" ALUMINUM CAP. STAMPED "REF COR N1/4 SEC 19 T2N R12E C.S. 1982"; PER TERRA BELLA PARTITION PLAT 2000–0012; HELD FOR LINE.

(254) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA PLS 1815"; PER TERRA BELLA PARTITION PLAT 2000–0012; HELD FOR NE CORNER OF PARCEL 2, SAID PLAT 2000–0012 AND WEST RIGHT–OF–WAY LINE OF DRY CREEK ROAD.

(255) 5/8" IRON ROD WITH ILLEGIBLE R.P.C."; PER TERRA BELLA PARTITION PLAT 2000–0012; HELD FOR WEST RIGHT–OF–WAY LINE OF DRY CREEK ROAD AND ANGLE POINT IN EAST LINE OF PARCEL 2 OF SAID PLAT 2000–0012.

(261) 3" BRASS CAP STAMPED "S13, S18,S19,S24 T2N. R11E. R12E. C.S. 1977"; PER LAND CORNER CARD 2. HELD FOR NORTHWEST CORNER SECTION 19.

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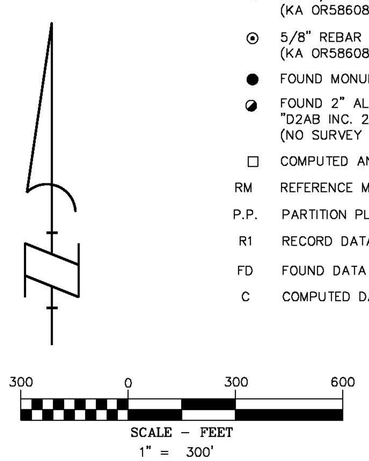
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LEGEND

- ○ SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- ⊙ 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349) PER PARTITION PLAT 20–029
- ● FOUND MONUMENT AS NOTED IN DESCRIPTIONS
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- □ COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- P.P. PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2022

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN POINTS 250 AND 261

OWNER

RUSSELL W & STEPHANIE HARGRAVE
GREAT RIVER LLC

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

SHEET 2 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
◪	20	2N.	12E.

Map: Satellite Imagery and Vegetation

Map: Septic Site Map

North Access Road

Emergency Access

Burial plots

N

Existing Drain Field for Welcome Center

Welcome Center

Maintenance

Mower

Roundabout

Great River
2350 Carroll Rd.
Mosier, Oregon

Lat. / Long.
45.642417,-121.363173

Existing Drain Field for Maintenance Building, Care Taker's House, Bath House, Bunkhouse, Instruction Pavilion

Main Entrance

Care Taker Residence

Bath House

Bunk House

Instruction Pavilion

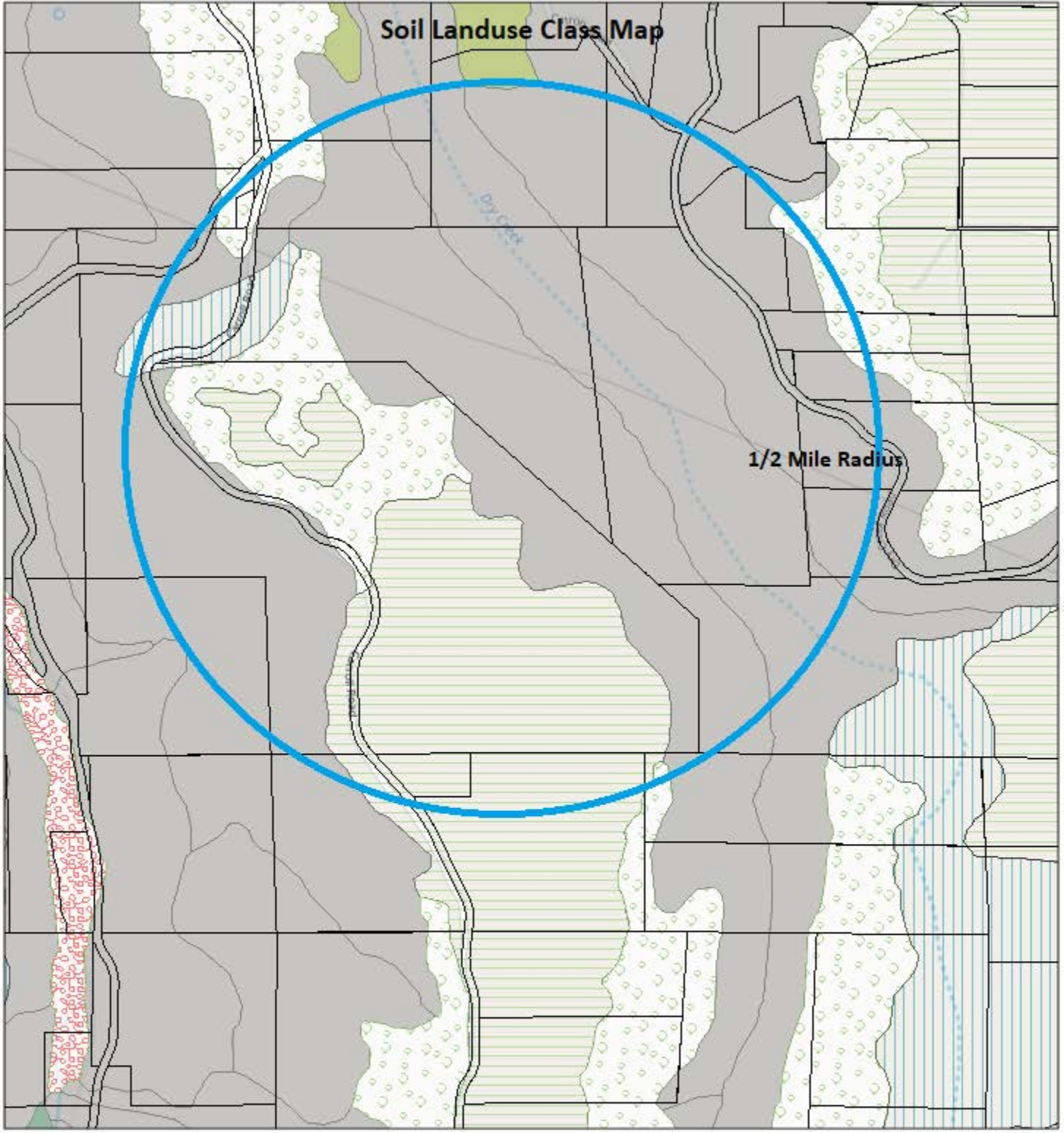
Legend:

- Structure
- Parking
- Paved Road
- Unimproved Access

Existing Ancillary Drain Field for, Bath House, Bunkhouse, Instruction Pavilion

Emergency Access

Water Tank



5/13/2021, 1:39:37 PM

Soil Landuse Class Shaniko

- 3
- 4 (108 +/- Acres)
- 6 (14 +/- Acres)
- Complex Trending Good (61 +/- Acres)
- 7 (457 +/- Acres)
- 8
- Taxlots

1:18,056

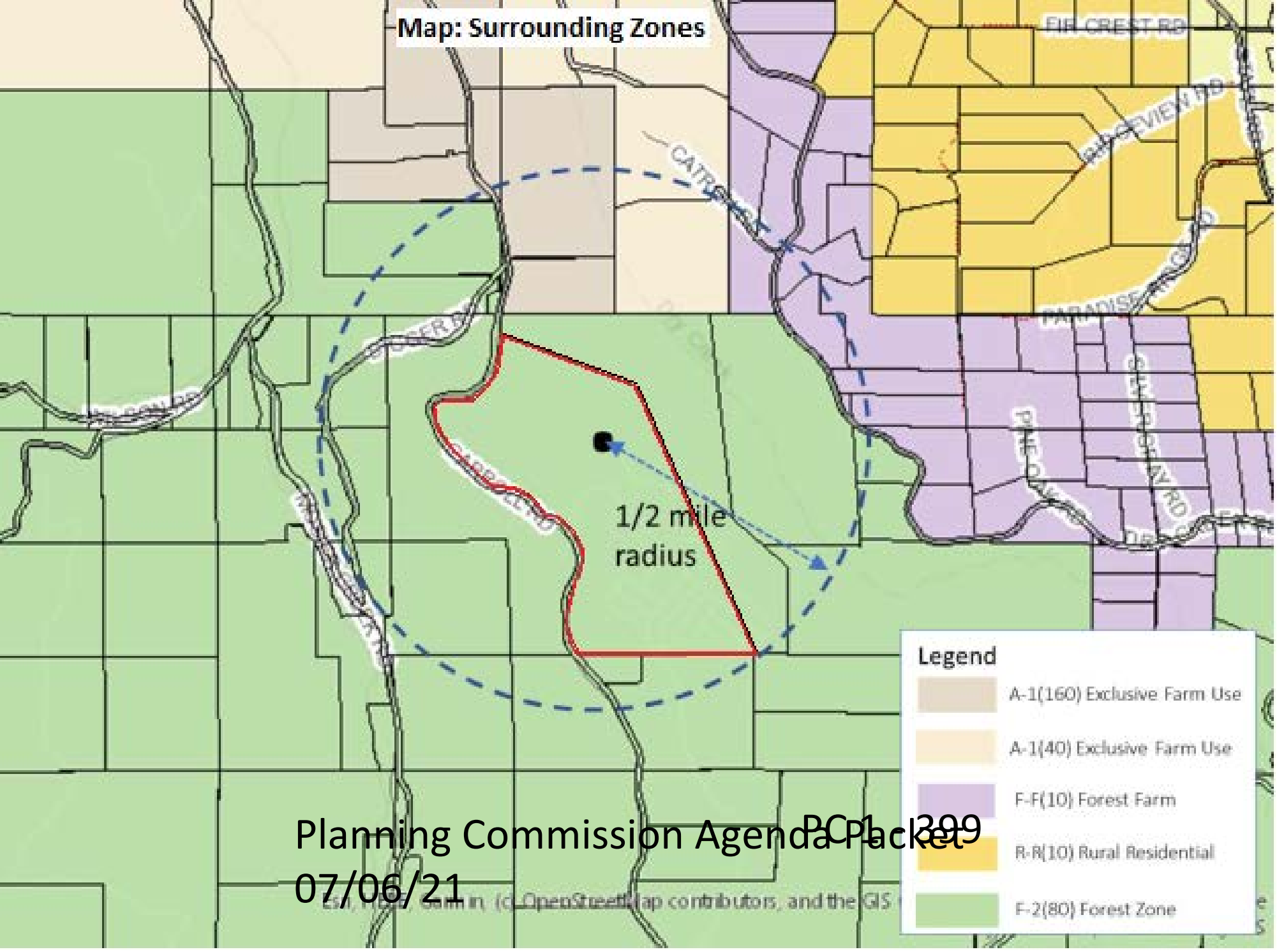
0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

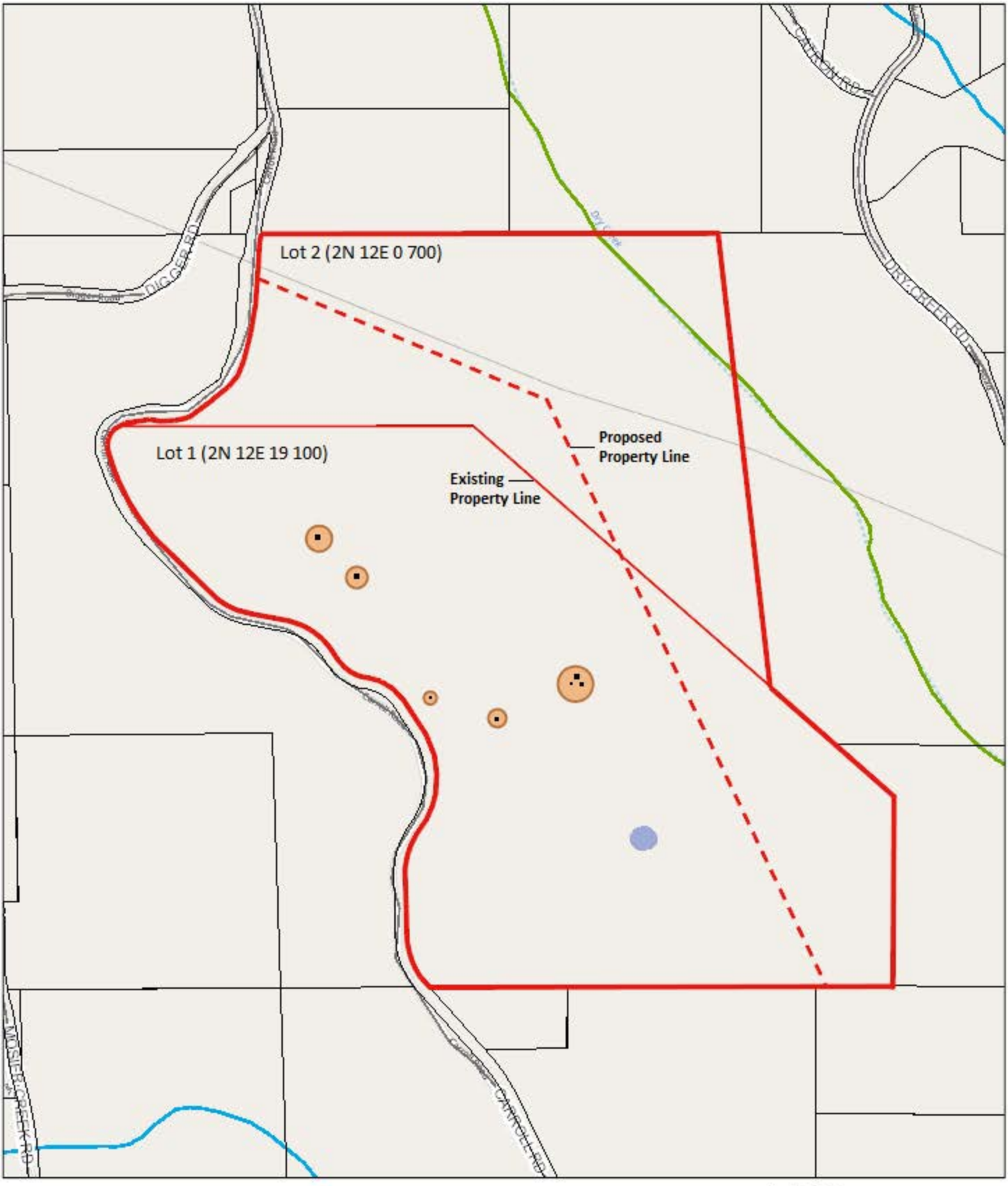
© OpenStreetMap (and) contributors, CC-BY-SA, NRCS, Wasco County GIS, Lane County, Assessors, Wasco County GIS Wasco County Planning

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.

N


Map: Surrounding Zones
1/2 mile radius
Legend
A-1(160) Exclusive Farm Use
A-1(40) Exclusive Farm Use
F-F(10) Forest Farm
R-R(10) Rural Residential
F-2(80) Forest Zone

Wetlands Map



5/3/2021, 2:35:32 PM

1:12,000

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

© OpenStreetMap (and) contributors, CC-BY-SA, Wasco County GIS, Lane County, Assessor, Wasco County GIS, StreamNet, Pacific States Marine Fisheries Commission Wasco County Planning

Existing Structure Locations

Existing Property Lines

Proposed Property Lines

Tax Lots

State Wetlands Inventory

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

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.

N

PLAT OF

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

SHEET 1 OF 11
02-10-2021

WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____

NARRATIVE

THE PURPOSE OF THE SURVEY IS TO ADJUST THE BOUNDARY LINES COMMON TO TAX LOTS 2N 12E 0 700 (ALSO BEING PARCEL 2 OF PARTITION RE-PLAT 20-029) AND TAX LOT 2N 12E 19 100, AND FOR A SUBDIVISION TO CREATE A CEMETERY CONTAINING 2,182 BURIAL SITES IN THREE BLOCKS ON THE ADJUSTED PARCEL 1.

THE NORTH LINE OF SECTION 19 WAS ESTABLISHED BY RECOVERING THE NORTHWEST CORNER, NORTH 1/4 CORNER, AND NORTHEAST CORNER OF SECTION 19.

THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20 WAS ALSO TIED AND HELD TO ESTABLISH THE EAST LINE OF SECTION 19.

THE NORTH 1/4 CORNER OF SECTION 20 WAS FOUND AND HELD.

MONUMENTS WERE ALSO TIED AND HELD ALONG DRY CREEK ROAD, AS DEPICTED IN PARTITION PLAT 2000-012, AND AT THE SOUTH CORNERS OF PARCEL 2 OF PARTITION PLAT 2000-012.

VENSEL ROAD WAS COMPUTED PER PARTITION PLAT 2000-012, HOLDING THE NORTH QUARTER CORNER OF SECTION 19.

D2AB INC. MONUMENTS WERE FOUND ON THE SOUTH LINE OF THE WESTERLY HALF OF PARCEL 3
THE WESTERLY TWO D2AB MONUMENTS WERE FOUND AND HELD PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, THE EASTERLY D2AB MONUMENT WAS NOT HELD, FOR THE PROPERTY CORNER, IT WAS HELD FOR THE SOUTHWESTERLY LINE,

VENSEL ROAD WAS COMPUTED PER PARTITION PLAT 2000-0012.

NOTES

DOMESTIC WATER, EXISTING WELL

TAX LOTS: 2N 12E 700, 2N 12E 19 100

ASSESSOR ACCOUNT NO. 372, 376/1522

COMPREHENSIVE PLAN DESIGNATION: FOREST
ZONING: F-2(80)/EPD-8, FOREST/SENSITIVE WILDLIFE HABITAT OVERLY

NO INVESTIGATION MADE OF THE SEPTIC SUITABILITY OF ANY PARCEL BY AN AUTHORIZED REPRESENTATIVE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND NO WARRANTY IS MADE THAT THE PARCEL WILL BE USEABLE FOR SUBSURFACE SEWAGE DISPOSAL.

PROPERTY LINE ADJUSTMENT AREA:

MAP/ TAX LOT	ACCT #	ORIGINAL ACRES	ADJUSTED ACRES
PARCEL 1	376	155.90	152.34
PARCEL 2	372	80.21	83.77

SUBDIVISION AREA:

MAP/ TAX LOT	ACRES
PARCEL 1 (LOT 1)	145.83
BURIAL PLOTS (LOTS 1-2,182)	6.51

FOR REVIEW
PLOTTED: 2/16/2021
SAVED: 2/16/2021

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENTATATION: XXX, 2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

REFERENCED SURVEYS

R1. PARTITION PLAT 2000-0012 PERFORMED BY TERRA SURVEYING FOR D. ALAN BOND, FILED JUNE 19, 2000 BOOK 11, PAGE 145

R2. SURVEY PERFORMED BY GARY A. PIPPIN FOR LARRY & MARTHA KNOX, DATED AUGUST 1982, BOOK 5, PAGE 23

R3. WASCO COUNTY ROLL MAP C-1-3, OREGON STATE HIGHWAY COMMISSION MAP SHOWING LOCATION OF WASCO COUNTY DRY CREEK ROUTE, DATED JUNE 2, 1916,

R4. WASCO COUNTY ROAD DEPARTMENT MAP I-03-03, RECONSTRUCTED SECTION OF VENSEL ROAD, DATED 1981.

R5. PARTITION RE-PLAT 20-029, PERFORMED BY KLEIN & ASSOCIATES INC., FOR RUSSELL W. HARGRAVE, FILED JULY 9, 2019, DOCUMENT NO. 2019-2011

R6. SURVEY PERFORMED FOR WALTER R. AND GLORIA SMITH, DATED JULY 19, 1965, COUNTY SURVEY NO. 0365-2

LAND CORNER CARD, LC 2
LAND CORNER CARD, LC 658

REFERENCED DEEDS

STATUTORY WARRANTY DEED
WASCO COUNTY RECORDS 2020-002901

WARRANTY DEED
WASCO COUNTY RECORDS 20003585

EASEMENTS OF RECORD

BONNEVILLE-THE DALLES TRANSMISSION LINE
EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
GRANTED TO: UNITED STATES OF AMERICA
RECORDED: MAY 22, 1941
INSTRUMENT NO.: BOOK 92, PAGE 476

LOCATION SHOWN ON THIS PLAT ARE PER PARTITION PLAT 2000-0012

SHEET INDEX

SHEET 1: SIGNATURES, NARRATIVE, NOTES, SURVEYORS CERTIFICATE
SHEET 2: OVERVIEW, LEGEND
SHEET 3: NORTH BOUNDARY DETAIL
SHEET 4: WEST BOUNDARY DETAIL
SHEET 5: WEST BOUNDARY DETAIL
SHEET 6: SOUTH BOUNARY DETAIL
SHEET 7: NORTH BLOCK 1 DETAIL
SHEET 8: BLOCK 1 DETAIL
SHEET 9: SOUTH BLOCK 1, BLOCKS 2 & 3 DETAIL
SHEET 10: ACCESS ROAD DETAIL
SHEET 11: ACCESS ROAD DETAIL

SURVEYOR'S CERTIFICATE

I, LEONIDES J. SANDOVAL, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS SUBDIVISION PLAT.

THE PLATTED LANDS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 19; THENCE SOUTH 89° 29' 05" EAST, ALONG THE NORTH LINE OF SECTION 19, A DISTANCE OF 24.61 FEET TO A POINT ON THE EAST LINE OF VENSEL ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89° 29' 05" EAST, ALONG THE NORTH LINE OF SECTION 19, A DISTANCE OF 2392.55 FEET; THENCE SOUTH 05°49'28" EAST, ALONG A LINE WHICH IS 223.64 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 19, A DISTANCE OF 2376.84 FEET TO A POINT ON THE SOUTHWEST LINE OF PARCEL 3 OF PARTITION PLAT NO. 2000-012 OF WASCO COUNTY RECORDS; THENCE SOUTH 48°04'51" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 332.57 FEET TO THE EAST QUARTER CORNER OF SECTION 19; THENCE SOUTH 48°43'09" EAST, A DISTANCE OF 526.02 FEET MORE OR LESS TO A POINT WHICH IS 400.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SECTION 19; THENCE SOUTH 00°47'01" WEST, ALONG A LINE WHICH IS 400.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SECTION 19, A DISTANCE OF 999.87 FEET; THENCE NORTH 88°41'00" WEST, 400.02 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89°39'22" WEST, ALONG THE SOUTH LINE OF THE SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2075.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARROLL ROAD; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CARROLL ROAD, 5418.8 FEET MORE OR LESS TO THE POINT OF BEGINNING

FOR THE INITIAL POINT I HELD A 5/8" IRON ROD WITH R.P.C. STAMPED "KA OR58608 WA44349", FOR THE NORTHWEST CORNER OF LOT 2 OF THIS PLAT

_____
LEONIDES J. SANDOVAL PLS. 58608

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2022

APPROVALS

I, _____, ASSESSOR AND TAX COLLECTOR OF WASCO COUNTY, OREGON, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF GREAT RIVER CEMETERY IN WASCO COUNTY, OREGON AND THE NAME ADPOTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN WASCO COUNTY AND FURTHER CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE OR WILL BECOME DUE THEREON DURING THE CALENDAR YEAR HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND I HEREBY APPROVE SAID PLAT.

_____
WASCO COUNTY ASSESSOR AND TAX COLLECTOR DATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE SURVEY DATA, LAYOUT OF ROADS, MONUMENTS AND EASEMENTS AND THAT THE PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAN OF GREAT RIVER CEMETERY, WASCO COUNTY, OREGON AND I HEREBY APPROVE SAID PLAT.

_____
WASCO COUNTY SURVEYOR DATE

THIS PLAT OF GREAT RIVER CEMETERY, WASCO COUNTY, OREGON WAS EXAMINED AND APPROVED BY,

_____
WASCO COUNTY PLNNINF COMMISSION CHAIR DATE

THIS PLAT OF GREAT RIVER CEMETERY, WASCO COUNTY, OREGON WAS EXAMINED AND APPROVED BY,

_____
WASCO COUNTY CLERK DATE

DECLARATION

WE RUSSELL W. HARGRAVE III AND STEPHANIE HARGRAGE THE OWNERS OF THE LAND SHOWN ON THE SUBDIVISION PLAT HEREUNTO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WE HEREBY DECLARE THAT THIS SUBDIVISION PLAT IS A LEGAL PLAT AND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES AND THE PROVISIONS OF ORS CHAPTER 92.

_____
RUSSELL W. HARGRAVE III DATE

_____
STEPHANIE HARGRAVE DATE

ACKNOWLEDGMENTS

STATE OF

COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____2021, BY THE ABOVE SIGNED

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC-(NAME)

STATE OF _____

COUNTY OF _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

OWNER

RUSSELL W & STEPHANIE HARGRAVE

P.O. BOX 453
MOSIER, OR 97040

Klein & Associates, Inc.
ENGINEERING•SURVEYING•PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

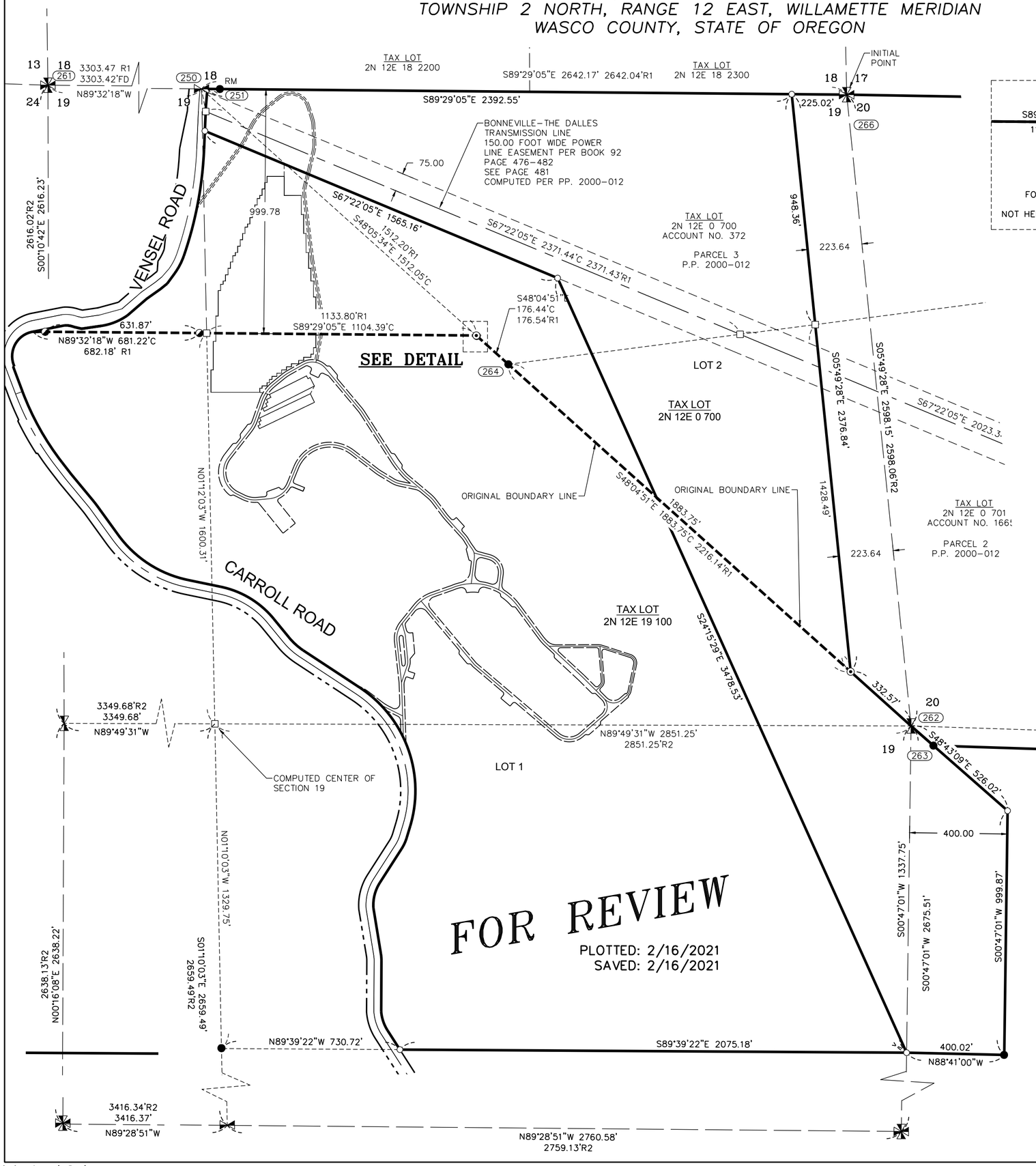
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

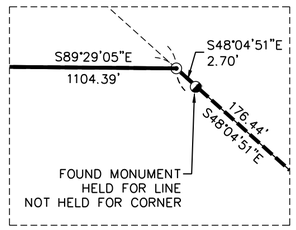
BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



FOR REVIEW
PLOTTED: 2/16/2021
SAVED: 2/16/2021

DETAIL



FOUND MONUMENT INFORMATION

(250) 5/8" IRON ROD; PER LAND CORNER CARD 658; HELD FOR NORTH QUARTER CORNER SECTION 19

(251) 3" ALUMINUM CAP, STAMPED "REF COR N1/4 SEC 19 T2N R12E C.S. 1982"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR LINE.

(254) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA PLS 1815"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR NE CORNER OF PARCEL 2, SAID PLAT 2000-0012 AND WEST RIGHT-OF-WAY LINE OF DRY CREEK ROAD.

(255) 5/8" IRON ROD WITH ILLEGIBLE R.P.C."; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR WEST RIGHT-OF-WAY LINE OF DRY CREEK ROAD AND ANGLE POINT IN EAST LINE OF PARCEL 2 OF SAID PLAT 2000-0012.

(261) 3" BRASS CAP STAMPED "S13, S18,S19,S24 T2N. R11E. R12E. C.S. 1977"; PER LAND CORNER CARD 2. HELD FOR NORTHWEST CORNER SECTION 19.

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300 0 300 600
SCALE - FEET
1" = 300'

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN POINTS 250 AND 261

OWNER

RUSSELL W & STEPHANIE HARGRAVE
GREAT RIVER LLC

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2022

SHEET 2 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4 SEC	T.	R.
19	2N.	12E.
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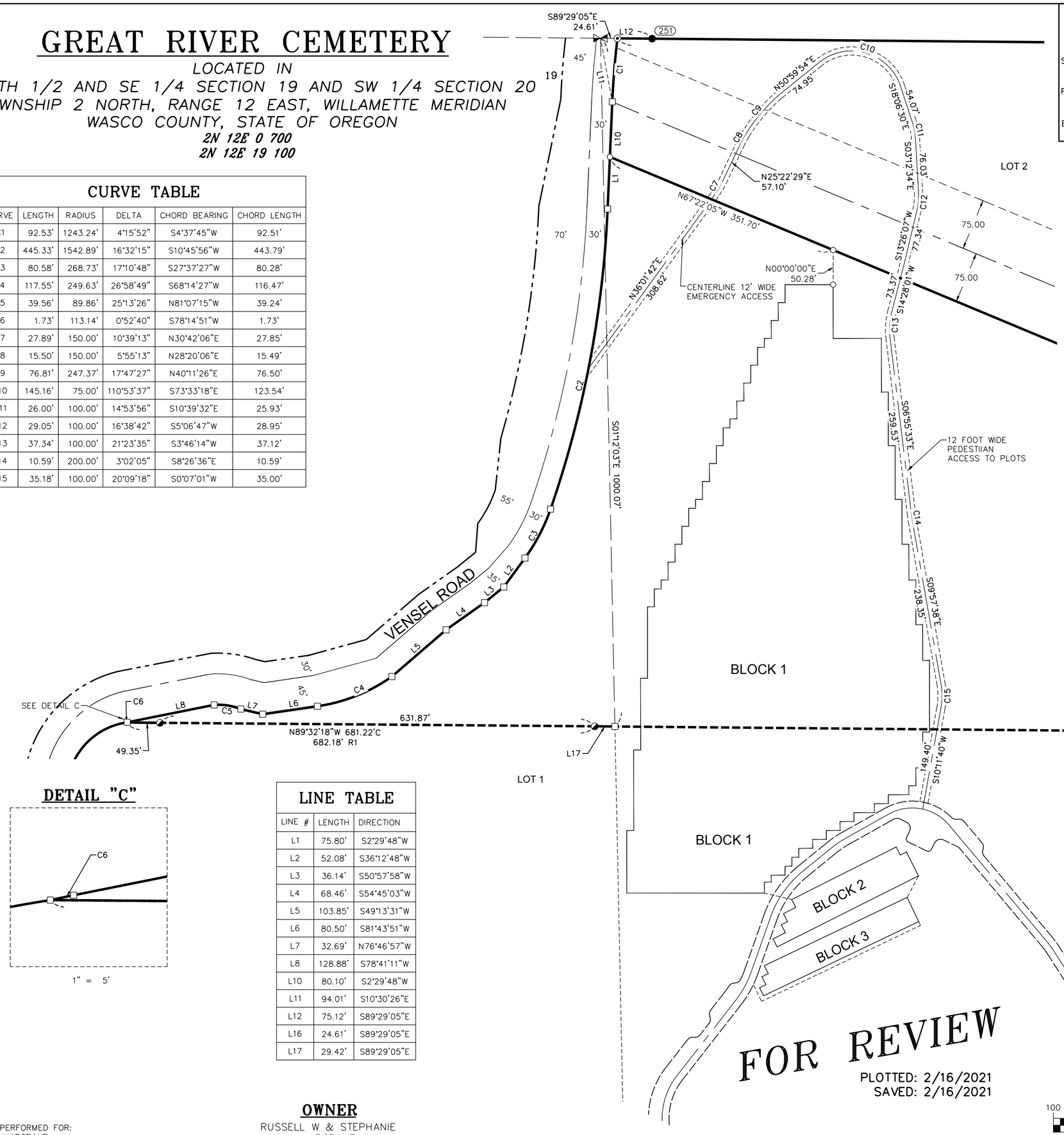
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GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON
2N 12E 0 700
2N 12E 19 100

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.53'	1243.24'	4°15'52"	S4°37'45"W	92.51'
C2	445.33'	1542.89'	16°32'15"	S10°45'56"W	443.79'
C3	80.58'	268.73'	17°10'48"	S27°37'27"W	80.28'
C4	117.55'	249.63'	26°58'49"	S68°14'27"W	116.47'
C5	39.56'	89.86'	25°13'26"	N81°07'15"W	39.24'
C6	1.73'	113.14'	0°52'40"	S78°14'51"W	1.73'
C7	27.89'	150.00'	10°39'13"	N30°42'06"E	27.85'
C8	15.50'	150.00'	5°55'13"	N28°20'06"E	15.49'
C9	76.81'	247.37'	17°47'27"	N40°11'26"E	76.50'
C10	145.16'	75.00'	110°53'37"	S73°33'18"E	123.54'
C11	26.00'	100.00'	14°53'56"	S10°39'32"E	25.93'
C12	29.05'	100.00'	16°38'42"	S5°06'47"W	28.95'
C13	37.34'	100.00'	21°23'35"	S3°46'14"W	37.12'
C14	10.59'	200.00'	3°02'05"	S8°26'36"E	10.59'
C15	35.18'	100.00'	20°09'18"	S0°07'01"W	35.00'



DETAIL "C"

1" = 5'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	75.80'	S2°29'48"W
L2	52.08'	S36°12'48"W
L3	36.14'	S50°57'58"W
L4	68.46'	S54°45'03"W
L5	103.85'	S49°13'31"W
L6	80.50'	S81°43'51"W
L7	32.69'	N76°46'57"W
L8	128.88'	S78°41'11"W
L10	80.10'	S2°29'48"W
L11	94.01'	S10°30'26"E
L12	75.12'	S89°29'05"E
L16	24.61'	S89°29'05"E
L17	29.42'	S89°29'05"E

WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____

LEGEND

- ○ SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
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- P.P. PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA

FOUND MONUMENT INFORMATION

(250) 5/8" IRON ROD; PER LAND CORNER CARD 658; HELD FOR NORTH QUARTER CORNER SECTION 19

(251) 3" ALUMINUM CAP. STAMPED "REF COR N1/4 SEC 19 T2N R12E C.S. 1982"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR LINE.

(261) 3" BRASS CAP STAMPED "S13, S18,S19,S24 T2N. R11E. R12E. C.S. 1977"; PER LAND CORNER CARD 2. HELD FOR NORTHWEST CORNER SECTION 19.

(262) 5/8" IRON ROD WITH R.P.C. STAMPED "LS 1815"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR 1/4 CORNER COMMRN TO SECTIONS 19 AND 20.

(263) 5/8" IRON ROD WITH R.P.C. STAMPED "LS 1815"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR SOUTHWESTERLY CORNER PARCEL 2 OF SAID PLAT 2000-0012.

(264) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA PLS 1815"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR NORTHWEST CORNER OF PARCEL 2 OF SAID PLAT 2000-0012

(266) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA PLS 1815"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20.

FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

100 0 100 200
SCALE - FEET
1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

SHEET 3 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.

OWNER

RUSSELL W & STEPHANIE
HARGRAVE

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENTATATION: XXX, 2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

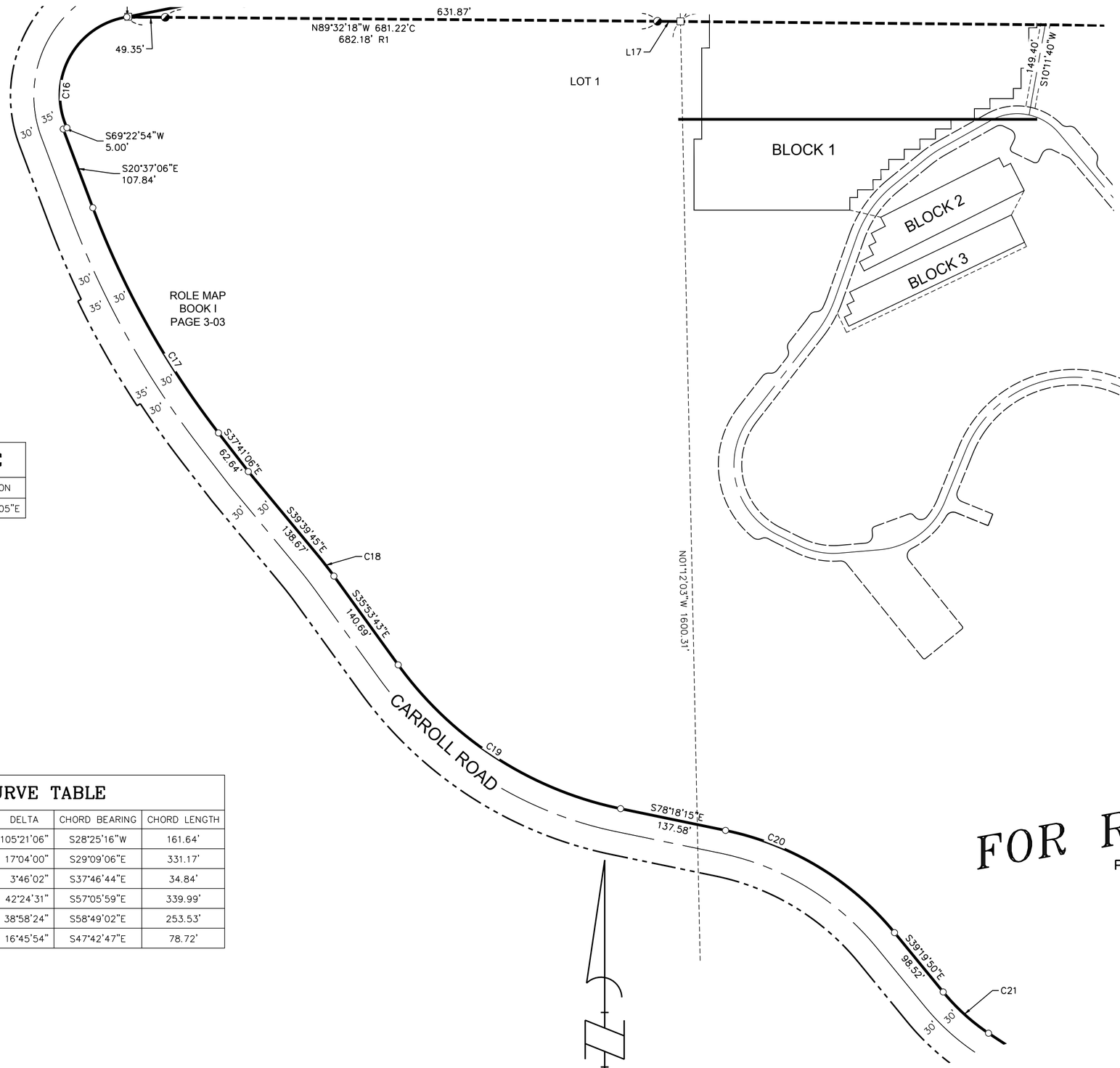
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



LINE TABLE

LINE #	LENGTH	DIRECTION
L17	29.42'	S89°29'05"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	186.87'	101.63'	105°21'06"	S28°25'16"W	161.64'
C17	332.39'	1115.90'	17°04'00"	S29°09'06"E	331.17'
C18	34.85'	530.00'	3°46'02"	S37°46'44"E	34.84'
C19	347.88'	470.00'	42°24'31"	S57°05'59"E	339.99'
C20	258.48'	380.00'	38°58'24"	S58°49'02"E	253.53'
C21	79.00'	270.00'	16°45'54"	S47°42'47"E	78.72'

LEGEND

○	SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
⊙	5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349) PER PARTITION PLAT 20-029
●	FOUND MONUMENT AS NOTED IN DESCRIPTIONS
◪	FOUND 2" ALUMINUM CAP STAMPED "D2AB INC. 2325 OR 25552 WA" (NO SURVEY RECORD FOUND FOR THESE MONUMENTS)
□	COMPUTED ANGLE POINT, NOT MONUMENTED
RM	REFERENCE MONUMENT
P.P.	PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
R1	RECORD DATA PER RECORD OF SURVEY NO.
FD	FOUND DATA
C	COMPUTED DATA

FOUND MONUMENT INFORMATION

(250) 5/8" IRON ROD; PER LAND CORNER CARD 658; HELD FOR NORTH QUARTER CORNER SECTION 19

(251) 3" ALUMINUM CAP. STAMPED "REF COR N1/4 SEC 19 T2N R12E C.S. 1982"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR LINE.

(261) 3" BRASS CAP STAMPED "S13, S18,S19,S24 T2N. R11E. R12E. C.S. 1977"; PER LAND CORNER CARD 2. HELD FOR NORTHWEST CORNER SECTION 19.

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(266) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA PLS 1815"; PER TERRA BELLA PARTITION PLAT 2000-0012; HELD FOR SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20.

OWNER
RUSSELL W & STEPHANIE HARGRAVE

100 0 100 200
SCALE - FEET
1" = 100'

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENT: XXX, 2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

SHEET 4 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

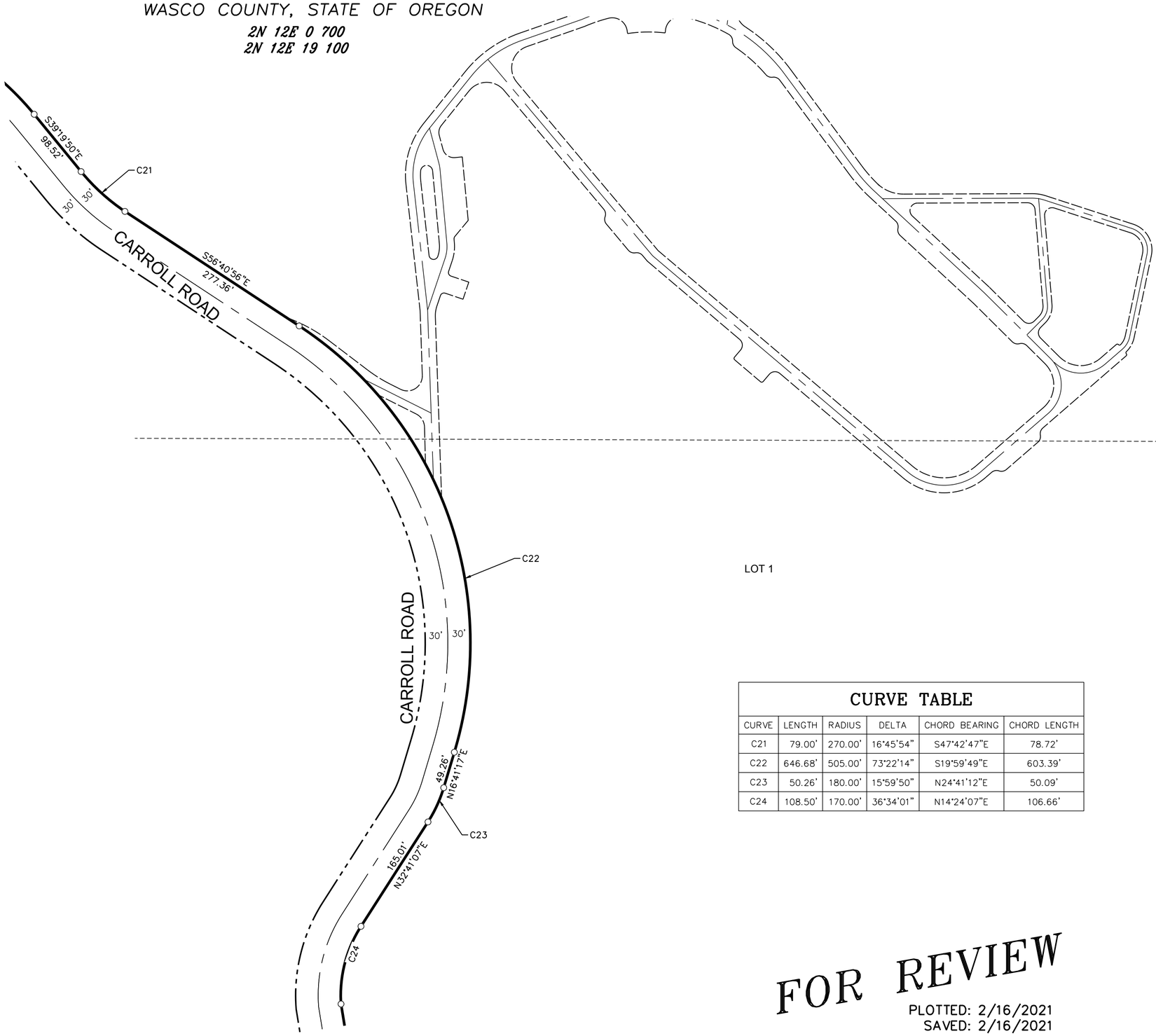
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



LOT 1

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	79.00'	270.00'	16°45'54"	S47°42'47"E	78.72'
C22	646.68'	505.00'	73°22'14"	S19°59'49"E	603.39'
C23	50.26'	180.00'	15°59'50"	N24°41'12"E	50.09'
C24	108.50'	170.00'	36°34'01"	N14°24'07"E	106.66'

LEGEND

○	SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
⊙	5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349) PER PARTITION PLAT 20-029
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RM	REFERENCE MONUMENT
P.P.	PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
R1	RECORD DATA PER RECORD OF SURVEY NO.
FD	FOUND DATA
C	COMPUTED DATA

FOUND MONUMENT INFORMATION

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FOR REVIEW
PLOTTED: 2/16/2021
SAVED: 2/16/2021

100 0 100 200
SCALE - FEET
1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

SHEET 5 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4 SEC	T.	R.
19	2N.	12E.
20	2N.	12E.

OWNER
RUSSELL W & STEPHANIE
HARGRAVE

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENT: XXX, 2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

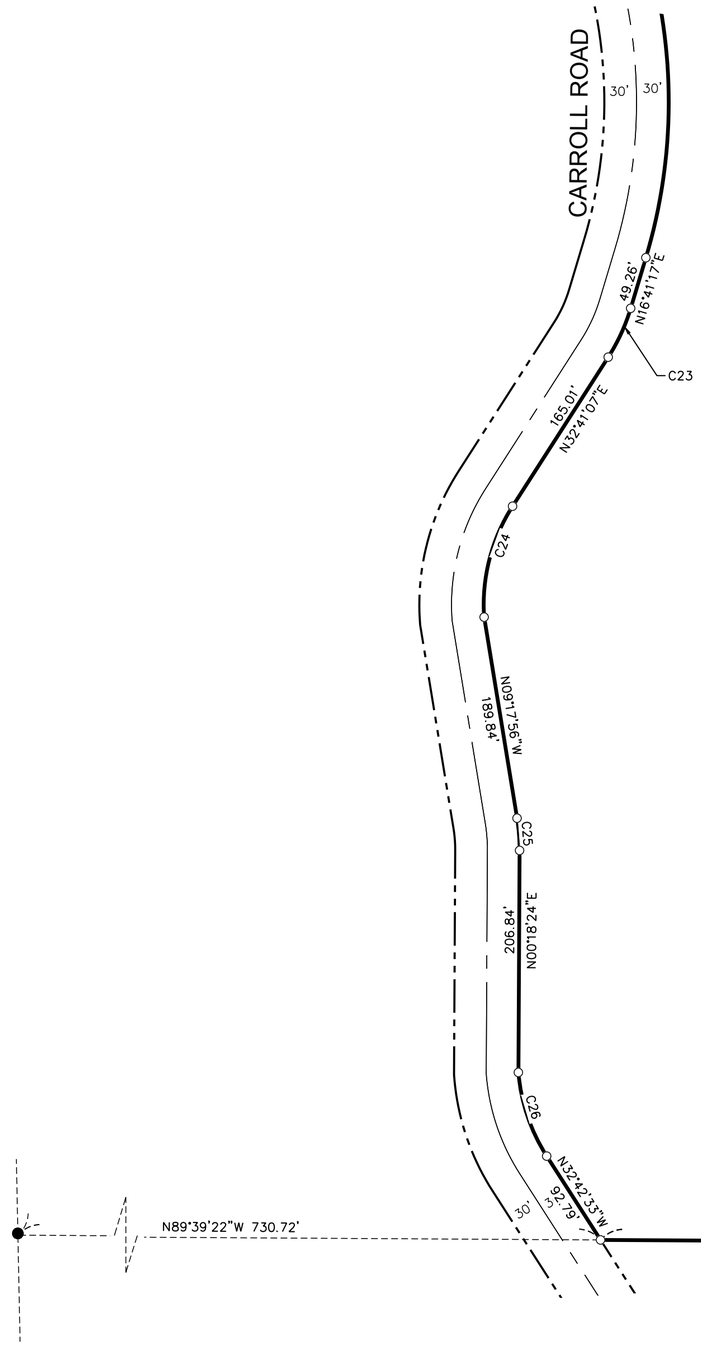
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C23	50.26'	180.00'	15°59'50"	N24°41'12"E	50.09'
C24	108.50'	170.00'	36°34'01"	N14°24'07"E	106.66'
C25	30.18'	180.00'	9°36'20"	N4°29'46"W	30.14'
C26	83.12'	170.00'	28°00'50"	N18°42'08"W	82.29'

FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

LEGEND

○	SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
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100 0 100 200
SCALE - FEET
1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

SHEET 6 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.

OWNER

RUSSELL W & STEPHANIE
HARGRAVE

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENTATATION: XXX, 2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

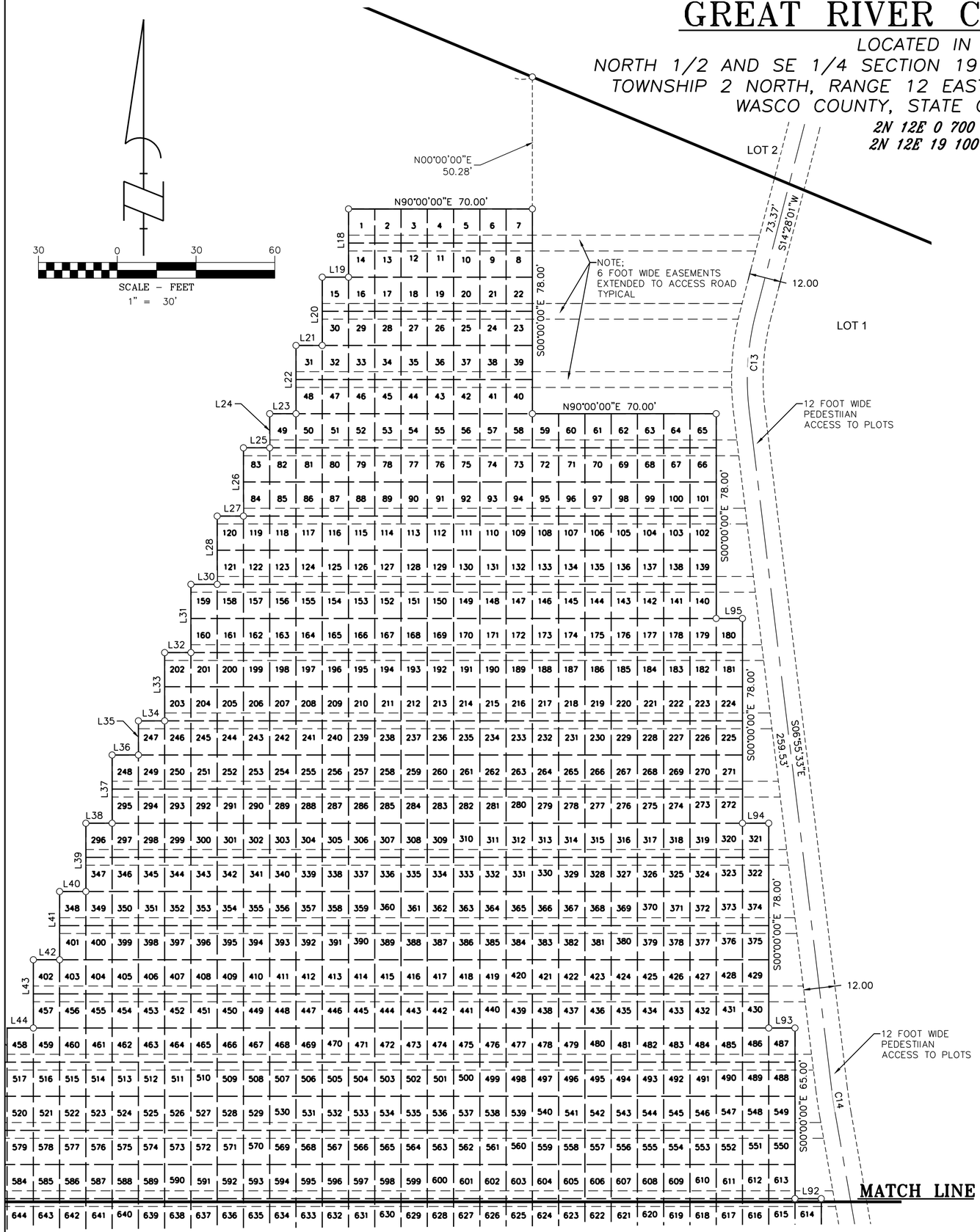
WASCO COUNTY SURVEYOR'S OFFICE

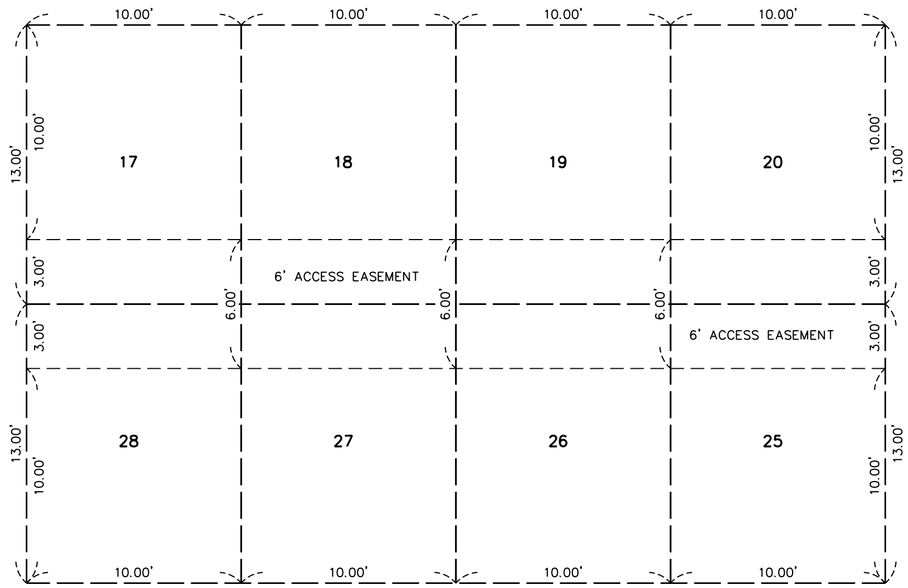
SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____





TYPICAL CEMETERY PLOT

5 0 5 10
SCALE – FEET

LINE TABLE

LINE #	LENGTH	DIRECTION
L18	26.00'	S0°00'00"E
L19	10.00'	N90°00'00"W
L20	26.00'	S0°00'00"E
L21	10.00'	N90°00'00"W
L22	26.00'	S0°00'00"E
L23	10.00'	N90°00'00"W
L24	13.00'	S0°00'00"E
L25	10.00'	N90°00'00"W
L26	26.00'	S0°00'00"E
L27	10.00'	N90°00'00"W
L28	26.00'	S0°00'00"E
L30	10.00'	N90°00'00"W
L31	26.00'	S0°00'00"E
L32	10.00'	N90°00'00"W
L33	26.00'	S0°00'00"E
L34	10.00'	N90°00'00"W
L35	13.00'	S0°00'00"E
L36	10.00'	N90°00'00"W
L37	26.00'	S0°00'00"E
L38	10.00'	N90°00'00"W
L39	26.00'	S0°00'00"E
L40	10.00'	N90°00'00"W
L41	26.00'	S0°00'00"E
L42	10.00'	N90°00'00"W
L43	26.00'	S0°00'00"E
L92	10.00'	N90°00'00"E
L93	10.00'	N90°00'00"E
L94	10.00'	N90°00'00"E
L95	10.00'	N90°00'00"E

LEGEND

- ○ SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- ⊙ 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349) PER PARTITION PLAT 20–029
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- P.P. PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA

FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN POINTS 250 AND 261

SHEET 7 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENT: XXX, 2021
PROJECT: 19–01–02 DRAFT: BTB
FILE: 190102–SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

OWNER

RUSSELL W & STEPHANIE HARGRAVE
GREAT RIVER LLC

GREAT RIVER CEMETERY

FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

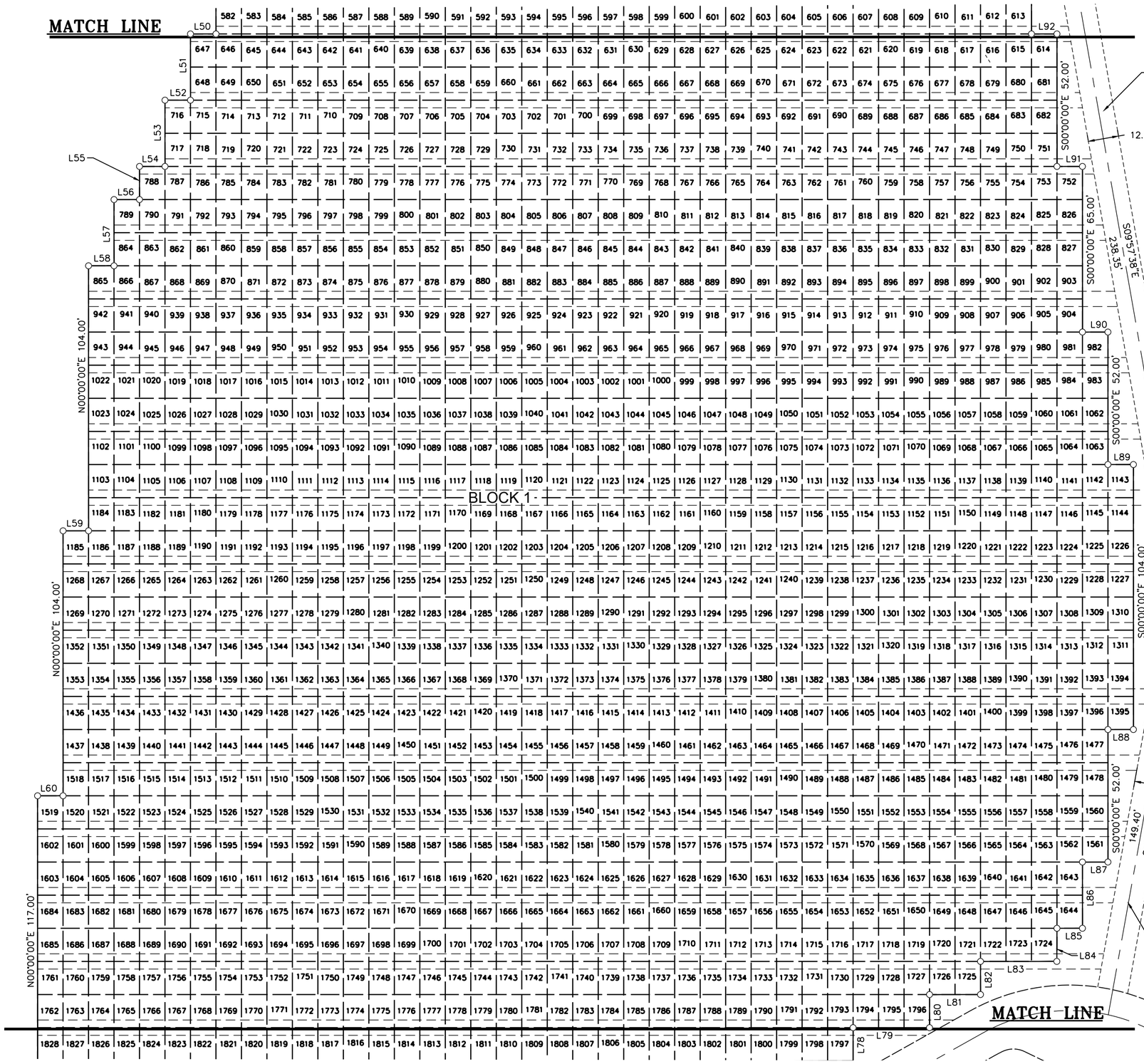
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



LEGEND

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30 0 30 60
SCALE - FEET
1" = 30'

LINE TABLE

LINE #	LENGTH	DIRECTION
L49	26.00'	S0°00'00"E
L50	10.00'	N90°00'00"W
L51	26.00'	S0°00'00"E
L52	10.00'	N90°00'00"W
L53	26.00'	S0°00'00"E
L54	10.00'	N90°00'00"W
L55	13.00'	S0°00'00"E
L56	10.00'	N90°00'00"W
L57	26.00'	S0°00'00"E
L58	10.00'	N90°00'00"W
L59	10.00'	N90°00'00"W
L60	10.00'	N90°00'00"W
L78	13.00'	N0°00'00"E
L79	30.00'	N90°00'00"E
L80	13.00'	N0°00'00"E
L81	20.00'	N90°00'00"E
L82	13.00'	N0°00'00"E
L83	29.94'	N90°00'00"E
L84	13.00'	N0°14'41"E
L85	10.00'	N90°00'00"E
L86	26.00'	N0°00'00"E
L87	10.00'	N90°00'00"E
L88	10.00'	N90°00'00"W
L89	10.00'	N90°00'00"E
L90	10.00'	N90°00'00"E
L91	10.00'	N90°00'00"E
L92	10.00'	N90°00'00"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN POINTS 250 AND 261

SHEET 8 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
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SURVEY PERFORMED FOR:
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OWNER

RUSSELL W & STEPHANIE HARGRAVE
GREAT RIVER LLC

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
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WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

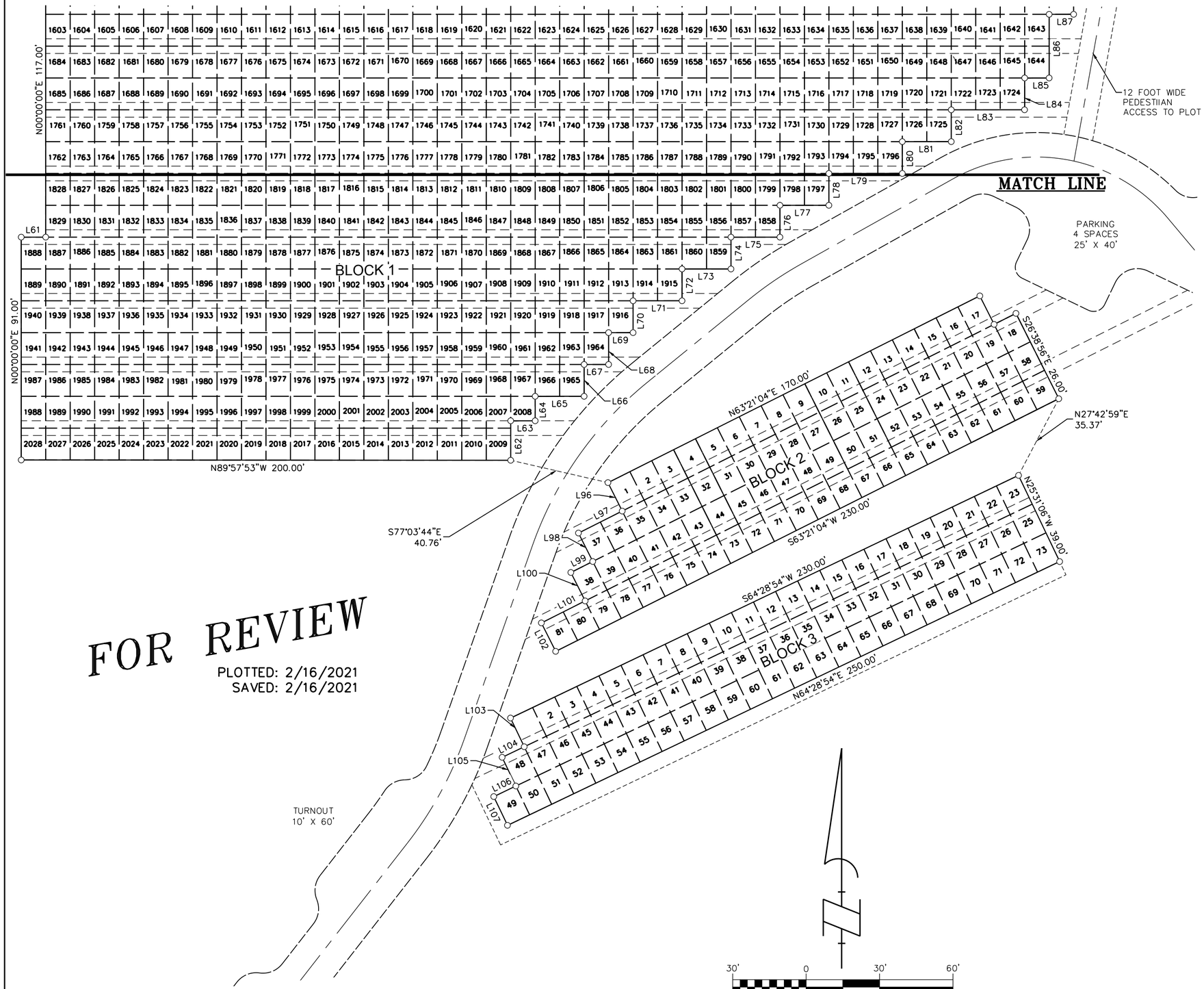
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

LEGEND

- ○ SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- ⊙ 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349) PER PARTITION PLAT 20-029
- ● FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- ◪ FOUND 2" ALUMINUM CAP STAMPED "D2AB INC. 2325 OR 25552 WA" (NO SURVEY RECORD FOUND FOR THESE MONUMENTS)
- □ COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- P.P. PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA

LINE TABLE

LINE #	LENGTH	DIRECTION
L61	10.00'	N90°00'00"W
L62	16.12'	N0°00'00"E
L63	10.00'	N90°00'00"E
L64	10.00'	N0°00'00"E
L65	20.00'	N90°00'00"E
L66	13.00'	N0°00'00"E
L67	10.00'	N90°00'00"E
L68	13.00'	N0°00'00"E
L69	10.00'	N90°00'00"E
L70	13.00'	N0°00'00"E
L71	20.00'	N90°00'00"E
L72	13.00'	N0°00'00"E
L73	20.00'	N90°00'00"E
L74	13.00'	N0°00'00"E
L75	20.00'	N90°00'00"E
L76	13.00'	N0°00'00"E
L77	20.00'	N90°00'00"E
L78	13.00'	N0°00'00"E
L79	30.00'	N90°00'00"E
L80	13.00'	N0°00'00"E
L81	20.00'	N90°00'00"E
L82	13.00'	N0°00'00"E
L83	29.94'	N90°00'00"E
L84	13.00'	N0°14'41"E
L85	10.00'	N90°00'00"E
L86	26.00'	N0°00'00"E
L87	10.00'	N90°00'00"E
L96	13.00'	S26°38'56"E
L97	20.00'	S63°21'04"W
L98	13.00'	S26°38'56"E
L99	210.00'	S63°21'04"W
L100	13.00'	S26°38'56"E
L101	20.00'	S63°21'04"W
L102	13.00'	S26°38'56"E
L103	13.00'	S25°31'06"E
L104	10.00'	S64°28'54"W
L105	13.00'	S25°31'06"E
L106	10.00'	S64°28'54"W
L107	13.00'	S25°31'06"E

OWNER

RUSSELL W & STEPHANIE HARGRAVE
GREAT RIVER LLC

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN POINTS 250 AND 261

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENT: XXX, 2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

SHEET 9 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

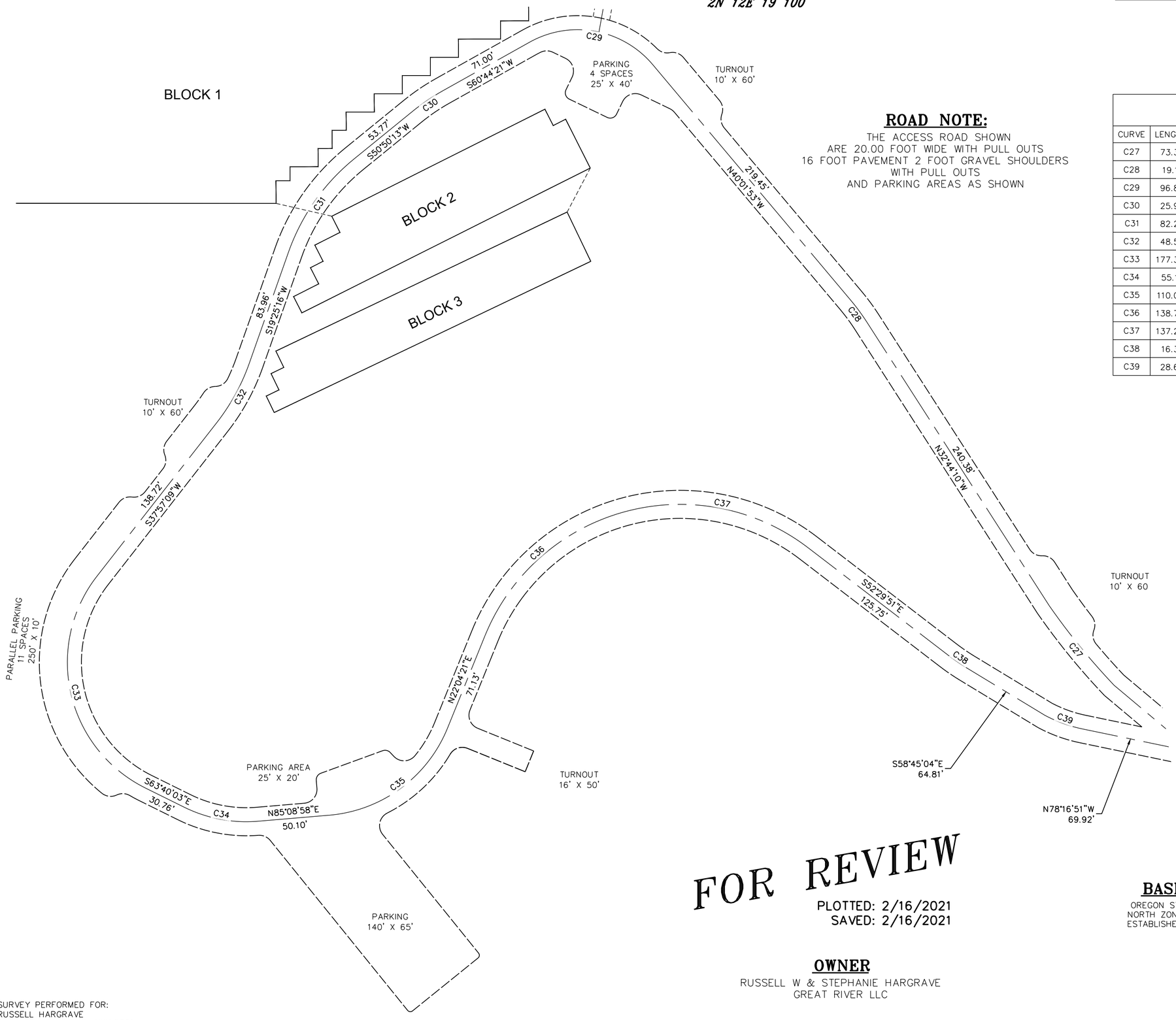
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

BY _____

DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



ROAD NOTE:

THE ACCESS ROAD SHOWN
ARE 20.00 FOOT WIDE WITH PULL OUTS
16 FOOT PAVEMENT 2 FOOT GRAVEL SHOULDERS
WITH PULL OUTS
AND PARKING AREAS AS SHOWN

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	73.35'	483.62'	8°41'22"	N39°09'27"W	73.28'
C28	19.10'	150.00'	7°17'44"	N36°23'01"W	19.09'
C29	96.80'	70.00'	79°13'45"	N79°38'46"W	89.27'
C30	25.92'	150.00'	9°54'08"	S55°47'17"W	25.89'
C31	82.25'	150.00'	31°24'57"	S35°07'45"W	81.22'
C32	48.52'	150.00'	18°31'53"	S28°41'13"W	48.30'
C33	177.36'	100.00'	101°37'13"	S12°51'27"E	155.01'
C34	55.14'	100.00'	31°35'26"	S79°27'47"E	54.44'
C35	110.09'	100.00'	63°04'37"	N53°36'39"E	104.61'
C36	138.73'	150.00'	52°59'21"	N48°34'01"E	133.83'
C37	137.29'	150.00'	52°26'27"	S78°43'05"E	132.55'
C38	16.37'	150.00'	6°15'13"	S55°37'28"E	16.36'
C39	28.60'	100.00'	16°23'09"	S70°05'17"E	28.50'

LEGEND

○	SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
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R1	RECORD DATA PER RECORD OF SURVEY NO.
FD	FOUND DATA
C	COMPUTED DATA

FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

OWNER

RUSSELL W & STEPHANIE HARGRAVE
GREAT RIVER LLC

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
POINTS 250 AND 261

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

SHEET 10 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENT: XXX,2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

GREAT RIVER CEMETERY

LOCATED IN
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700
2N 12E 19 100

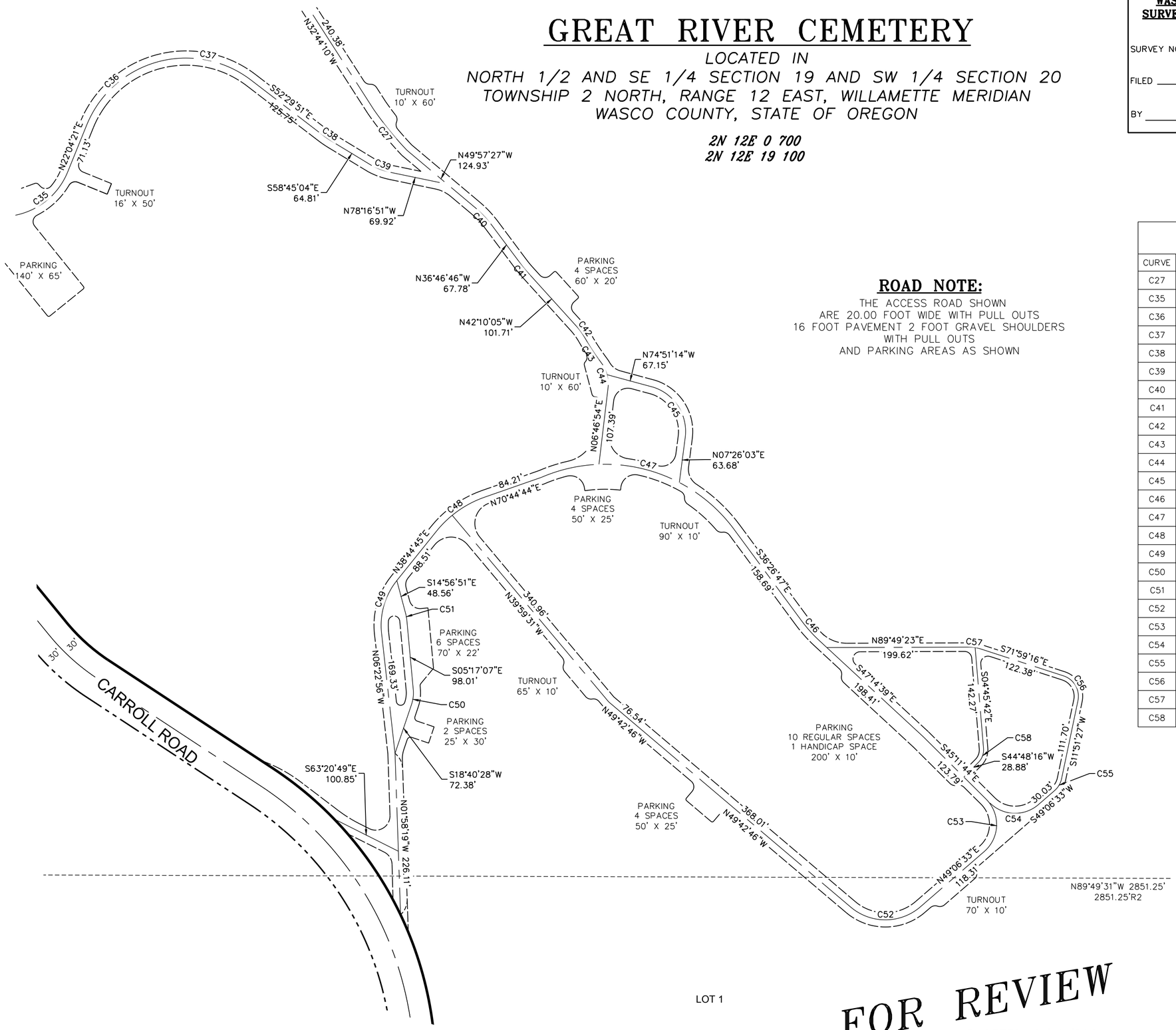
WASCO COUNTY SURVEYOR'S OFFICE

SURVEY NO. _____

FILED _____

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DOCUMENT NO. _____
PLAT NUMBER _____
SLIDE NO. _____



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C38	16.37'	150.00'	6°15'13"	S55°37'28"E	16.36'
C39	28.60'	100.00'	16°23'09"	S70°05'17"E	28.50'
C40	34.50'	150.00'	13°10'40"	N43°22'07"W	34.42'
C41	14.11'	150.00'	5°23'18"	N39°28'26"W	14.10'
C42	21.71'	100.00'	12°26'21"	N35°56'55"W	21.67'
C43	40.48'	318.72'	7°16'34"	N33°22'01"W	40.45'
C44	38.21'	50.00'	43°47'12"	N15°06'43"W	37.29'
C45	90.50'	65.00'	79°46'17"	N32°27'06"W	83.36'
C46	37.69'	200.00'	10°47'51"	S41°50'43"E	37.64'
C47	301.86'	225.00'	76°52'02"	S74°52'48"E	279.72'
C48	83.77'	150.00'	31°59'59"	N54°44'45"E	82.69'
C49	78.76'	100.00'	45°07'41"	N16°10'55"E	76.74'
C50	20.91'	50.00'	23°57'36"	S6°41'40"W	20.76'
C51	8.43'	50.00'	9°39'44"	S10°06'59"E	8.42'
C52	106.26'	75.00'	81°10'41"	S89°41'53"W	97.59'
C53	82.30'	50.00'	94°18'17"	S1°57'24"W	73.32'
C54	74.78'	50.00'	85°41'43"	N88°02'36"W	68.01'
C55	19.50'	30.00'	37°15'05"	S30°29'00"W	19.16'
C56	43.90'	30.00'	83°50'43"	S30°03'54"E	40.09'
C57	15.87'	50.00'	18°11'21"	S81°04'56"E	15.81'
C58	21.63'	25.00'	49°33'58"	S20°01'17"W	20.96'

ROAD NOTE:

THE ACCESS ROAD SHOWN
ARE 20.00 FOOT WIDE WITH PULL OUTS
16 FOOT PAVEMENT 2 FOOT GRAVEL SHOULDERS
WITH PULL OUTS
AND PARKING AREAS AS SHOWN

LEGEND

○	SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
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LAND SURVEYOR

OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608

Expires 6-30-2022

FOR REVIEW

PLOTTED: 2/16/2021
SAVED: 2/16/2021

BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
POINTS 250 AND 261

OWNER

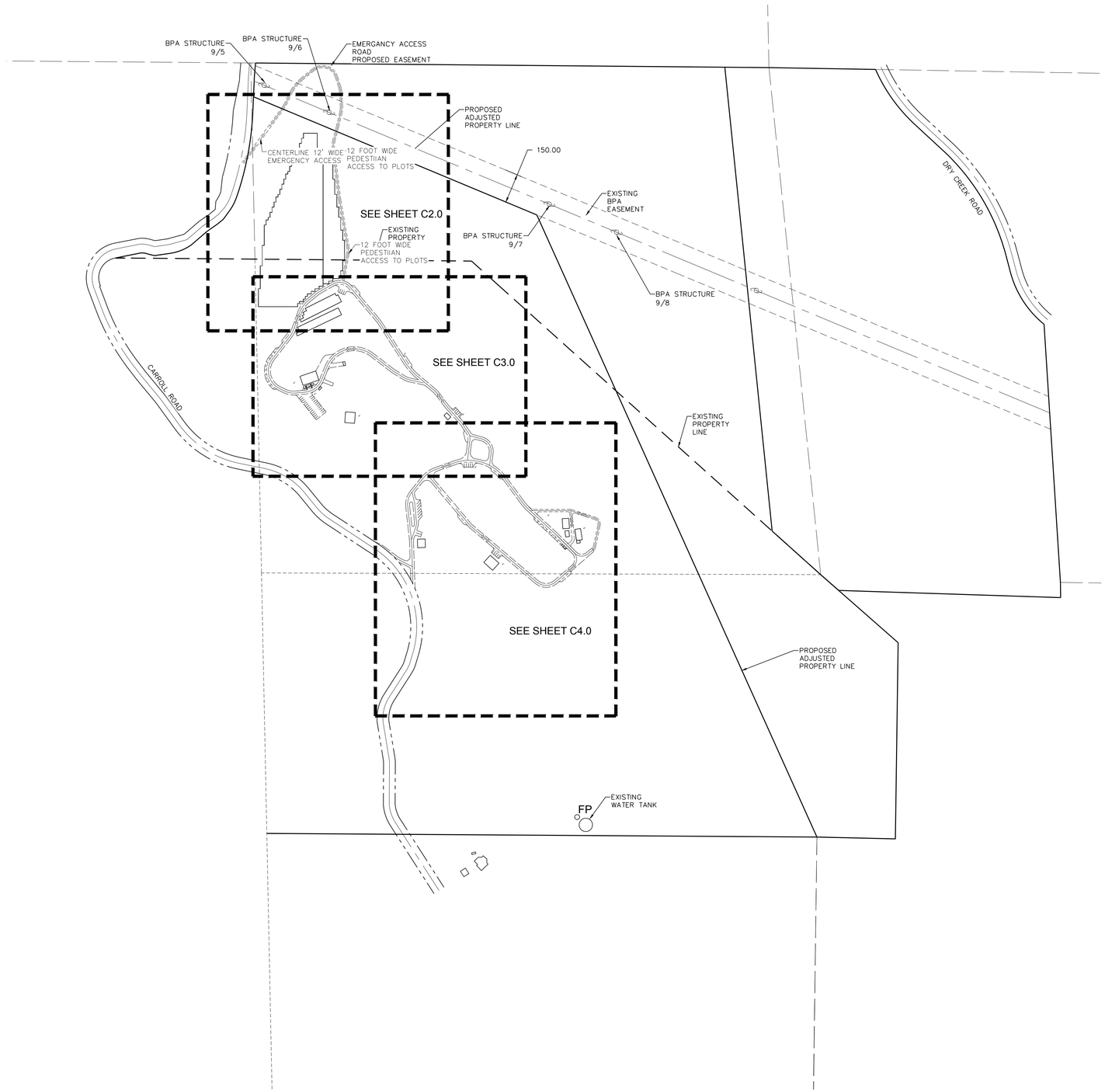
RUSSELL W & STEPHANIE HARGRAVE
GREAT RIVER LLC

SURVEY PERFORMED FOR:
RUSSELL HARGRAVE
DATE OF MONUMENT: XXX, 2021
PROJECT: 19-01-02 DRAFT: BTB
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

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SHEET 11 OF 11
WILLAMETTE MERIDIAN
WASCO COUNTY, OREGON

1/4	SEC	T.	R.
☒	19	2N.	12E.
☒	20	2N.	12E.



LEGEND

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- AP — AERIAL POWER LINE
- CENTERLINE
- PROPOSED PLOT LINE
- PROPOSED EASEMENT LINE
- FP — FIRE PROTECTION
- POWER POLE
- NIGHT SHIELDED, AUTOMATIC SHUTOFF OUTDOOR LIGHTING
- SIGN, SEE SHEET 5 FOR DETAILS

SHEET INDEX

C1.0	COVER PAGE OVERALL VIEW, PROPERTY BOUNDARY WITH SET BACKS
C2.0	CEMETERY SITE PLAN OVERALL VIEW
C3.0	CELEBRATION HALL
C4.0	BUNKHOUSE
C5.0	DETAILS

300 0 300 600

SCALE – FEET

Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
HOOD RIVER, OREGON 97031
TEL: 541-386-3322
FAX: 541-386-2515
WWW.KLEINASSOCINC.COM

GREAT RIVER
SITE PLAN
2350 CARROLL RD. MOSIER, OREGON

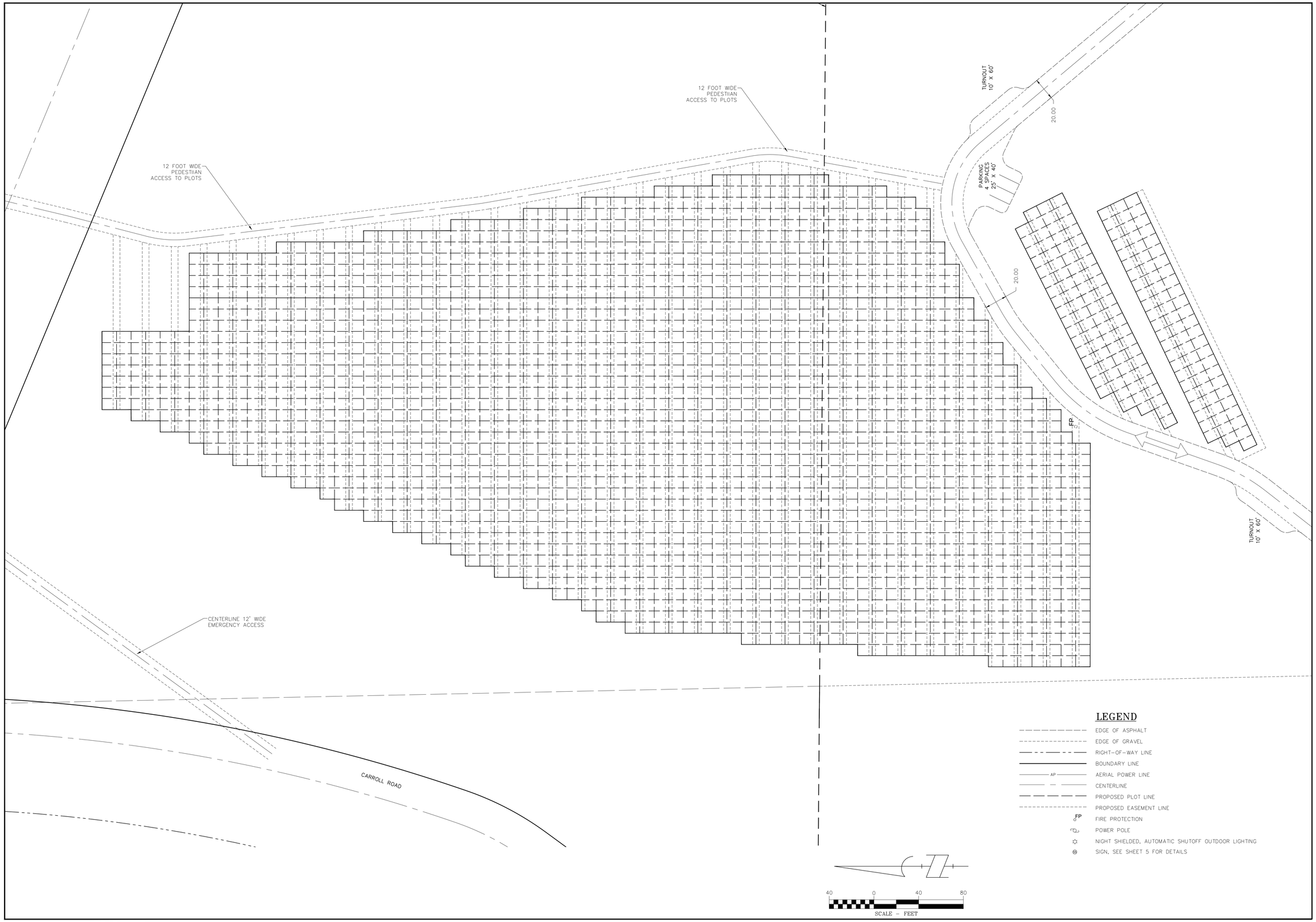
REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C1.0

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PLOT DATE/TIME: 2/16/2021 - 3:23pm

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Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
HOOD RIVER, OREGON 97031
TEL: 541-386-3322
FAX: 541-386-2515
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GREAT RIVER SITE PLAN

CEMETERY PLAN

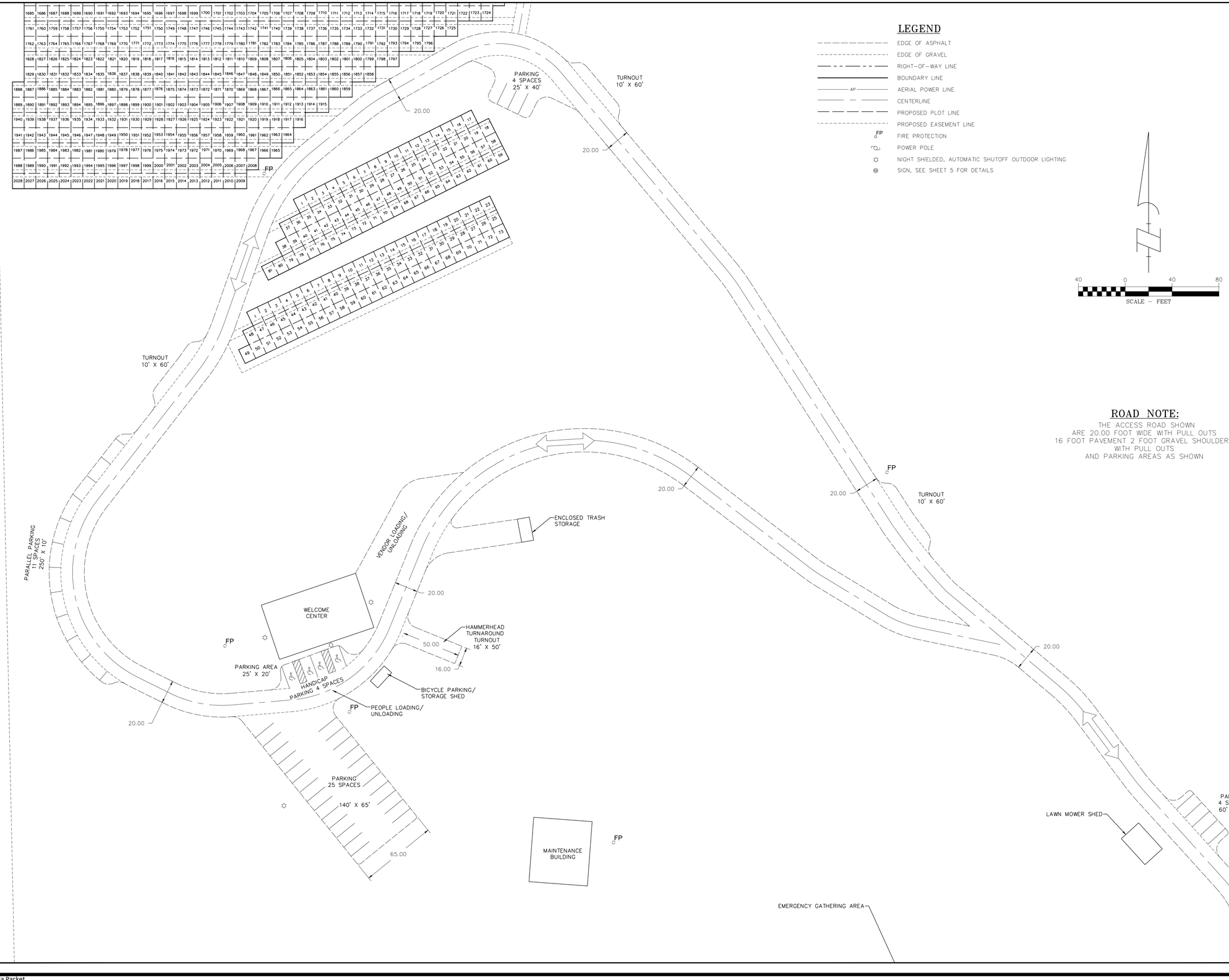
CARROL ROAD, MOSIER OREGON

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C2.0

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PLOT DATE/TIME: 2/16/2021 - 3:19pm



LEGEND

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- AERIAL POWER LINE
- CENTERLINE
- PROPOSED PLOT LINE
- PROPOSED EASEMENT LINE
- FIRE PROTECTION
- POWER POLE
- NIGHT SHIELDED, AUTOMATIC SHUTOFF OUTDOOR LIGHTING
- SIGN, SEE SHEET 5 FOR DETAILS

40 0 40 80
SCALE – FEET

ROAD NOTE:

THE ACCESS ROAD SHOWN
ARE 20.00 FOOT WIDE WITH PULL OUTS
16 FOOT PAVEMENT 2 FOOT GRAVEL SHOULDERS
WITH PULL OUTS
AND PARKING AREAS AS SHOWN

Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
HOOD RIVER, OREGON 97031
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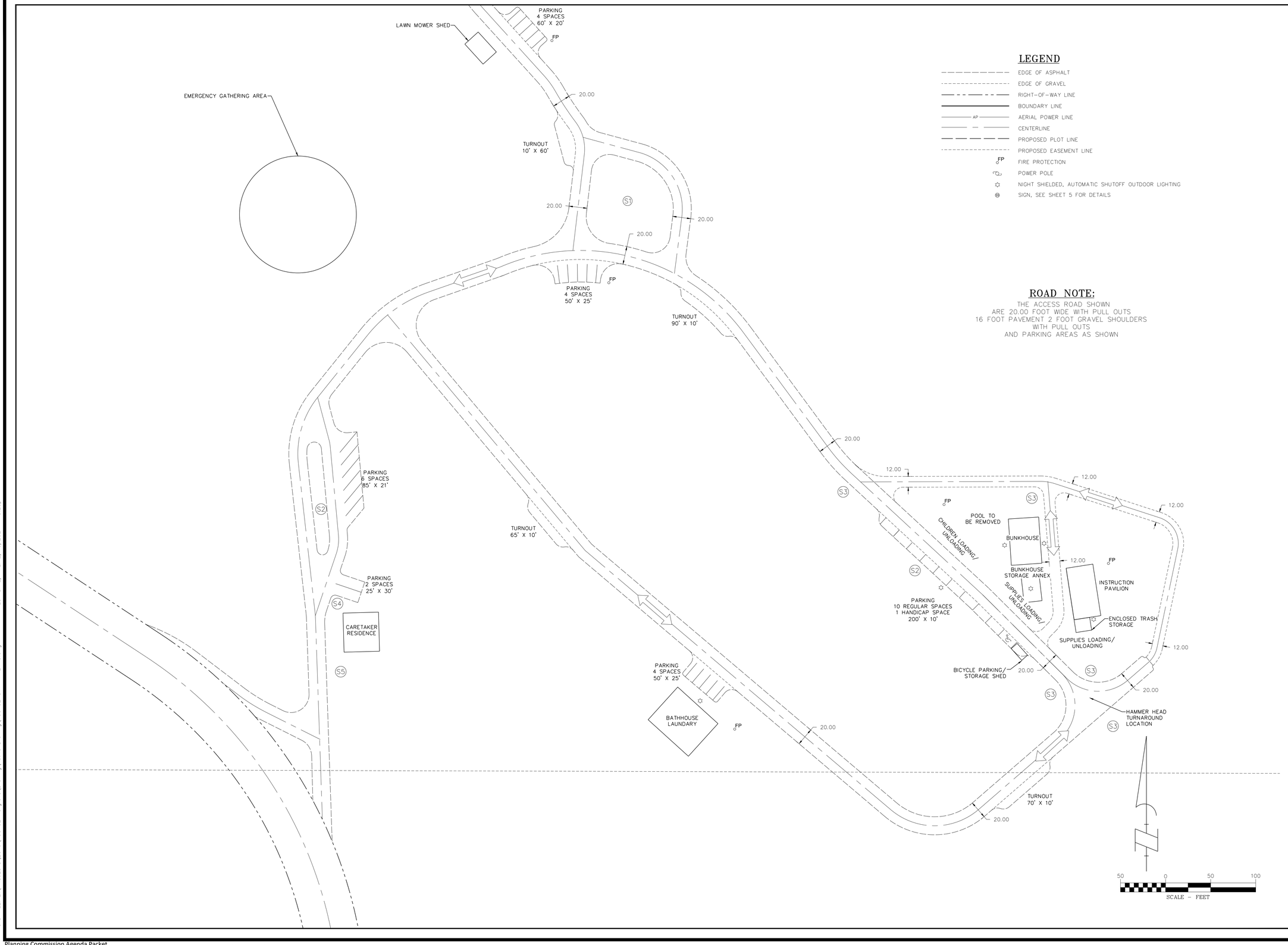
GREAT RIVER SITE PLAN
WELCOME CENTER
CARROL ROAD, MOSIER OREGON

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C3.0

CAD FILE: Z:\PROJECTS\2019\190102 Hargrove\Drawing\Active Drawing\190102 CAMP AREA-3.dwg PLOT DATE/TIME: 2/16/2021 - 3:20pm



LEGEND

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- AP — AERIAL POWER LINE
- CENTERLINE
- PROPOSED PLOT LINE
- PROPOSED EASEMENT LINE
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- NIGHT SHIELDED, AUTOMATIC SHUTOFF OUTDOOR LIGHTING
- (S) — SIGN, SEE SHEET 5 FOR DETAILS

ROAD NOTE:

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ARE 20.00 FOOT WIDE WITH PULL OUTS
16 FOOT PAVEMENT 2 FOOT GRAVEL SHOULDERS
WITH PULL OUTS
AND PARKING AREAS AS SHOWN

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ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
HOOD RIVER, OREGON 97031
TEL: 541-386-3322
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WWW.KLEINASSOCINC.COM

GREAT RIVER SITE PLAN
BUNKHOUSE
CARROL ROAD, MOSIER OREGON

REVISIONS:

NO.	DESCRIPTION	DATE

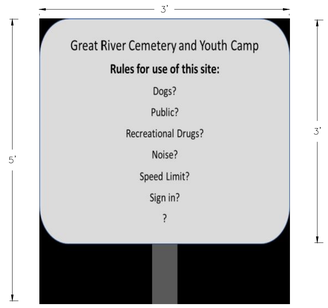
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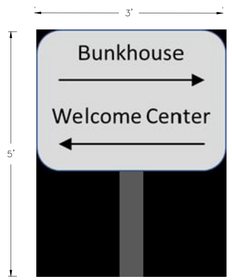
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SIGN DETAILS

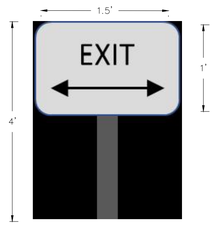
S4



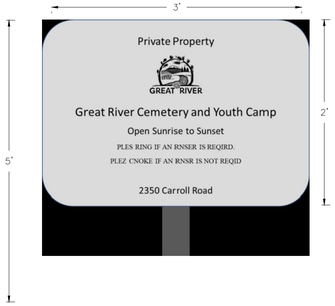
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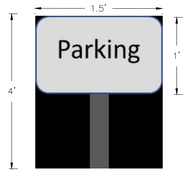
S3



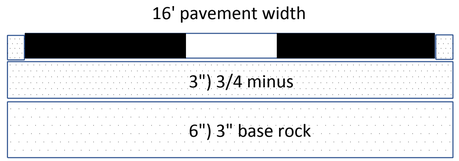
S5



S2



Great River Road Cross Section



Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING
1411 13TH STREET
HOOD RIVER, OREGON 97031
TEL: 541-386-3322
FAX: 541-386-2515
WWW.KLEINASSOCINC.COM

GREAT RIVER SITE PLAN

DETAILS

CARROL ROAD, MOSIER OREGON

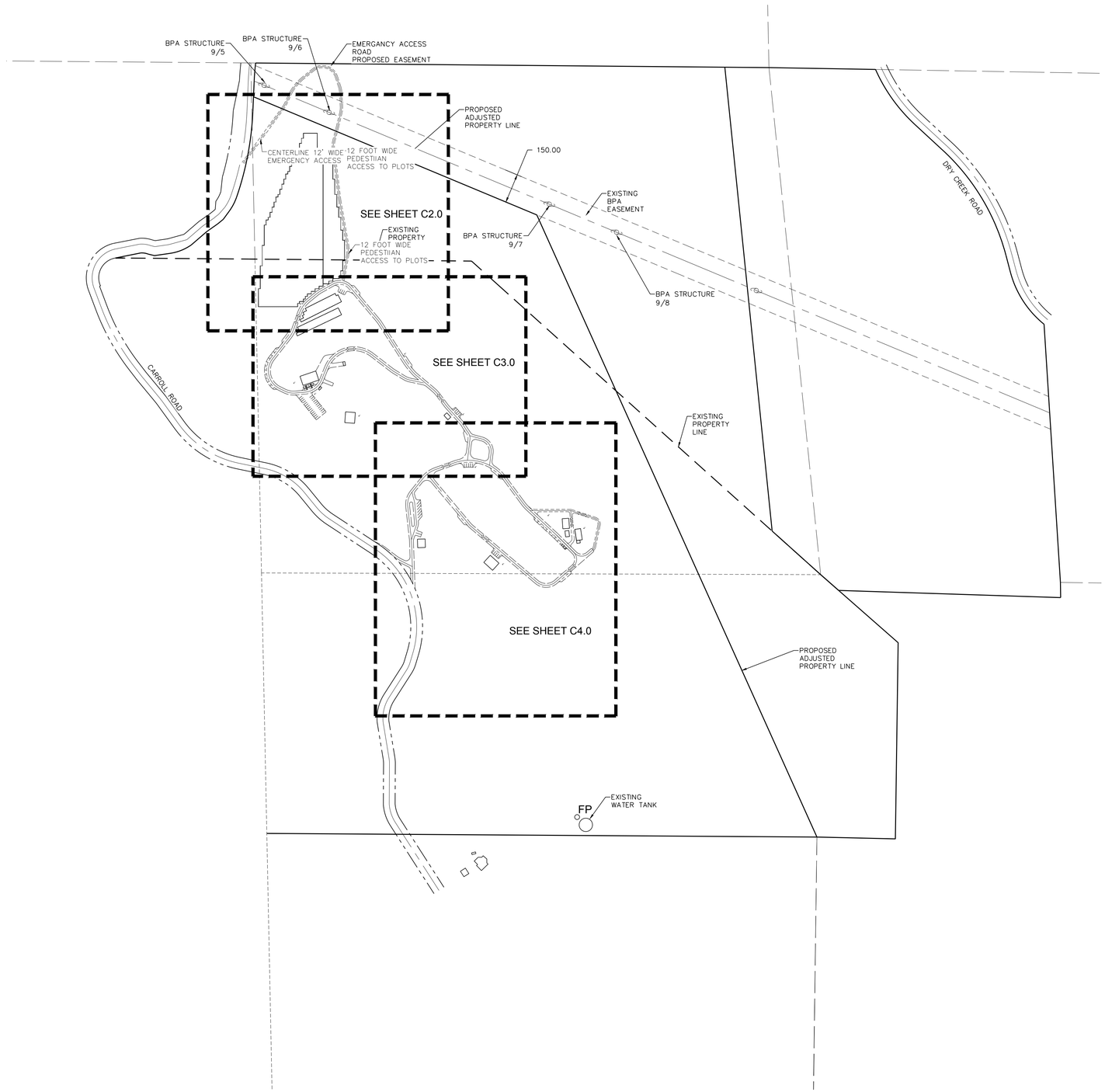
REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C5.0

CAD FILE: Z:\PROJECTS\2019\190102 Hargrove\Drawing\Active Drawing\190102 CAMP AREA-3.dwg PLOT DATE/TIME: 2/16/2021 - 3:21pm

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LEGEND

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- AP — AERIAL POWER LINE
- CENTERLINE
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- POWER POLE
- NIGHT SHIELDED, AUTOMATIC SHUTOFF OUTDOOR LIGHTING
- SIGN, SEE SHEET 5 FOR DETAILS

SHEET INDEX

C1.0	COVER PAGE OVERALL VIEW, PROPERTY BOUNDARY WITH SET BACKS
C2.0	CEMETERY SITE PLAN OVERALL VIEW
C3.0	CELEBRATION HALL
C4.0	BUNKHOUSE
C5.0	DETAILS

300 0 300 600

SCALE – FEET

Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
HOOD RIVER, OREGON 97031
TEL: 541-386-3322
FAX: 541-386-2515
WWW.KLEINASSOCINC.COM

GREAT RIVER
SITE PLAN
2350 CARROLL RD. MOSIER, OREGON

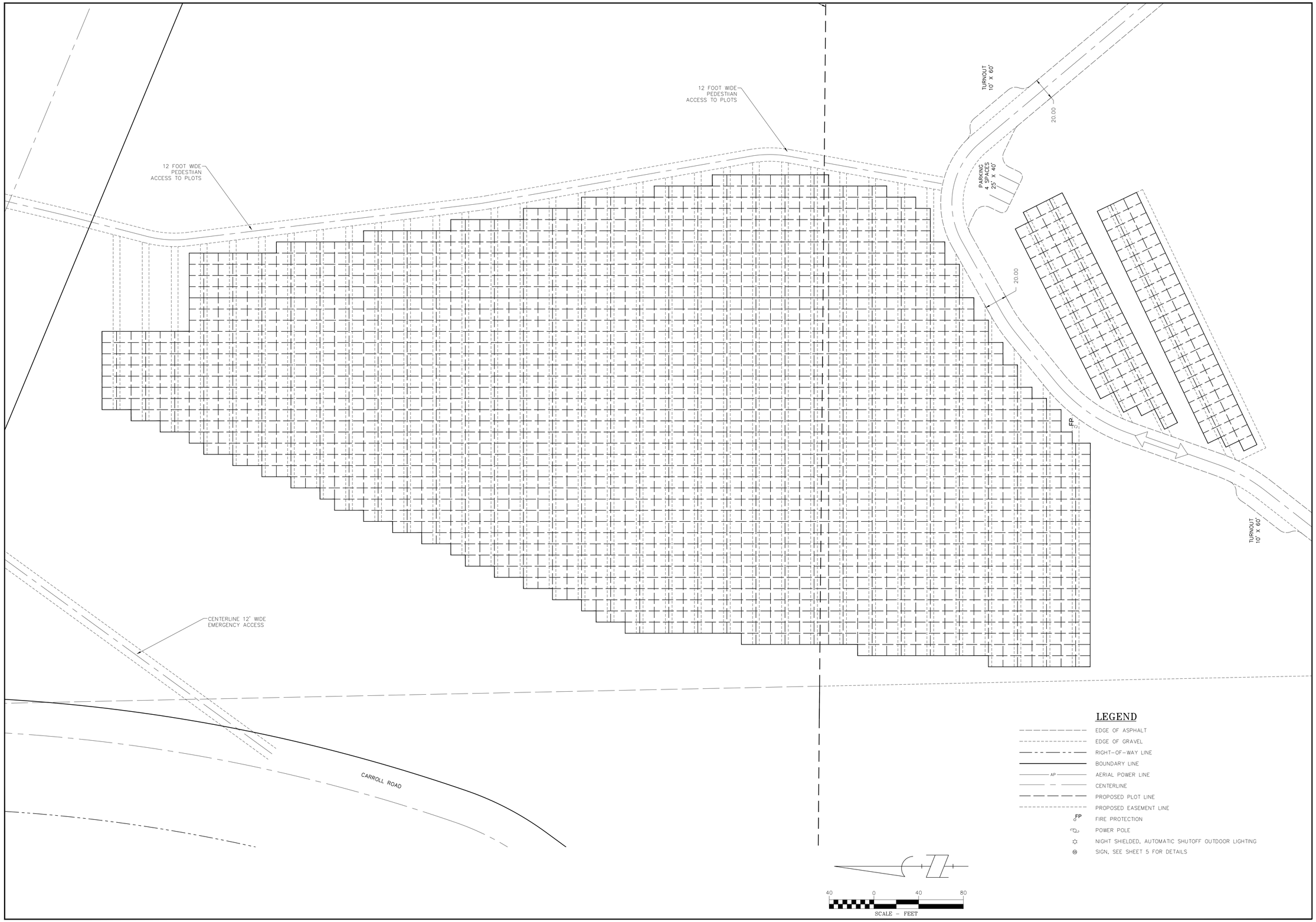
REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C1.0

CAD FILE: Z:\PROJECTS\2019\190102 Hargrove\Drawing\Active Drawing\190102 CAMP AREA-3.dwg PLOT DATE/TIME: 2/16/2021 - 3:23pm

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Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
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GREAT RIVER SITE PLAN

CEMETERY PLAN

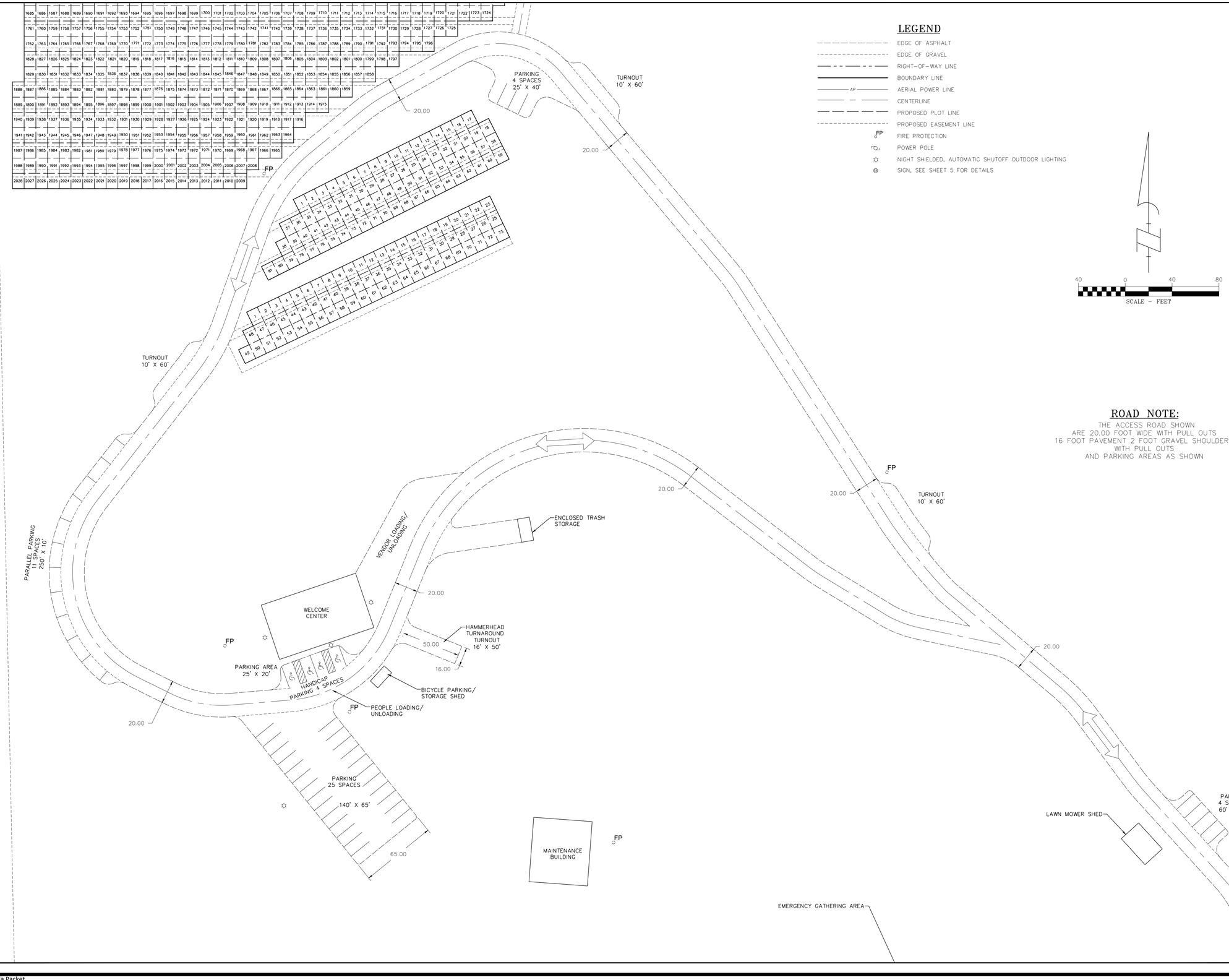
CARROL ROAD, MOSIER OREGON

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C2.0

CAD FILE: Z:\PROJECTS\2019\190102 Hargrove\Drawing\Active Drawing\190102 CAMP AREA-3.dwg
PLOT DATE/TIME: 2/16/2021 - 3:19pm



LEGEND

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- AERIAL POWER LINE
- CENTERLINE
- PROPOSED PLOT LINE
- PROPOSED EASEMENT LINE
- FIRE PROTECTION
- POWER POLE
- NIGHT SHIELDED, AUTOMATIC SHUTOFF OUTDOOR LIGHTING
- SIGN, SEE SHEET 5 FOR DETAILS

40 0 40 80
SCALE – FEET

ROAD NOTE:

THE ACCESS ROAD SHOWN
ARE 20.00 FOOT WIDE WITH PULL OUTS
16 FOOT PAVEMENT 2 FOOT GRAVEL SHOULDERS
WITH PULL OUTS
AND PARKING AREAS AS SHOWN

Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
HOOD RIVER, OREGON 97031
TEL: 541-386-3322
FAX: 541-386-2515
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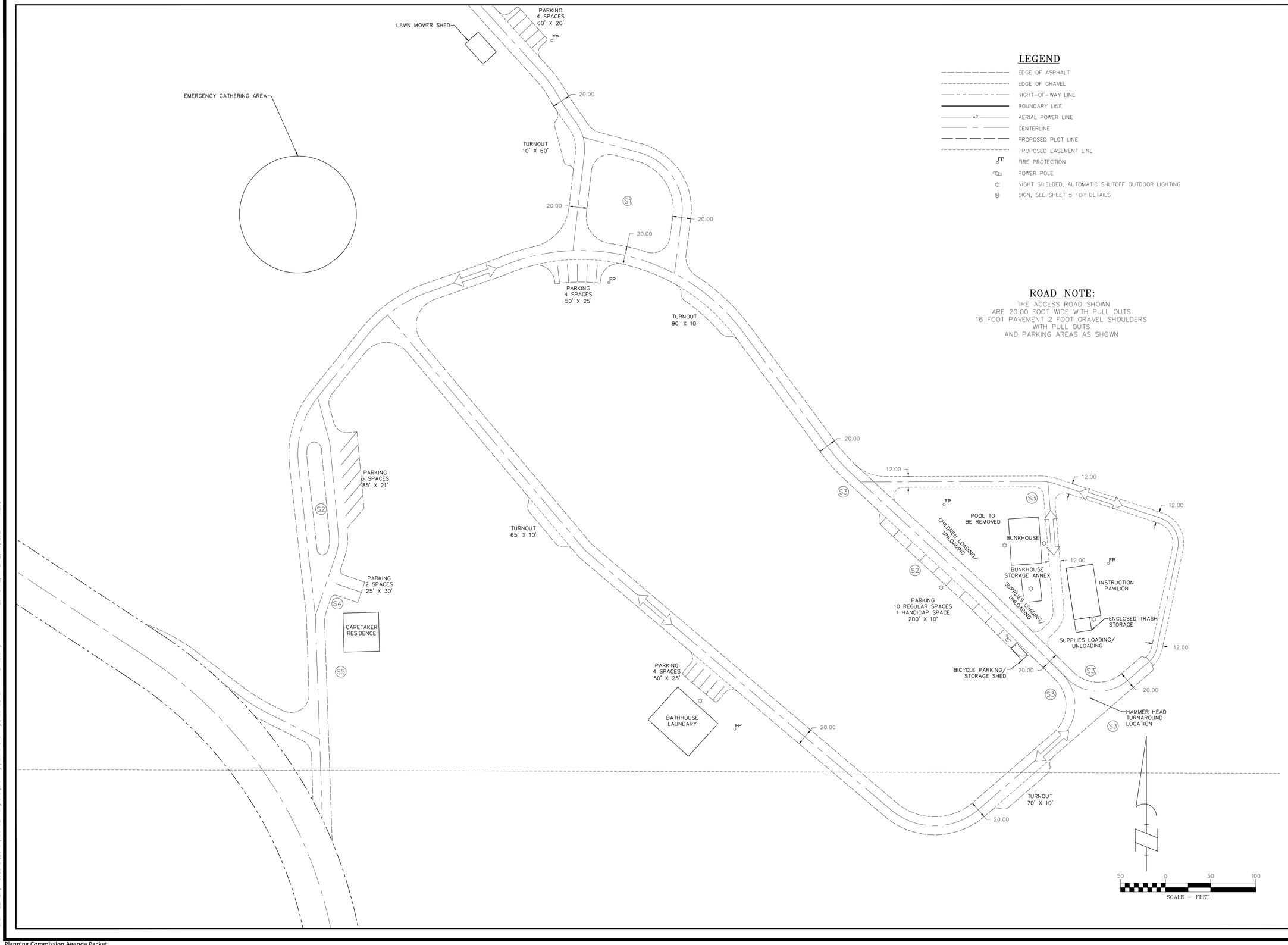
GREAT RIVER SITE PLAN
WELCOME CENTER
CARROL ROAD, MOSIER OREGON

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C3.0

CAD FILE: Z:\PROJECTS\2019\190102 Hargrove\Drawing\Active Drawing\190102 CAMP AREA-3.dwg PLOT DATE/TIME: 2/16/2021 - 3:20pm



LEGEND

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- AP — AERIAL POWER LINE
- CENTERLINE
- PROPOSED PLOT LINE
- PROPOSED EASEMENT LINE
- FP — FIRE PROTECTION
- POWER POLE
- NIGHT SHIELDED, AUTOMATIC SHUTOFF OUTDOOR LIGHTING
- (S) — SIGN, SEE SHEET 5 FOR DETAILS

ROAD NOTE:

THE ACCESS ROAD SHOWN
ARE 20.00 FOOT WIDE WITH PULL OUTS
16 FOOT PAVEMENT 2 FOOT GRAVEL SHOULDERS
WITH PULL OUTS
AND PARKING AREAS AS SHOWN

Klein & Associates, Inc.
ENGINEERING LAND SURVEYING PLANNING

1411 13TH STREET
HOOD RIVER, OREGON 97031
TEL: 541-386-3322
FAX: 541-386-2515
WWW.KLEINASSOCINC.COM

GREAT RIVER SITE PLAN
BUNKHOUSE
CARROL ROAD, MOSIER OREGON

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET C4.0

CAD FILE: Z:\PROJECTS\2019\190102 Hargrove\Drawing\Active Drawing\190102 CAMP AREA-3.dwg PLOT DATE/TIME: 2/16/2021 - 3:25pm

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Youth Camp	Approximate Acreage*	Approximate Overnight Campers*	Operations Schedule*
Camp Baldwin	654.36	226 per session	June-August
Camp Morrow	70.52 acres (EPD-14 Overlay Zone)	200 per session	June-August
WFR Young Life	1,276 acres (EPD-9 Overlay Zone)	7,000 per summer	June-August

* Data are approximations gathered from prior land use actions, website publications, and conversations with camp admin.

* Operations schedule is based on summer camps, and does not necessarily reflect year round events.

Table: Compared Approximate Youth Camp Data

Characteristics of Neighboring Properties

Tax Lot	Acreage	Zoning	Use	Permitted Outright?
2N 12E 0 701	80.31	F2	Farming	Yes
2N 12E 0 702	105.99	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 17 2502	10.70	FF-10	Dwelling, no farming	
2N 12E 17 2600	10.89	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 17 2700	10.43	FF-10	Dwelling planned, no forest mgt. activit	N/A
2N 12E 17 2800	10.00	FF-10	Camping, no farming	
2N 12E 17 3000	9.95	FF-10	Dwelling and farming	
2N 12E 18 1200	40.95	A-1(40)	Dwelling and farming	
2N 12E 18 1300	58.94	A-1(160)	Dwelling under construction	Dwelling is a Conditional Use
2N 12E 18 1400	8.23	A1(160)	Dwelling, no farming	Dwelling is a Conditional Use
2N 12E 18 2000	39.57	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 18 2100	0.67	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 18 2200	18.92	A-1(160)	Dwelling Planned	No, measure 49?
2N 12E 18 2300	39.75	A-1(40)	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1200	53.67	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1400	24.26	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1500	4.60	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1600	6.00	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 1700	42.10	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 1900	40.52	F2	Dwelling and farming	Dwelling is a Conditional Use
2N 12E 19 200	78.31	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 2000	35.31	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 2100	4.31	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 2200	43.36	F2	Dwelling	Dwelling is a Conditional Use
2N 12E 19 300	5.29	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 400	11.50	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 19 500	17.04	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 1800	39.36	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 1900	38.87	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4100	9.58	FF-10	Dwelling under construction	Dwelling is a Conditional Use
2N 12E 20 4200	8.97	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4300	7.56	F2	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4400	10.90	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4500	10.98	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 20 4600	0.52	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 4700	10.09	FF-10	Vacant, no visible forest mgt. activities	N/A
2N 12E 20 5000	24.58	FF-10	Dwelling	Dwelling is a Conditional Use
2N 12E 30 100	23.16	F2	Dwelling	Dwelling is a Conditional Use
2N 12E D28	41.42	F2	Dwelling and farming	?

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.1	394.0	10.0
Total:	6.1	2,219.0	50.0

Table: Combined Traffic when Operating at Full Capacity

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Bus roundtrips / week when in session	0	2	2	**58.0**	Annual Roundtrips
Van roundtrips / week when in session	8	0	0	**48.0**	Annual Roundtrips
Staff roundtrips / week when in session	8	7	1	**67.0**	Annual Roundtrips
Admin & cook roundtrips / week when in session	4	16	1	**101.0**	Annual Roundtrips
Parent roundtrips / week when in session	20	0	0	**120.0**	Annual Roundtrips
Total roundtrips / week when in session	40	25	4	**394.0**	Annual Roundtrips
Peak roundtrips / day	10	6.25	4	**10.0**	**Peak roundtrips / day***

* Note that Summer Camp cannot occur at the same time as Outdoor School as they use the same facilities

Table: Youth Camp Annual Estimated Traffic at Full Capacity

Building Name
Welcome Center
Maintenance Building
Bath House & Laundry
Bunkhouse
Bunkhouse Annex
Instruction Pavilion
Caretaker Residence
Lawn Mower Shed

Table: Existing Structures

Description	Summer Camp	Outdoor School	Mosier School (1 day camp sessions)	Totals	
Four day camp sessions / Year	6	4	25	**65**	Days / Year
Kids / camp session	10	50	30	**16**	Avg. Kids / Camp
Total Kids / Year	60	200	750	**1,010**	Total Kids / Year
Staff per camp	2	7	2	**4**	Avg. Staff / Camp
cooks per week	0	3	0	**1**	Avg. Cooks / Week
Admin per week	1	1	1	**1**	Avg. Admin / Week

Table: Great River Youth Camp Projected Full Capacity

Location	Spaces	Diagram
North End	4	Site Plan sheet C3.0
Lawn Mower Shed	4	Site Plan sheet C3.0
Welcome Center - main parking	25	Site Plan sheet C3.0
Welcome Center - handicap Parking	4	Site Plan sheet C3.0
Welcome Center - parallel parking	11	Site Plan sheet C3.0
Bunkhouse	11	Site Plan sheet C4.0
Bath House / Laundry	4	Site Plan sheet C4.0
Entrance	6	Site Plan sheet C4.0
Roundabout	4	Site Plan sheet C4.0
Caretaker Residence	2	Site Plan sheet C4.0
Total:	**75**	

Table: Off-Street Parking

PROPERTY LINE SETBACKS (EXISTING STRUCTURES)				
Building Name	**North Setback**	**East Setback**	**South Setback**	**West Setback**
Welcome Center	1265’	1491’	494’	768’
Maintenance Building	1410’	1378’	536’	815’
Bath House & Laundry	1833’	992’	1349’	433’
Bunkhouse	1184’	553’	1563’	1060’
Bunkhouse Annex	1184’	553’	1563’	1060’
Instruction Pavilion	1103’	514’	1508’	1116’
Caretaker Residence	1889’	1332’	1463’	175’
Lawn Mower Shed	1200’	903’	2115’	1347’

Table: Property Line Setbacks (Existing Structures)

Table: Rural Local Roads Design Standards

Table 21-1 – Rural Wasco County Public Roadway Design Standards

	Rural Local Roads									Rural Minor Collector			Rural Major Collector			Rural Arterial		
	Unpaved			Unpaved			Paved			Paved			Paved			Paved		
Design ADT	<25			25-250			25-250			250-400			400 – 2,000			>2,000		
Terrain[1]	L	R	M	L	R	M	L	R	M	L	R	M	L	R	M	L	R	M
Design Speed (mph)	30	30	20	30	30	20	30	30	20	40	30	20	50	40	30	60	50	40
Max Grade (%)	7	10	12	7	10	12	7	10	12	7	9	12	6	8	10	3	4	8
Stopping Sight Distance (ft)	220	235	135	220	235	135	220	235	135	340	230	135	475	350	235	600	610	350
Passing Sight Distance (ft)	-	-	-	-	-	-	1,090	[2]	[2]	1,470	[2]	[2]	1,835	[2]	[2]	2,135	[2]	[2]
Traveled Way Width (ft)	18	18	18	22	22	22	22	22	22	22	22	22	24	24	24	24	24	24
Paved Shoulder Width (each side)																		
- Non Bike Route	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	2	2	2
- Bike Route (ft)	-	-	-	-	-	-	-	-	-	2	2	2	5	5	5	6	6	6
Gravel Shoulder Width (each side)	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2
Roadway Width (Non Bike / Bike Route) (ft)	18	18	18	22	22	22	26	26	26	28 30	28 30	28 30	30 38	30 38	30 38	32 40	32 40	32 40
Number of Lanes	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Minimum ROW Width (ft)	50	50	50	50	50	50	50	50	50	60	60	60	60	60	60	60	60	60
Preferred Access Spacing[3]	75			100			100			150			300			500		

[1] L= Level, R=Rolling, M=Mountainous

[2] See AASHTO Manual or Guidance.

[3] Lower spacing may be allowed when supported by a traffic study and/or approved by the County Engineer.