

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

192-23-000292-PLN

File No. DR 24-02

General Application

**GENERAL LAND USE PERMIT APPLICATION**

TYPE OF PERMIT:  Zone Change  Temporary Permit  
 Site Design Review  Resource Management Plan  
Type 2 - change of type of use

Other: \_\_\_\_\_

APPLICANT: Name: Victor BROTO CARTAGENA

Mailing address: 32180 Pittsburg Rd

Phone No.: Office \_\_\_\_\_ Home (206) 794 - 5811

Are you the  property owner?  owner's agent? (360) 510 4847  
Flora

PROPERTY OWNER:  same as above, OR:

Name: \_\_\_\_\_

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

PROPERTY ADDRESS (if assigned): 32180 Pittsburg Rd

TAX ACCOUNT NO.: Tax Lot: 5226-C0-00300 Acres: 20 Zoning: PF-80

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

PRESENT USES: (farm, forest, bush, residential, etc.)

Use:	Approx. Acres
<u>Residential</u>	<u>3</u>
<u>Forest</u>	<u>6</u>
<u>Farming</u>	<u>11</u>
Total acres (must agree with above):	<u>20</u>



**PROPOSED USES:**

No new structures will be built. We plan to host 1-5 day workshops and retreats around wellbeing and creativity, focused on art, yoga, movement, crafts, etc. We plan to rent part of our property for workshop for small groups of up to 30 people. The workshop guests would be staying in our property for the duration of the event, in the existing dwellings already existing in the property and in 4 canvas tents.

We will also allow the guests to walk around the beautiful grounds. The property will be managed by the 3 co-owners.

**WATER SUPPLY:**  Private well. Is the well installed?  Yes  No  
 Community system. Name \_\_\_\_\_

**METHOD OF SEWAGE DISPOSAL:**  Community Sewer. Name \_\_\_\_\_  
 Not applicable.  
 Septic System.

If Septic, does the subject property already have a system?  Yes  No 2 independent systems  
If no, is the property approved for a Septic System?  Yes  No

**CONTIGUOUS PROPERTY:** List all other properties you own which have boundary lines touching this property:

Tax Account No.	Acres	Co-owners (if any)
n/a		
_____	_____	_____
_____	_____	_____
_____	_____	_____

**CERTIFICATION:**

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 7/30/2023 Signature: 

**NOTE:** Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

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Planning Department Use Only

Date Rec'd. 8/30/23 Hearing Date: 3/4/24  
Or: Administrative \_\_\_\_\_

Receipt No. 402282 Stormwater & Erosion Control Fees \_\_\_\_\_

Zoning: \_\_\_\_\_ Staff Member: \_\_\_\_\_

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**CONDITIONAL USE PERMIT APPLICATION**

**PROPOSED USE:** Hosting of Art, Creativity, and Wellbeing Retreats

**APPLICANT: Name:** Flora BOWLEY, Rachel JONES and Victor BROTO CARTAGENA

Mailing address: 32180 Pittsburg Rd

<u>St Helens</u>	<u>Oregon</u>	<u>97051</u>
City	State	Zip Code

Phone No.: Office (206) 794 - 5811 Home \_\_\_\_\_

Email Address: vbrotogmail.com

Are you the  property owner?  owner's agent?

**PROPERTY OWNER:**  same as above, OR:

Name: \_\_\_\_\_

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

_____	_____	_____
City	State	Zip Code

Phone No.: Office \_\_\_\_\_ Home \_\_\_\_\_

**PROPERTY ADDRESS (if assigned):** 32180 Pittsburg Rd

<u>St Helens</u>	<u>Oregon</u>	<u>97051</u>
City	State	Zip Code

**TAX MAP NO.:** Tax Lot: 5226-C0-00300 Acres: 20 Zoning: PF-80

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

\_\_\_\_\_ Acres: \_\_\_\_\_ Zoning: \_\_\_\_\_

**PRESENT USES:** (farm pasture, forest, residential, etc.)

Use: Residential 3 Approx. Acres

Forest 6

Farming 11

Total acres (must agree with above): 20



## CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. **New Uses:** What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

We plan to host 1-5 day workshops and retreats around wellbeing and creativity, focused on art, yoga, movement, crafts, etc. The workshop guests would be staying in our property for the duration of the event, in the existing dwellings. We will also allow the guests to walk around the beautiful grounds in the property around the existing meadow next to the Milton creek. The property will be managed by the 3 co-owners.

More details available in the materials accompanying this application.

2. **Suitability:** Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

Currently the property has an additional dwelling with 4 rooms and 2 bathrooms that will host the guests for the workshops. There is an existing modern barn that will be used to host different activities, such as painting or yoga.

The existing 20 acres are plentiful to host the expected guests for regular workshops. There are no adjoining houses next to our property, so we would not create any privacy concerns for our neighbors. The goal is to help create workshops that respect and honor nature, and foster the wellbeing of our community.

3. **Compatibility:** How will the use be compatible with surrounding uses?

We don't expect to interfere with any of the neighbors or the surrounding properties. We have talked with immediate neighbors and they support our plans and visions. We will continue to dedicate 17 of the acres of the property to forestry and to farming.

Our goal is to create a space where small groups can gather for learning and connecting with each other, creating a welcoming and beautiful space in the St Helens area.





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**+ Section 1503, Conditional Uses:**

.5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposes use also satisfies the following criteria:

- A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
- B. The use meets the specific criteria established in the underlying zone;
- C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
- D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
- E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
- F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
- G. The proposal will not create any hazardous conditions.



File No. CU \_\_\_\_\_  
Fee: \_\_\_\_\_

WATER SUPPLY:  Private well. Is the well installed?  Yes \_\_\_\_\_ No \_\_\_\_\_  
 Community system. Name \_\_\_\_\_

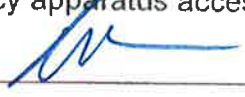
METHOD OF SEWAGE DISPOSAL:  Community Sewer Name \_\_\_\_\_  
 Not applicable  
 Septic System  
If Septic, does the subject property already have a system?  Yes \_\_\_\_\_ No \_\_\_\_\_  
If no, is the property approved for a Septic System?  Yes \_\_\_\_\_ No \_\_\_\_\_

EMPLOYEES: For any business, how many expected full or part-time employees will you have, including yourself and family members: 3 (all of them) property owners)

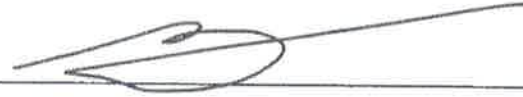
CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature:  Date: 01/17/2023

CERTIFICATION:  
I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: 12/2/2022 Signature: 

+++++  
Planning Department Use Only

Date Rec'd. \_\_\_\_\_ Hearing Date: \_\_\_\_\_  
or Administrative \_\_\_\_\_

Receipt No. \_\_\_\_\_

Zoning: \_\_\_\_\_ Staff Member: \_\_\_\_\_

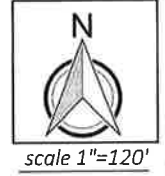
Previous Land Use Actions: \_\_\_\_\_

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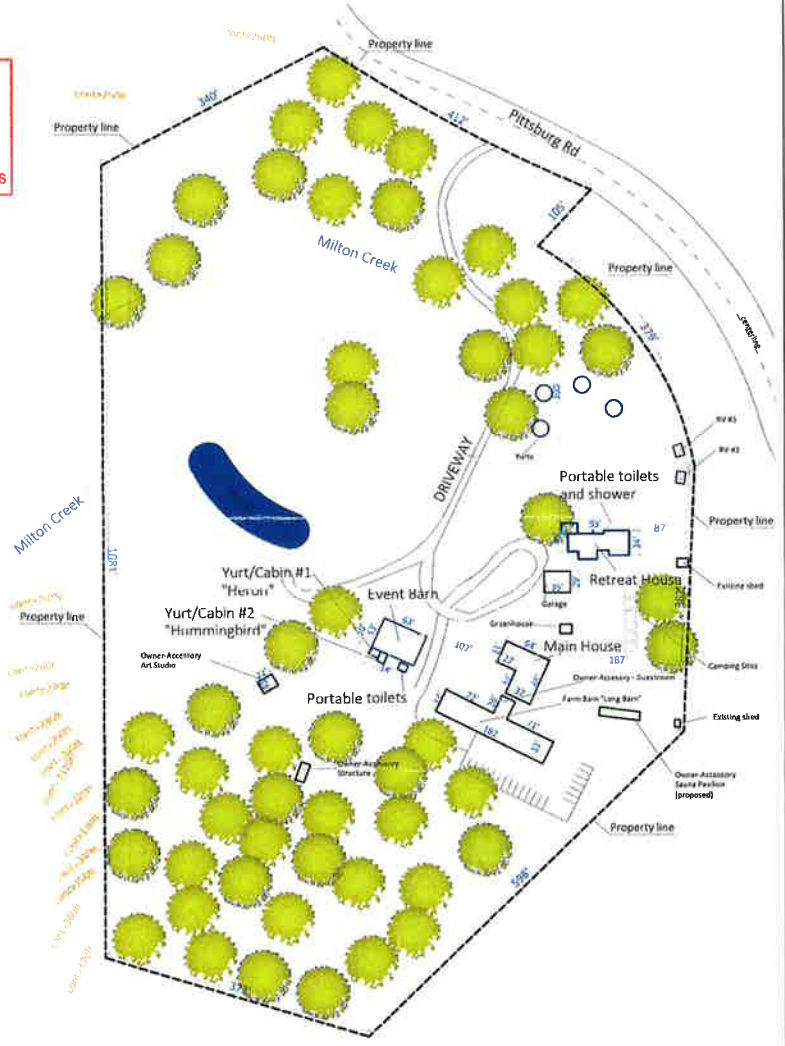


**SITE PLAN**  
 32180 Pittsburg Rd  
 St. Helens, OR 97051  
 Parcel ID: 5226-CO-00400  
 Lot area: 20 Acres  
 Paper Size: 11"x17"

Revised Site Plan dated Feb 8, 2024  
 for DR 24-02 and CU 24-01



**RECEIVED**  
**FEB 08 2024**  
 and Development Services







### 32180 Pittsburg Rd – Parking Plan

Parking Spaces (9'x18'): 29  
Handicapped Parking Spaces (12'x18'): 4  
Surface: Gravel and grass

Access to Pittsburg Rd

PITTSBURG RD









# CU 24-01/DR 24-02 Zoning Map



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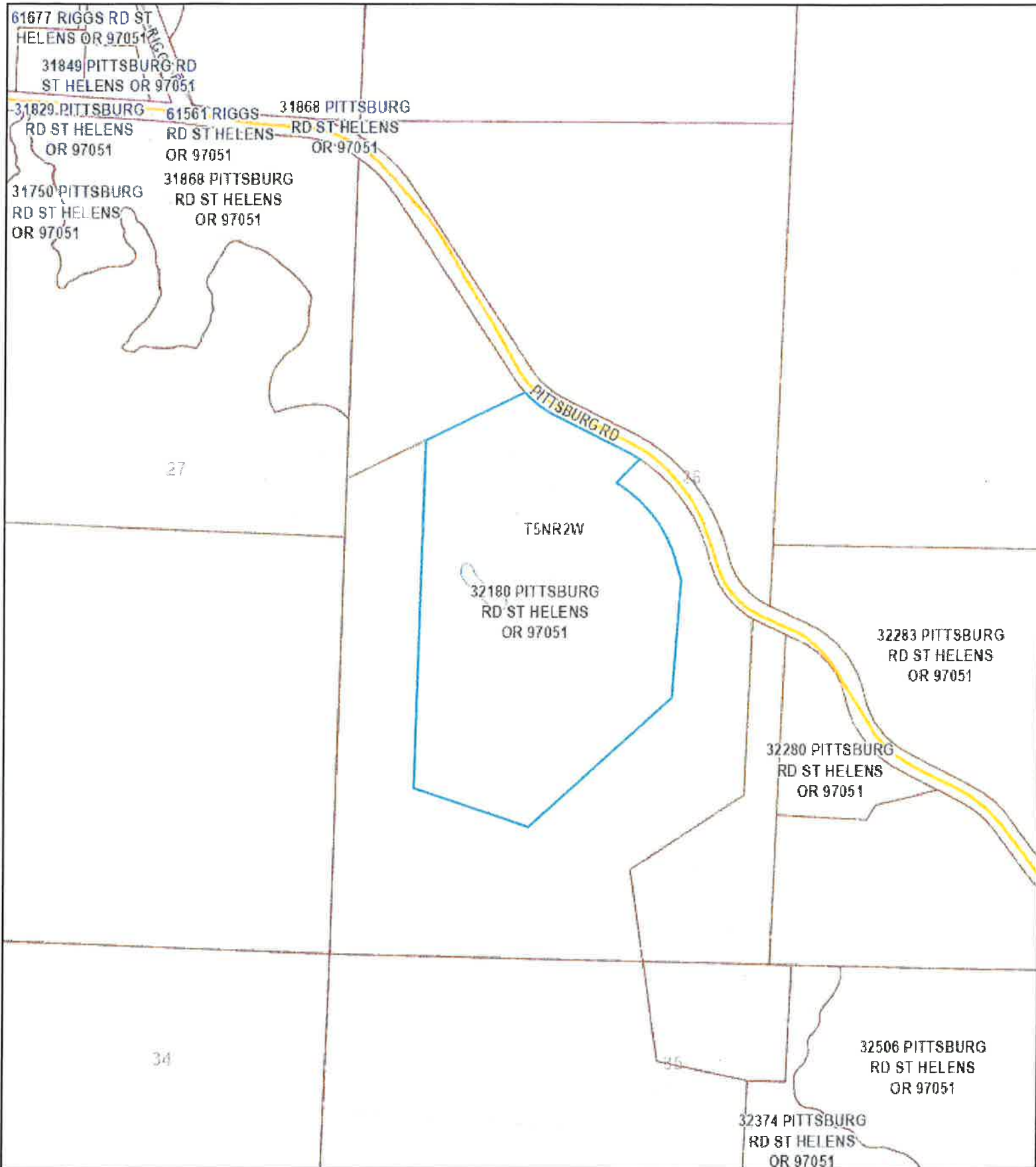
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# CU 24-01/DR 24-02 Address Map



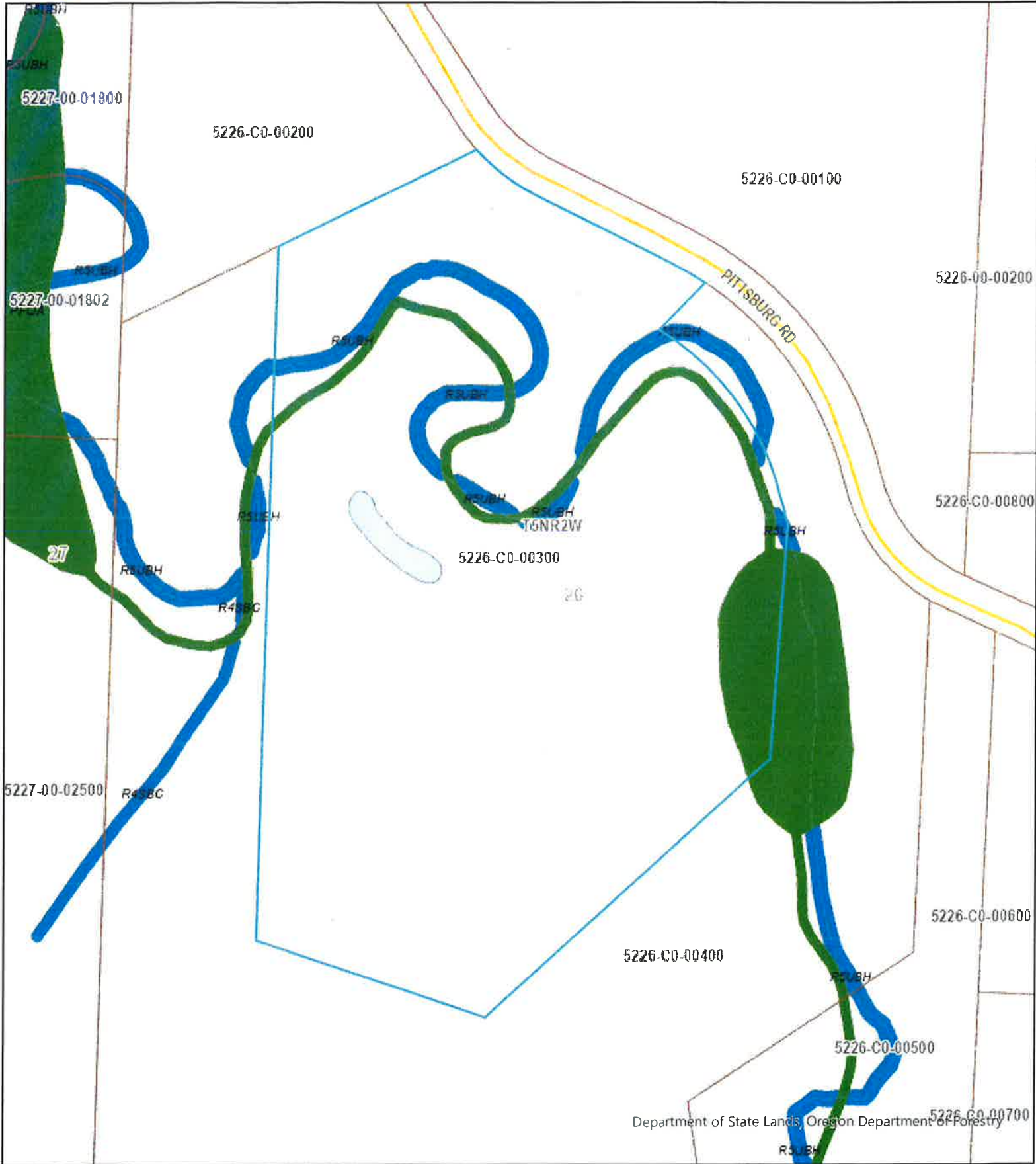
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# U 24-01/DR 24-02 Stream and Wetlands Map



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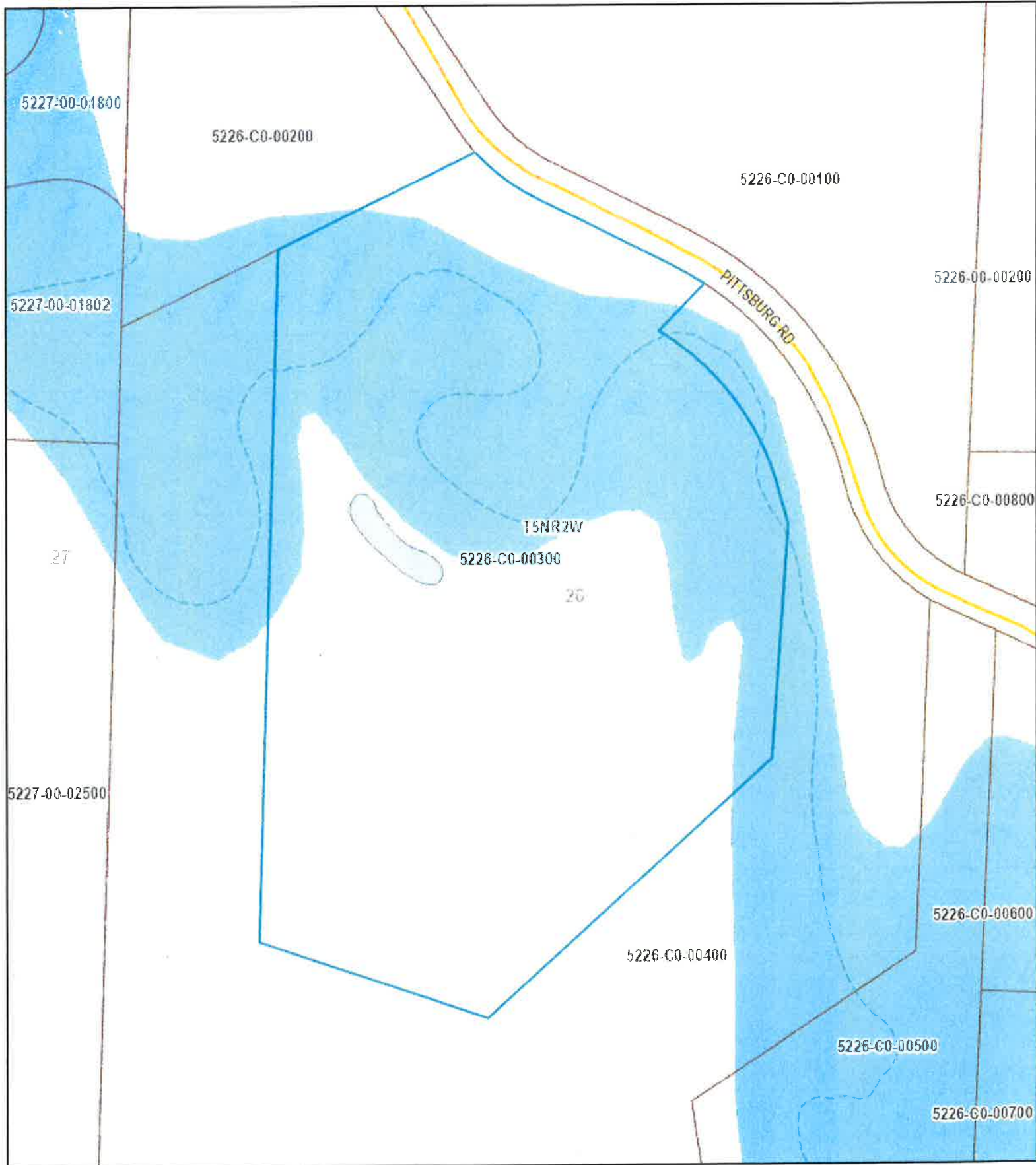
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# CU 24-01/DR 24-02 Floodplain Map



8/28/2023 9:25 AM

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# CU 24-01/DR 24-02 Vicinity Map



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team; USGS The National Map; National Boundaries Dataset; 3DEP Elevation Program; Geographic Names Information System; National Hydrography Dataset; National Land Cover Database; National Structures Dataset; and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information; U.S. Coastal Relief Model. Data refreshed April, 2023.



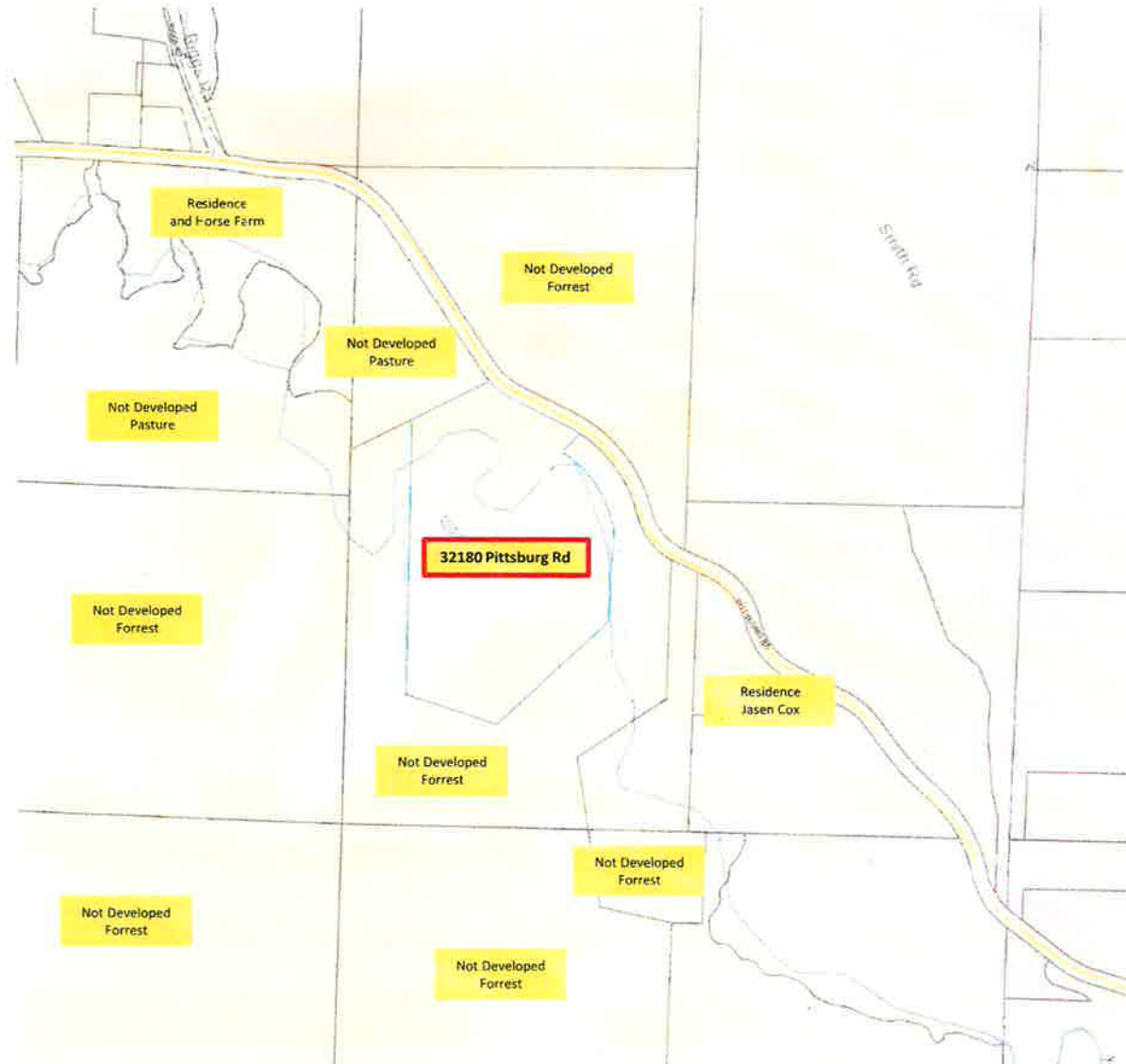
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## Vicinity Map

### 32180 Pittsburg Rd St Helens

Account Number: 434197  
Map and Taxlot: 5226-C0-00300  
Image: [Map](#)  
Owner: CARTAGENA V J & JONES R A & BOWLEY F S  
Agent:  
Mailing Address: 32180 PITTSBURG RD/ST HELENS, OR 97051  
Primary Situs: 32180 PITTSBURG RD ST HELENS OR 97051  
Property Class: 641  
Number of Residences: 1  
Number of Buildings: 1  
Unit ID: 52399  
Unit Count: 1  
Maintenance Area: 06  
Study Area: 62  
Notation Code: 014





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JAN 08 2024

Land Development Services

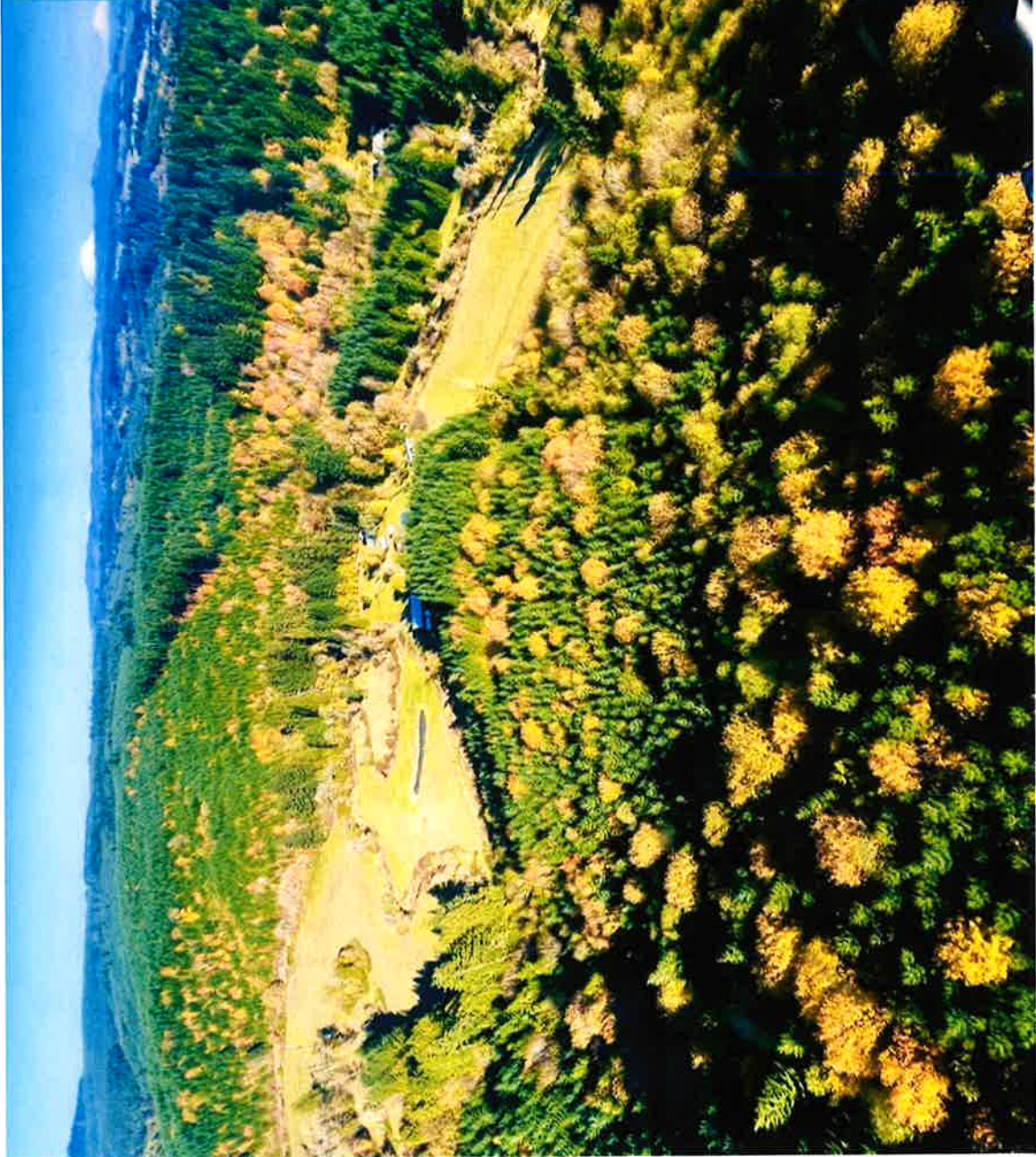
32180  
Pittsburg Rd  
St Helens, OR - 97051

Application Materials for Site Review  
Conditional Use Permit



# Contents

1. Project Description
  - Vision and Project Principles
  - History
  - Building and Structures
  - Zoning Considerations
  - Signs
  - Access & parking
  - Grading
  - Flood Hazard
2. Impact Assessment
  - Neighbors
  - Community
  - Economy
  - Support of the land
  - Ownership
3. Improvements already made on the property





# Vision

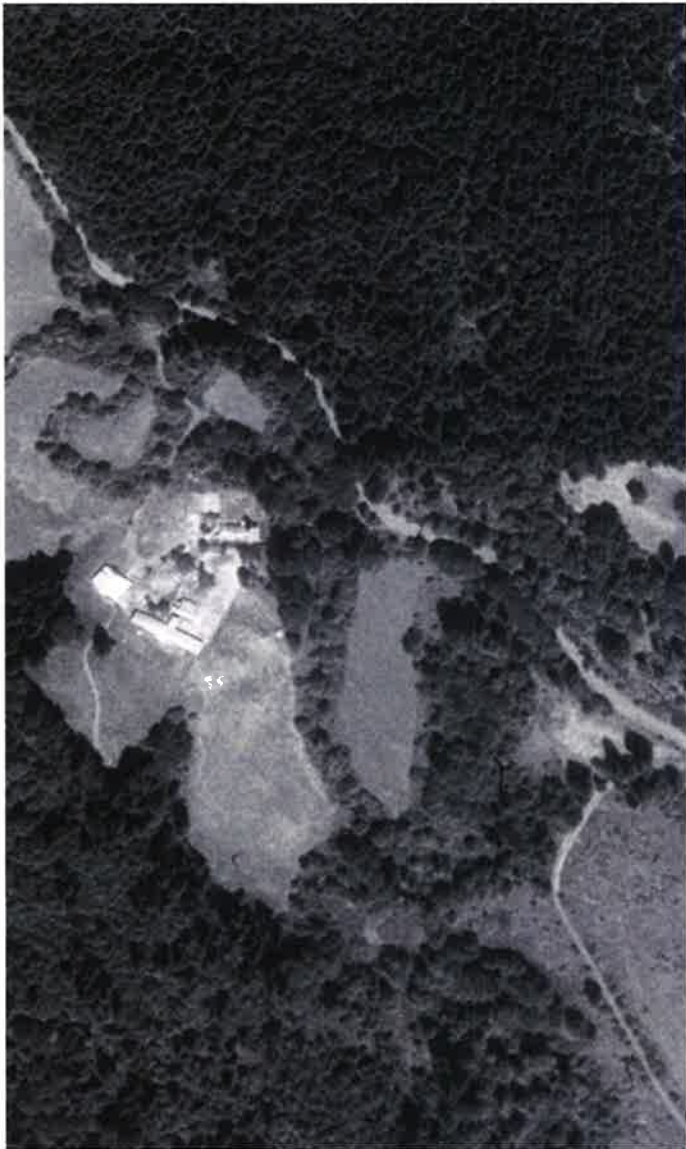
Our vision is to create a sanctuary space for groups to gather, learn, and connect through nature-based learning, wellness programs, family celebrations, and arts education. Building strong community connection is at the center of our mission.

Examples of the types of gatherings we hope to bring to Columbia County are painting retreats, writing immersions, yoga/meditation classes, leadership trainings, permaculture and herbalism workshops, family reunions, intimate multi-day weddings and anniversary parties, and acoustic music camps.

We have been creating and hosting international and local art-based retreats for over a decade and have an extensive understanding about how to create safe, uplifting, and meaningful events which connect and strengthen communities.



## Project Description and Plans



# History and Land Use

Our property is a 20-acre lot. Approximately 3 acres hold the 2 houses, barns and owner-accessory spaces. The property is zoned as PF-80.

For the proposed use for nature-based learning, wellness programs, family gatherings, and arts education, those **3 acres** will also include the parking for guests.

6 acres will continue to be dedicated **forest land** (last harvested in 2006) and 11 acres will continue to be dedicated to **farming** (hay production).

The division of land use is consistent with the historical use of this land. Dating back to at least the 1990s, the existing buildings have been in place with the same division of land use.

The main structures on the property were built before 1984: Main House (1900s, renovated in 2016), Additional house (1930s), Main Barn (mid 20<sup>th</sup> century, rebuilt in 2013), Long Barn (mid 20<sup>th</sup> century). Additional portable, non-permanent structures were installed by the previous owners between 2015 and 2021.

The appendix contains more details about the actual uses of the previous owners of the property in the 2010s until we bought the property in 2021.

*Picture on the left shows property on 1990, with similar land use division*



# Project Principles

Re-use of existing structures present on the property.

*No new structures built, land grading, or modifications to the landscape.*

*The property has been used to host events by the current and previous owners for the last 6+ years. This permit will properly regulate the use and allow for the right reviews and oversight.*

Sustainable and small footprint

*No employees. Renting will be managed directly by the 3 co-owners. Owner lives full-time on the property.*

*Small footprint on property. Multi-day retreats and gatherings, with minimal in & out traffic. Utilization expected to be ~15% of the year.*

*Respect to privacy. No walk-in or drive-by traffic. Only pre-reserved guests allowed on the property. No business signage.*





# Change of Use: Hosting Gatherings

The proposed use would allow for the hosting of small groups of people in the **existing dwellings** described below in this document.

Following the permitted **Conditional Use in PF-80** sections 505.4, 505.11, 508 – 510, the request is to approve the Campground use for the property. We plan to use 2 camper trailers (19' and 15' in length) with no plumbing hook-ups or permanent electrical connection.

Additionally, this would also allow for the hosting of occasional larger events benefitting the St Helens community such as weddings, graduation celebrations, or family gatherings.

*See "Additional Information - Criteria for Conditional Use" document enclosed in permit application for additional information on the considerations for PF-80 and Conditional use requirements.*



# Gatherings: Size, Duration and Frequency

The property will continue to be the primary residence of Flora Bowley, and the second home of Rachel Jones and Victor Broto. The 3 owners have separate business and professional engagements.

The proposed business plan entails the hosting of gatherings combining it with our main professions: fine art and art education, therapy and engineering. We are dedicating our efforts to provide only a **curated** and selected group of workshops. The goal is not to maximize occupancy or profit, but to support family and community gatherings, and provide a space to attract educational and life-enriching programs to the area.

For that purpose, we expect gatherings and workshops to be

Summer	Size	10-30 people
	Frequency	2-3 events per month
	Duration	3-4 days
Fall, Winter, Spring	Size	10-15 people
	Frequency	0-2 events per month
	Duration	2-4 days

We expect to host guests in the property is for an average of 63 days -or about **17% occupancy rate**





# Buildings and Structures

The property currently has the following **existing** structures (all built before our ownership) that will be used for this Conditional Use:

2 dwellings (4 and 3 bedrooms, respectively)

1 insulated 2,400sqft barn

2 non-permanent yurt/cabins.

We propose that the cabins meet the same criteria as what is defined as a 'yurt' in Columbia County Zoning Ordinances. These are non-permanent structures, each containing a single bed. They are placed on wooden platforms, without any permanent foundation. Although these structures are rectangular rather than round, we believe they align with the intent of ORS 215.459, which stipulates that yurts should be "located on the ground or on a wood floor with no permanent foundation".

No **new structures** will be built to support the Conditional Use.

One of the dwellings is, and will remain as, the primary residence of the owners. This dwelling, along with other existing owner-accessory structures (such as art studio, guest room, cabin) will not be part of the Conditional Use proposal.





# Buildings and Structures - Details

Existing and temporary Structures that will be part of the Conditional Use

1. 4 br House "Retreat House"- 10 beds
2. Yurt/Cabin #1 "Hummingbird" – 1 bed
3. Yurt/Cabin #2 "Heron" – 1 bed
4. Non-permanent trailer camper #1 - 1 bed
5. Non-permanent trailer camper #2 - 1 bed



Other existing structures that will not be part of the Conditional Use

- 3 bdr House "Main House"- Private residence of owners
- 100' "Long Barn" – farming equipment
- Garage – workshop & storage
- Sauna Pavillion – Personal use of owners only (*under permitting*)
- Owner-Accessory art studio
- Owner-Accessory guest room
- Owner-Accessory accessory cabin structure





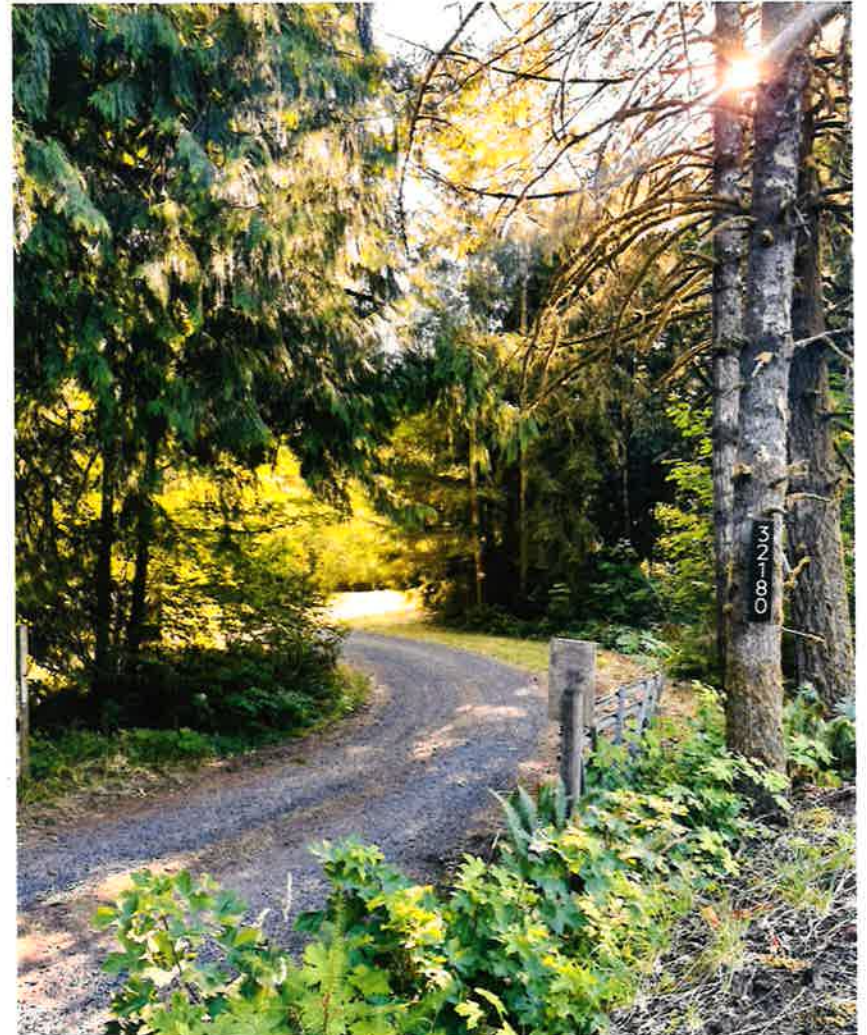
# Signs

The property **will not be open to the walk-in public**. Only guests who have pre-registered for gatherings and workshops will receive the address and be able to access the property.

No business signs will be erected. The only sign visible from the road will be the "32180" (pictured on the right).

There will be **no posting** of the property on sites such as Airbnb, Hipcamp or similar sites.

Our goal is to remain quiet, private, and unobtrusive.





# Grading, Drainage, Landscape and Wetland Mitigation Plans

**No new structures, new grading or new drainage** is required for this project.

The proposed conditional use will not interfere with Milton creek, that transverses the north of the property. We plan to continue to foster its conservation and dedicate proceeds to its continued restoration.

New garden beds have been setup for the private use of the owners. Regenerative land practices and a sensitivity to permaculture and biodiversity will be upheld, and more native plants will be added each year.







# Access, Parking and Circulation Plan

The property has **direct access to Pittsburg Rd.**

The parking is estimated to hold up to 30 vehicles. Following the sustainability principles of the project, carpooling will be strongly encouraged to reduce impact on the land.

All vehicles will be contained on the 3 acres used for residential use.

No parking will be visible from Pittsburg Rd, or from any of the existing neighboring residences.

No grading, pavement or asphalt will be required. The parking will be emplaced in the existing flat lawn around the SE corner of the “Long Barn” structure.







# Transportation Impact Analysis

According to Section 1450, a Transportation Impact Analysis is required if this is deemed a change in land use or zone designation.

This present document outlines the scope of the proposed changes. There will be no new structures or developments. All access to the property is through the property's direct access to Pittsburg Rd.

Refer to the "Conditional Use-Supplemental Info" document for additional details on the expected traffic parameters.



5226-C0-00300 Flood Hazard Zone



## Flood Hazard Zone

Part of the property is under FEMA's 100yr Flood Hazard Zone.

**No new structures** will be built in the Flood Hazard Zone



# Water & Sanitation

## Water

On-site private well provides water for guests.

## Toilets & Showers

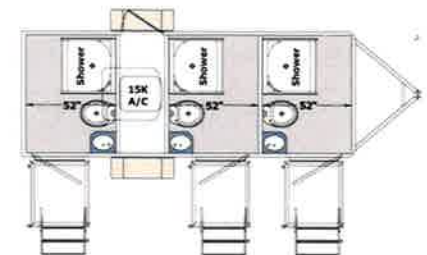
*Retreat House* counts with 2 full bathroom for 10 guests, connected to a dedicated septic system.

For larger events, guests will use portable toilets and showers.

Portable toilets: [Hudson Garbage](#)

Portable showers: [Royal Restrooms of Oregon](#), with self-contained 450-gal black water tanks.

Both the portable toilets and showers will be serviced to dispose of the blackwater by their corresponding cleaning services. It will not affect the current septic systems in the property







# Out of scope for Cond. Use: Sauna Pavilion

We are additionally under permitting to allow for the construction of a *Sauna Pavilion*.

The pavilion will be dedicated for **personal use *only*** by the owners. To enforce that:

“*Private – Do not enter*” signs will be posted on the structure

Separate water and electricity cut-off valves, not accessible to guests

**Additional Context** - Beyond additional requirements, the current plan for the pavilion is to use the existing septic system of the Main House in the property. This septic system does not have the requirements for commercial use, preventing it for being used by guests of the property as described in this proposal.





Impact



# Impact to Neighbors - Principles



The Conditional Use application includes several mitigations to ensure that the proposed use of the property does not create any negative impact on neighbors. These include:

**Quiet hours:** Quiet hours will be enforced from 10pm to 8am to ensure that neighbors are not disturbed by noise.

**Reduced, curated number of workshops:** The number of workshops hosted on the property will be reduced and carefully curated to ensure that they do not create any negative impact on neighbors –but rather enrich the community.

**Limiting day use:** Day use will be limited, with people not coming and going frequently. The property will not be used as a hotel, an Airbnb, or a HipCamp.

**Hosting multi-day retreats and workshops:** Multi-day retreats and workshops will be hosted, where people sink in and stay overnight. There will be no signage, and the property will not drive unnecessary traffic to the area.

**No structures visible by neighbors:** No structures on the property are visible by neighbors' residences.

**Parking plan:** A parking plan is in place to manage the parking of vehicles on the property and prevent any negative impact on neighbors.

**Low impact:** The character of the property or the valley will not be altered, and no disturbances will be caused to neighbors.

These measures demonstrate our commitment to ensuring that the proposed use of the property does not create any negative impact on neighbors.

# Support from Neighbors and Community

Support for this proposal has been expressed by the following neighbors and members of the community:

**Erica Weltsch** – 31868 Pittsburg Rd neighbor (adjacent neighbor to the West).

**Jasen Cox** – 32260 Pittsburg Rd neighbor (adjacent neighbor to the East). Available by phone to express support for this proposal. Phone (917) 203-3346

**Emilia Ponti** – 29756 Pittsburg Rd neighbor. Executive Director of [WildFlower Play Collective](#)

**Gabrielle Restid** – 30905 Pittsburg Rd neighbor.

**Joan Youngberg** – President of Columbia Arts Guild.

**Erin McCown and Jamie Mason** – Owners of [Hallows Pizza](#).

*See copies of letters of support in [Appendix](#)*





# Benefits to local community and neighbors

The proposed use of the property as a sanctuary space for groups to gather, learn, heal, and connect has the potential to bring many benefits to the immediate community and neighbors. Some of the benefits include:

**Offering a space for family events:** The property will offer a space for family events such as weddings, retirement parties, birthday parties, graduation parties, and reunions. This will provide a convenient and beautiful location for families in the community to celebrate important milestones.

**Hosting community events:** The property will also be available for hosting community events and opening the event space to neighborhood use and community gatherings. This will provide a venue for local organizations and groups to come together and connect.

**Bringing culture and cultural events to the area:** The property will draw artists, musicians, and appreciators of the arts to the area.

**Stewarding the land:** The owners of the property are committed to stewarding the land and will be applying for USDA grants to help replace riparian areas around the creek. This will help to protect and preserve the natural environment on the property.

**Forest management:** The owners will continue to engage in forest management activities such as thinning, limbing, replanting, and protection of native plants. These efforts will help to maintain the health and vitality of the forest on the property.

Overall, the proposed use of the property has the potential to bring many benefits to the immediate community and neighbors. By offering a space for family and community events, stewarding the land, and engaging in forest management activities, the property will contribute to the well-being of the local area.



# Benefits to St Helens Economy

The proposed use of the property as a sanctuary space for groups to gather, learn, and connect will bring culture and commerce to Columbia County. The property will attract visitors to the area and provide opportunities for local businesses to benefit. Some of the potential impacts on the local economy of St Helens, OR include:

**Employment of local services:** The property will employ local services such as Hudson Garbage Services, Ramos Landscaping, local cleaning services, and catering and food businesses. These businesses will provide essential services to support the events hosted on the property and will benefit from the increased economic activity.

**Attracting visitors:** By hosting events such as painting retreats, family reunions, herbalism workshops, intimate multi-day weddings and anniversary parties, writing immersions, yoga/meditation classes, and acoustic music camps, the property will attract visitors to the area and the surrounding attractions and businesses.

**Contributing to growth and development:** Overall, the proposed use of the property will have a positive impact on the local economy. By attracting visitors to the area and employing local services, the property will contribute to the growth and development of Columbia County, in addition to adding enriching cultural events to the area.



# Conditional Use to support the improvements in the land

The proposed Conditional Use of the property as a sanctuary space for groups to gather, learn, and connect will provide a sustainable income that can be used to support the improvement of the land and the existing dwellings. This will benefit not only the property but also the whole community. Some of the ways in which the new use will generate money to help the land and the property include:

**Providing additional income:** The proposed Conditional Use will provide additional income that can be used to continue to support the improvement of the land and the existing dwellings. This will help to maintain and enhance the property for the benefit of all who use it.

**Investing in upgrades:** The owners have already invested significantly in bringing the property up to standards and beautifying both the structures (inside and out) and the grounds. For example, they have spent over \$20k in upgrading multiple aspects of the electrical installation across the property to address safety hazards, over \$30k in upgrading the dwellings to prevent infestations from bats, rodents, and other pests, over \$20k in painting to protect the longevity of the dwellings and over \$100k in interior upgrades, remodeling, and beautification. These investments benefit not only the property but also the whole community.

**Funding continued care:** Granting the Conditional Use will allow for the funding of continued care of the property. This will ensure that the property is well-maintained and able to support forestry and farming activities, as well as hosting events and gatherings.

Overall, the proposed Conditional Use of the property has the potential to generate money that can be used to support the improvement of the land and the existing dwellings.





# Ownership

The property is owned by three individuals: Flora Bowley, Rachel Jones, and Victor Broto.

**Flora** is a world-class artist and author of four popular art books who has taught retreats worldwide. She is highly respected in her field and has a wealth of experience in creating and hosting art-based retreats. Her retreats are attended by participants from around the world. You can visit her website at [florabowley.com](http://florabowley.com) for more information on her background and expertise. Flora has already been invited to join the CCCC and Arts Council in St Helens and looks forward to becoming involved in the local arts community.

**Rachel** is an experienced Hakomi and IFS practitioner, as well as a massage therapist. She has taught internationally in Tensegrity workshops, along with its founder Kelly Clancy. Rachel brings a wealth of knowledge and experience in the field of therapy and wellness to the property.

**Victor** is also a Hakomi practitioner and serves as the president of the board of the Hakomi Education Network. He has led mindfulness-based support groups in Seattle, along with Rachel, and has also worked for over 15 years as an engineering manager at Microsoft.

The owners are well respected for their vision and positive contributions to their communities. They are well connected leaders and already have interest from groups interested in hosting events, such as state-wide leadership trainings, singer songwriter camps, artist retreats, herbalism trainings and more. The property offers a unique opportunity for these individuals to share their knowledge and expertise with others in a beautiful, natural setting.

Overall, the ownership of the property brings together a diverse range of talents and expertise, with a shared vision of creating a sanctuary space for groups to gather, learn, and connect. Their backgrounds in art, therapy, leadership, mindfulness, and wellness make them well-suited to curate and host meaningful events that enrich the lives of those who attend.





Improvements to the property

# Property in 2021





# Property in 2021





# Improvements by current owners



\$30k+ roof and pest control improvemv

\$20k+ electrical work to fix security hazards across the property



New entryways



# Improvements by current owners







# Improvements by current owners





# Letters of Support

# Letters of support

Emilia Ponti, neighbor and Exec. Dir. of Wildflower Play Collective

*Dear Land Development Commission,*

*As a resident of Pittsburg Rd and the Executive Director of Wildflower Play Collective, a sliding-scale, member-based, indoor playground for kids created by local moms for local families, I want to offer my sincere support of Flora, Rachel, and Victor and their vision to create a nourishing community space at 32180 Pittsburg Rd.*

*In the past two years, they have poured so much love and care into their dream of creating a beautiful gathering place in this community, and I know St Helens will benefit greatly from having them here.*

*I have known Flora and her work for many years, and I have witnessed the way she brings positive energy and creative vision to her communities. We're lucky to have these thoughtful and community-minded folks in St. Helens, and I look forward to seeing what they create with the support of this permit.*

*Sincerely, Emilia Ponti*

*29756 Pittsburg Rd  
(503) 929-7651  
emiliaroseponti@gmail.com*

Joan Youngberg, President of Columbia Arts Guild

*To Land Development Commission:*

*I'm a 30-year resident of St Helens and the president of the Columbia Arts Guild, and I was thrilled so see Flora Bowley, a world-renowned artist, author, and teacher, move to St. Helens in 2021. I am a current member of her online community, and it's been a pleasure getting to know her personally since her move here.*

*Flora and her partners, Rachel Jones and Victor Broto, have done a remarkable job renovating and caring for their property at 32180 Pittsburg Rd, and I know they will bring a fresh spark of culture, creativity, and commerce to Columbia County.*

*I wholeheartedly support their vision of creating a thoughtful gathering place in St Helens. This will make a wonderful addition to the community.*

*Best regards,*

*Joan Youngberg*

*(503) 369-1081*



# Letters of support (cont'd)

Gabrielle Restid, 30905 Pittsburg Rd neighbor

*Greetings, to the men and women who serve on the Land Development Commission,*

*I write to express my support for the Conditional Use Permit application submitted by Rachel, Flora, and Victor, owners of the property at 32180 Pittsburg Rd.*

*Based on what I know, their vision to enhance community building in Columbia County through nature-based classes, wellness programs, family celebrations, and arts education is a welcome addition to our neighborhood. After the last several years of uncertainty, there is an immense need for human connection in the calm sacred space of nature.*

*Rachel, Flora and Victor's intention to care for the land they hold dear, and the guests who come to visit, is conducive to creating an atmosphere of health and wholeness. Their kindness and goodwill was apparent to me on first meeting, and they have been respectful neighbors on our quiet country road.*

*In our community of St. Helens, the spirit of neighbor, friend and family is readily available, and through their proposed use of property, Rachel, Flora, and Victor are sure to enhance and beautify the reputation of our community. I'm happy to support their application.*

*Sincerely,*

*Gabrielle Restid  
30905 Pittsburg Rd.  
St. Helens, OR 97051*

Erin McCown, Hallows Pizza Owner (St Helens)

*Dear Land Development Commission,*

*I am writing to express my support for the Conditional Use application submitted by Flora, Rachel, and Victor, owners of the property located at 32180 Pittsburg Rd, in St Helens.*

*My partner, Jaime Mason, and I own Hallows Pizza in St. Helens. We were the winners of the SHEDCO Business Plan competition a few years ago, which helped to fund our dream of preparing high-quality woodfired pizza using local ingredients. Through that process, we had the opportunity to get to know other local business owners and get an idea of the type of event and creative spaces that are wanted and needed in our community.*

*We recently had the pleasure of catering a private gathering at the 32180 Pittsburg Rd. property, our 13th of the season, and we were completely inspired by the location. The owners have created an incredibly beautiful and welcoming space that will be an absolute treasure to have locally.*

*On a personal note, I have been following Flora's art career for years and have taken a workshop in her studio. I can't think of a better person to steward this property and bring more commerce to St. Helens.*

*As a board member of the Columbia County Museum Association, I am passionate about cultivating and preserving places in our county for people to gather, learn and connect. I fully support their idea and can't say enough about how much the exquisitely maintained property showcases the natural beauty of our area and enhances their vision.*

*Best regards,  
Erin McCown*





# Letters of support (cont'd)

Randy and Marci Sanders , 32283 Pittsburg Rd neighbor  
"Big River Taproom" owner

*I write in full support of Flora Bowleys' art business in Happy Hollow/Yankton. My wife Marcia and I moved here three decades ago and purchased 17 acres across from Ms. Bowley's residence. There has been a concerning pattern of inconsistent business ventures in our community. Flora Bowley's success as an artist and teacher is already well-established.*

*Flora Bowley, an artist of international acclaim, has been praised by media outlets in Spain, Japan, Germany, the United States, and more. She has been featured in The Huffington Post and various international magazines such as In Her Studio, Business Heroine, Spirituality and Health, Professional Artist, Where Women Create, Cloth Paper Scissors, and many others. She has written and contributed to a variety of published works. Flora Bowley is an amazing asset to Columbia County.*

*Our community benefits from her artistic, healthy business. In today's global economy, Flora's contribution to commerce will establish a valuable global reach. Flora's business has the potential to bring global attention to Columbia County, similar to the impact of music on Austin and Nashville. Moreover, it prioritizes clean and eco-friendly commerce.*

*Flora sets an example for young people — especially in small towns like ours — illustrating how art can steer their lives towards success and financial security if they put effort into honing their skills. Flora has the potential to be an amazing youth mentor. The decision to bring Flora Bowley into economic development in Columbia County is a clear and positive move.*

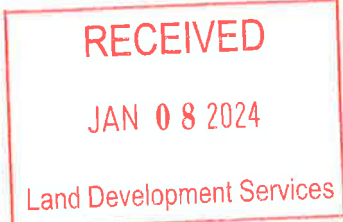
Respectfully yours,

Randy and Marci Sanders  
32283 Pittsburg Road  
Owner of Big River Taproom  
Tap Into Wine



# Project Narrative

- Name of the project: 32180 Pittsburg Rd
- Owners: Flora Bowley, Victor Broto Cartagena, Rachel Jones
- Developer: No new construction planned
- Contact Persons:
  - Victor Broto  
[vbrot@gmail.com](mailto:vbrot@gmail.com)  
(206) 794-5811
  
  - Flora Bowley  
[flora@florabowley.com](mailto:flora@florabowley.com)  
(360) 510-4847
- Description of the project:
  - Create a sanctuary space for groups to gather, learn, and connect through nature-based learning, wellness programs, family celebrations, and arts education. Building strong community connection is at the center of our mission. Examples of the types of gatherings we hope to bring to the St Helens area are family reunions, intimate multi-day weddings and anniversary parties, painting retreats, writing immersions, yoga/meditation classes, leadership trainings, permaculture and herbalism workshops, and acoustic music camps. We have been creating and hosting international and local art-based retreats for over a decade and have an extensive understanding about how to create safe and meaningful events.
- Timeline
  - Ready to start as soon as the permits and all the pertinent reviews are completed. No new construction, roads or grading are planned or required for this project.
- Location
  - 32180 Pittsburg Rd
  - Tax Account 5226-C0-00300



# Additional Information - Criteria for Conditional Use

Supplemental Information – Dec 6<sup>th</sup> 2023

The present document is intended to provide additional information regarding the Application for a Conditional Use and Design Review originally submitted on Aug 25<sup>th</sup>, 2023:

- Map/Taxlot: 5226-C0-00300
- Tax Account: 434197
- Site Address: 32180 Pittsburg Road
- Zone: Primary Forest (PF-80)
- File No.: CU 24-01& DR 24-02

Additionally, section (8) has been added to this document based on the preliminary review by Columbia County Land Development Services.

## Contents

- Additional Information - Criteria for Conditional Use ..... 1
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# 1. Conformance for Conditional Use under Ordinance 1503

## *General Considerations*

We are submitting this application for the approval of a Conditional Use in our property at 32180 Pittsburg Rd taking in account the following, as described within Ordinance 1503, and the permitted uses as a Campground, related to CCZO 505.4:

- The characteristics of the site are suitable for the proposed, with 2 existing homes and a barn that can accommodate guests in an educational or artistic workshop.
  - The size of the property (20 acres) provides a beautiful natural setting for guests, without any changes to the natural features.
  - There are no residences adjacent to our property, ensuring that it does not create any potential nuisance or inconvenience to neighbors.
  - We have communicated with both of our most adjacent neighbors and other neighbors nearby in the vicinity, who approve and support our plans. Letters of support have been included in the appendix to the “Project Description” document.
- The existing facilities and transportation systems are sufficient to support the workshops, without adding any additional load into the system. There will be no walk-in traffic. Additional details are provided in Section (5) below.
- There are no material changes to the property to support the hosting of workshops (no new buildings or utilities), therefore not altering the character of the surrounding area in any substantial matter.
- The proposed use will not create any hazardous conditions, environmental or otherwise.

We want to continue to maintain the character of the Milton Creek valley:

- There will be no signs outside or at the entrance of the property. We want to protect the privacy of our property, as well as that of our neighbors.
- The only employees will be the owners of the property (Flora Bowley, Rachel Jones, Victor Broto Cartagena), not requiring any external employees.
- The workshops and the attending guests will be hosted in the existing dwellings of the property.
- The workshops will not interfere with the farm use (hay pastures) and forest existing on the property.

## *Related to the uses in Forest Lands*

- There will be **no new structures** being built pursuant to the proposed new use.
- Chapter 660, Forest Lands, Land Conservation and Development Department
  - Uses Authorized in Forest Zones
    - There will not be any intensively developed recreational uses, such as swimming pools or stores of any kind.
- Section 507, PF-80

- There will be no new dwellings or structures being built to support the proposed use of the land.
- The water supply is from a local well located in the property.
- There is direct access to a public road (Pittsburg Rd)
- Section 508, PF-80
  - The proposed use will not change the existing and future farming practices:
    - There are no new structures being developed.
  - If required, we will provide as needed a waiver of remonstrance to the County Clerk to ensure that we will not remonstrate against or begin legal action or suit proceeding to cause or persuade the owner or operator of any farm or forest lands to modify the conduct of legal and accepted farm or forest operations.

*Related to Riparian Corridors*

- Sections 1170-1184
  - The proposed use will not change the existing Riparian Corridor Boundary existing within the property.
    - There are no new structures being developed.
    - There is no filling, grading, drainage or removal of trees or vegetation.

*Related to Conditional Use*

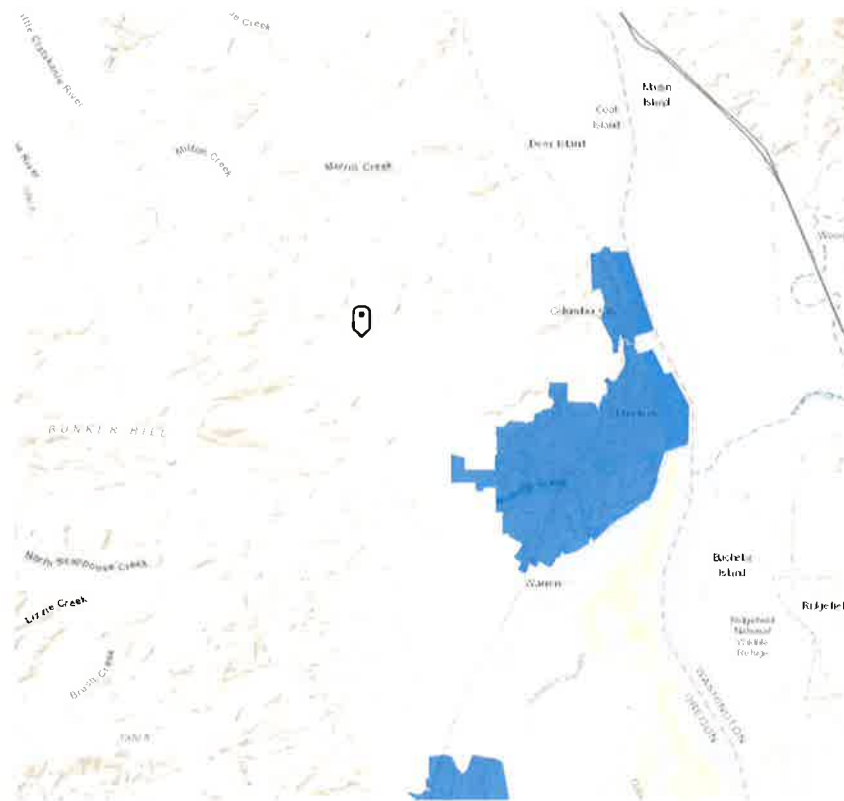
- Section 1300
  - No business signs or illuminated signs will be erected. The only sign visible from the road will be the "32180"
  - The property will not be open to the walk-in public. Only guests who have pre-registered for gatherings and workshops will receive the address and be able to access the property.
- Section 1450
  - According to Section 1450, a Transportation Impact Analysis is required if this is deemed a change in land use or zone designation. See section (5) below for additional details.

## 2. Type of Application and Applicable Criteria in CCZO 505.4 (A), (B), (C)

The application submitted is for **Conditional Use under 505.4**. The proposed Conditional Use application meets the necessary requirements based on the following:

- CCZO 505.4 (A)
  - The distance to the closest corners of St Helens' UGB are 3.3 miles (corner of Sykes Rd and Saulser Rd) and 3.5 miles (corner of Pheasant Hill Ln and Pittsburg Rd).
    - Reference map for UGB: [Urban Growth Boundaries | Urban Growth Boundaries | Oregon GEOHub](#)





- The proposed use will be for temporary and recreational use, namely the hosting of nature-based learning, wellness programs, family celebrations, and arts education.
- The property contains outdoor natural amenities, such as the existing forest grove and meadows. The agricultural and forest environments will be protected by the designation of paths that provide safeguards to the existing environment.
- There will be no separate sewer or electric hook-ups to individual campsites.
- Overnight temporary use in the campground by a camper or camper's vehicle will not exceed a total of 30 days. The average stay will be 3 days, with a maximum of 7 days.
- CCZO 505.4 (B)
  - There will be two camper trailers for temporary use, with no separate sewer or water hook ups. Regular 120V/15A extension cords will be used to provide power to the camper trailers.
  - There will be no water, sewer or electricity provided to other campsites.
- CCZO 505.4 (C)
  - There will be two additional non-permanent, portable structures for overnight stays. Please refer to Section (8) below in this document for additional details.

Please note that the “Additional Information - Criteria for Conditional Use.pdf” document submitted in Aug 2023 did incorrectly refer to a Home Occupation submission as it was not properly amended -apologies for the mistake.



### 3. Stormwater and Erosion Control Plan

As we understand it, there is no applicable Stormwater and Erosion Control Plan required as listed in the Columbia County Stormwater and Erosion Control Ordinance (November 21, 2001), section I.B.1.a-e Applicability.

This Conditional Use permit does not include any building permit, grading, partitions, subdivisions, constructions of pipes or flow-altering structures, or construction of new public roads.

The proposed conditional use will not interfere with Milton creek, that transverses on the north side of the property. We plan to continue to foster its conservation and dedicate proceeds to its continued restoration.

### 4. Standards for Parking Plan Requirements

Please see the attached “Parking Plan – Oct 2023.pdf” for details, containing:

1. Dimensions of the parking lot
2. Access to Road
3. Location of individual parking spaces
4. Circulation Pattern

Please note that:

- There are no curb cuts. The property has direct access to a public road, Pittsburg Rd, through a private driveway.
- There is natural drainage through the parking lot. The area will not be asphalted.
- There are no slopes greater than 5% in the parking area. The contour lines are included in the main site plan.
- There is no abutting property, as the parking spaces are well within the property lines.
- There will be no new landscaping. The native plants around the parking spaces will be preserved.

### 5. CCZO 1450 – Transport Impact Analysis (TIA)

Following the guidelines included in CCZO 1450, we will follow the review of the County to determine whether a TIA is required.

These are the details of the development:

- A. Type of uses within the development TIA:

As described in more detail in the Project Description document, the property will host multi-day (typically 3-4 day) workshops and trainings.

B. The size of the development:

The maximum number of visitors to the property is 30.

C. The location of the development:

32180 Pittsburg Rd

D. Proposed new accesses or roadways:

No new accesses or roadways will be built.

E. Estimated trip generation:

We expect to generate additional traffic to the property only in the beginning and the end of the events hosted at the property. In those cases, we expect that less than 20 additional vehicle-trips would be done for the arrival of the guests, typically over a 1-2 hours window. Carpooling will be encouraged.

Summer	Size	10-30 people (with temporary tents)
	Frequency	2-3 events per month
	Duration	3-4 days
Fall, Winter, Spring	Size	10-15 people
	Frequency	0-2 events per month
	Duration	2-4 days

F. Proposed study area

- a. We expect all guests to the property to arrive from St Helens through Pittsburg Rd.

As shared previously, we will wait for the review from the County to establish whether a TIA is required.

## 6. Site Design Review Submittal List

Included as "Site Design Review Submittal Checklist.pdf"



## 7. Existing and Proposed structures

As requested, please see the updated Existing ("Site Map – Existing.pdf") and Proposed ("Site Map – Proposed.pdf") Site Maps with all existing structures, and the proposed use.

Please note that the included proposed "Sauna Pavilion," under building permit review, is not part of the application for the Conditional Use. This is for personal use only. No new construction of structures are part of this application proposal.

## 8. Yurts for overnight camping and Owner-Occupied Structures

The proposed plan for our private campground includes two additional spaces for overnight stays in addition to the main Retreat House. These are two non-permanent, portable structures (named "Heron", "Hummingbird"). Separate owner-occupied structures will only be used by the owners and will not be used by guests. These are detailed in the site map submitted with our application.

- "Heron" and "Hummingbird" are non-permanent structures, each containing a single bed. They are placed on wooden platforms, without any permanent foundation. Although these structures are rectangular rather than round, we believe they align with the intent of ORS 215.459, which stipulates that yurts should be "located on the ground or on a wood floor with no permanent foundation".

As prescribed in CCZO 505.4, none of these structures include plumbing, sewage disposal hook-up or internal cooking appliance. In terms of the classification of our structures, we believe that our non-permanent, portable structures, namely "Heron" and "Hummingbird," meet the spirit of the definition of "yurts" under ORS 215.459, providing transient overnight lodging without serving as permanent residences.

As described in more detail in the "Project Description" document, the intended use will be short-term stays, typically for the duration of a gathering or workshop. Guests will typically stay overnight for 2-3 nights. This transient usage aligns with the intent of ORS 215.459.

All the structures mentioned are minimalist in design, containing only beds and no water or toilet facilities. These amenities are provided in separate communal facilities within the campground. The structures are integrated into the property environment, minimizing their visual impact, and preserving the natural beauty of the land. We are committed to creating a private campground that meets all applicable criteria and provides a valuable service to our community.



# HOW TO PREPARE YOUR HOME FOR WILDFIRES

WILDFIRE RISK REDUCTION STEPS THAT CAN MAKE YOUR HOME SAFER DURING A WILDFIRE



## ■ VEGETATION MANAGEMENT

### 1. HOME IGNITION ZONES

To increase your home's chance of surviving a wildfire, choose fire-resistant building materials and limit the amount of flammable vegetation in the three home ignition zones. The zones include the **Immediate Zone**: (0 to 5 feet around the house), the **Intermediate Zone** (5 to 30 feet), and the **Extended Zone** (30 to 100 feet).

### 2. LANDSCAPING AND MAINTENANCE

To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove plants containing resins, oils, and waxes. Use crushed stone or gravel instead of flammable mulches in the **Immediate Zone** (0 to 5 feet around the house). Keep your landscape in good condition.

## ■ FIRE RESISTIVE CONSTRUCTION

### 3. ROOFING AND VENTS

Class A fire-rated roofing products, such as composite shingles, metal, concrete, and clay tiles, offer the best protection. Inspect shingles or roof tiles and replace or repair those that are loose or missing to prevent ember penetration. Box in eaves, but provide ventilation to prevent condensation and mildew. Roof and attic vents should be screened to prevent ember entry.

### 4. DECKS AND PORCHES

Never store flammable materials underneath decks or porches. Remove dead vegetation and debris from under decks and porches and between deck board joints.

### 5. SIDING AND WINDOWS

Embers can collect in small nooks and crannies and ignite combustible materials; radiant heat from flames can crack windows. Use fire-resistant siding such as brick, fiber-cement, plaster, or stucco, and use dual-pane tempered glass windows.

## ■ BE PREPARED

### 6. EMERGENCY RESPONDER ACCESS

Ensure your home and neighborhood have legible and clearly marked street names and numbers. Driveways should be at least 12 feet wide with a vertical clearance of 15 feet for emergency vehicle access.

- Develop, discuss, and practice an emergency action plan with everyone in your home. Include details for handling pets, large animals, and livestock.
- Know two ways out of your neighborhood and have a predesignated meeting place.
- Always evacuate if you feel it's unsafe to stay—don't wait to receive an emergency notification if you feel threatened from the fire.
- Conduct an annual insurance policy checkup to adjust for local building costs, codes, and new renovations.
- Create or update a home inventory to help settle claims faster.



**TALK TO YOUR LOCAL FORESTRY AGENCY  
OR FIRE DEPARTMENT TO LEARN MORE  
ABOUT THE SPECIFIC WILDFIRE RISK  
WHERE YOU LIVE.**



**FIREWISE USA®**  
RESIDENTS REDUCING WILDFIRE RISKS

VISIT [FIREWISE.ORG](https://www.firewise.org) FOR MORE DETAILS

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Order a Reducing Wildfire Risks in the Home Ignition Zone checklist/poster at [Firewise.org](https://www.firewise.org)



**WAIVER OF REMONSTRANCE**

I hereby certify that under no circumstances, now or at any time in the future, will I remonstrate against or begin, maintain or cause to have begun or maintained on my behalf, any legal action, suit or proceeding, nor will I take any other action whatsoever, to cause or persuade the owner or operator of any farm or forest land adjacent or near to the subject tax lots, to cease or modify any legal and accepted practice regarding their current, past or future farm or forestry operations.

Dated: \_\_\_\_\_ Signed: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Street Address or P.O. Box No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Subject Tax Map ID: \_\_\_\_\_ LDS File No.: \_\_\_\_\_

Deed & Book and/or  
Recording Reference: \_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON            )  
  ) ss  
County of Columbia        )

This instrument was acknowledged before me on





# LAND USE PLANNING NOTES ▶▶▶▶



"STEWARDSHIP IN FORESTRY"

NUMBER 1 • MARCH 1991

**PURPOSE:** This technical bulletin has been developed jointly by the Department of Forestry and structural fire protection agencies in Oregon as technical guidance and recommended minimum standards to meet the requirements of new administrative rules, OAR 660-06-035 (fire siting standards for dwellings and structures) and OAR 66006-040 (fire safety design standards for roads) adopted by the Land Conservation and Development Commission for forest land zones (Goal 4 lands). Counties are encouraged to adopt stricter rules in forest zones where these recommendations might not adequately address a particular hazard or risk.

## **RULE REQUIREMENTS:**

**OAR 660-06-035 (Fire Siting Standards for Dwellings and Structures) requires that:**

"[T]he following fire siting standards or their equivalent apply to new dwelling or structures in a forest or agriculture/forest zone:

"(1) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

"(2) Road access to the dwelling shall meet road design standards described in OAR 660-06-040.

"(3) The owners of the dwellings and structures shall: maintain a primary fuel-free break area surrounding all structures; clear and maintain a secondary fuel-free break area; and maintain adequate access to the dwelling for fire fighting

## Recommended Fire Siting Standards for Dwellings and Structures *and* Fire Safety Design Standards for Roads

Published by:

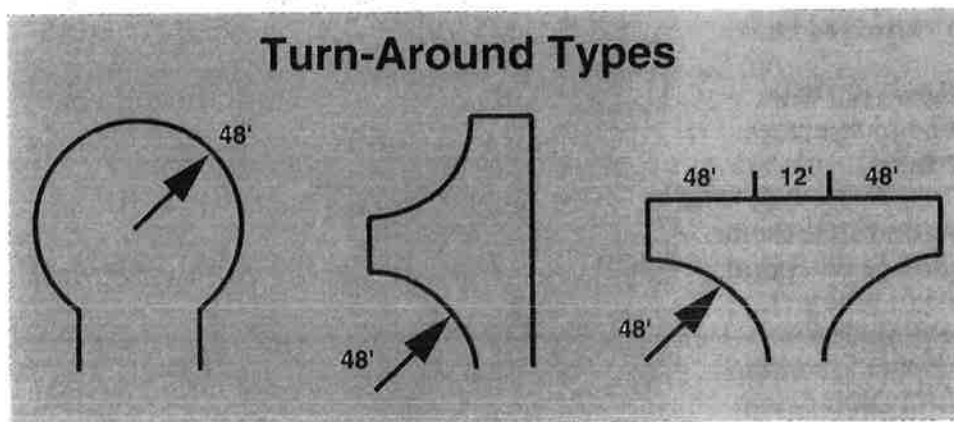
Oregon Department of Forestry  
Resource Planning Office  
2600 State Street  
Salem, OR 97310

equipment vehicles in accordance with the provisions in *Protecting Your home from Wildfire* (National Fire Protection Association)."

**OAR 660-06-040 (Fire Safety Design Standards for Roads) requires that:**

"[T]he 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."

Though there are no similar rule requirements to be met in rural residential zones in forested areas, the Department of Forestry encourages the adoption by local government of these recommended fire safety standards in these zones as well.



Though some of the recommendations are strictly to accommodate structural fire protection apparatus and needs, it is recommended that the standards be applied to all lands within forest zones, regardless of the presence or absence of a rural (structural) fire protection district. The standards should be applied in anticipation of structural fire protection eventually becoming present.

## RECOMMENDED FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES:

### A. Water Supply Standards:

**1. Access**— If a water supply—such as a swimming pool, pond, stream, or lake—of 4,000 gallons or more exists within 100 feet of the driveway or road at a reasonable grade (12%) an all-weather approach to a point within 15 feet of the water's edge should be provided. The all-weather approach should provide a turn-around with a **48-foot** radius of one of the types shown in the illustration below.

**2. Identification**— Emergency water supplies should be clearly marked along the access route with a county approved sign.

### B. Fuel Break Standards:

**1. Primary Safety Zone**— The primary safety zone is a fire break extending a minimum of **30 feet** in all directions around structures. The goal within the primary safety zone is to remove fuels that will produce flame lengths in excess of one foot. Vegetation within the primary safety zone could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, limbs and other dead vegetation should be removed from beneath trees. Nonflammable materials (i.e., rock) instead of flammable materials (i.e., bark mulch) should be placed next to the house.

As slope increases, the primary safety zone should increase away from the house, parallel to the slope and down the slope, as shown in the table and illustration on the next page.

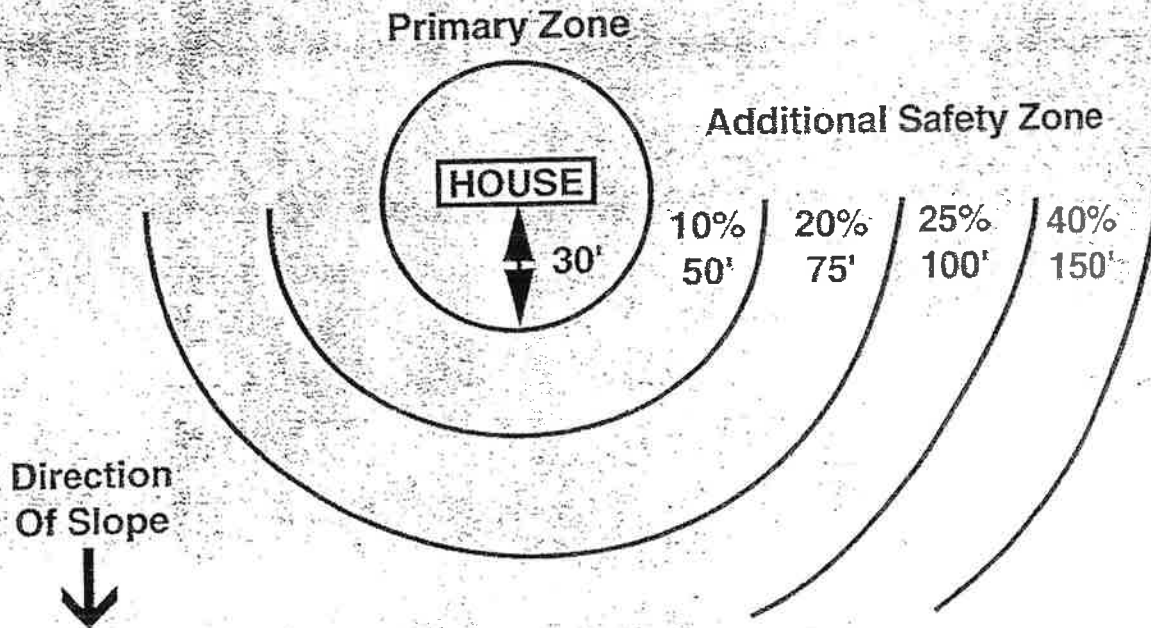
**2. Secondary Fuel Break**— The secondary fuel break is a fuel break extending a mini-

## Size of Primary Safety Zone by Percent Slope

Slope	Feet of Primary Safety Zone	Feet of Additional Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Buildings should be restricted to slopes of less than 40 percent.

## EXAMPLE OF SAFETY ZONE SHAPE



mum of **100** feet in all directions around the primary safety zone. The goal of the secondary fuel break should be to reduce fuels so that the overall intensity of any wildfire would be lessened and the likelihood of crown fires and crowning is reduced. Vegetation within the secondary fuel break should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent spread of fire up into the crowns of the larger trees. Dead fuels should be removed.

## RECOMMENDED FIRE SAFETY DESIGN STANDARDS FOR ROADS:

### A. Road Standards (public roads and private roads accessing 2 or more residences):

- 1. Right-of-ways**— Roads should be built and maintained to provide a minimum **20** foot width of all-weather surface capable of supporting gross vehicle weights of **50,000** pounds, a minimum curve radius of **48** feet and a vertical clearance of **13'6"**.

**2. Cul-de-Sacs**— Cul-de-sacs should be defined as dead-end roads over **150** feet in length. Cul-de-sacs should have turn-arounds of not less than **48** feet radius at a maximum spacing of **500** feet between turn-a-rounds. All turn-a-rounds should be marked and signed as "NO PARKING."

**3. Bridges and Culverts**— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

**4. Road Grades**— Road grades should not exceed an average of **8** percent, with a maxi-



*A set of burned golf clubs lay in the ruin of a home burned by the 1990 Awbrey Hall Fire. Twenty-two homes burned during this fire, which raced along the outskirts of Bend, Oregon. Most of the burned homes had insufficient fuel breaks surrounding them.*

*Photograph courtesy of The Bulletin, Bend*

num of **12** percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

**5. Identification**— Roads should be uniquely named or numbered and visibly signed at each road intersection. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

***B. Driveway Standards (private roads accessing a single residence):***

**1. Driveways**— Driveways should be built and maintained to provide a minimum **12-foot** width of all-weather surface capable of supporting gross vehicle weights of **50,000** pounds, a minimum curve radius of **48** feet and a vertical clearance of **13'6"**.

**2. Vehicle Passage Turnouts**— Driveways in excess of **200** feet should provide **20-foot** wide by **40-foot** long passage space (turnouts) at a maximum spacing of  $1/2$  the driveway length or **400** feet, whichever is less. Wherever visibility is limited, these distances should be reduced appropriately.

**3. Dead-end driveways**— Dead-end driveways are defined as dead-end roads over **150** feet in length serving a single residence. Dead-end driveways should have turn-a-rounds of not less than **48** feet radius.

**4. Bridges and Culverts**— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

**5. Driveway Grades**— Driveway grades should not exceed an average of **8** percent, with a maximum of **12** percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

**6. Identification**— Driveways should be marked with the residence's address unless

the residence is visible from the roadway and the address is clearly visible on the residence. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

***C. Certification:***

**1.** If bridges or culverts are involved in the construction of a road or driveway, written verification of compliance with the 50,000 gross vehicle weight standard should be provided from an Oregon Registered Professional Engineer. Otherwise, written verification of compliance should be provided by the applicant.

**BASIS FOR RECOMMENDATIONS:**

***A. Water Supply***

Water is a critical tool in fire suppression. Hydrants are generally not available in forested areas. Therefore, fire suppression in forested areas is dependent upon the water carried in the responding fire equipment and water sources available for refill or that can be pumped from an engine. Water available for refilling an engine can mean the difference between saving or losing a structure, or preventing a wildfire from escaping initial attack. When a fire engine or tanker runs out of water, turn around time to a refill site may be quite lengthy. A 4,000 gallon water supply is large enough to refill a large tanker or several smaller fire engines. Requiring construction of an all weather approach to within 15 feet of 4,000 gallon or larger water sources within 100 feet or less of a driveway or road will greatly help fire protection agencies.

***B. Fuel Breaks***

The steeper the slope, the greater the flame length, the hotter the flame front, and the faster the rate of fire spread. This greater fire activity is primarily due to preheating of the vegetation upslope from the fire, increased draft of fresh air to the fire from below, and more flame contact with upslope fuels. On steeper slopes, failure to provide for larger safety zones downslope from a residence will make it more difficult for fire personnel to protect the structure. The

firefighter is also in a more tenuous safety position.

On the last page are two graphs showing the relationships of flame length and dozer line construction speeds to slope for two fuel types. Flame lengths increase with slope and dozer fire line construction rates decrease. Other fire fighting methods such as water attack and hand line construction are also hampered by steep slopes. Generally, hand lines are useless when flame lengths reach 4 feet; dozer lines fail with 8-foot flame lengths.

### ***C. Road & Driveway Specifications***

Fire fighting apparatus (fire engines, tankers, dozer and lowboy, etc.) are much larger and heavier than personal vehicles. These vehicles

require greater road width and clearance for passage, wider road curves for turning, and level or at most moderate road grades for maintaining vehicle engine performance and driver safety.

- The 1988 Oregon Uniform Fire Codes, Chapter 10.207 specifies that all roads shall be all weather surfaced, minimum 20 feet width, and have a vertical clearance of 13' 6".

- A filled, fully equipped 3,000 gallon tanker weighs around 40,000-45,000 pounds. Many rural fire departments utilize this size tanker as a water source for the small fire engines. A minimum road surface load limit of 50,000 pounds provides for this load plus an appropriate safety margin.

- Large, heavy vehicles have difficulty driving up and down steep road grades. Additionally, most rural fire departments are principally staffed by volunteers and most forest fire agency employees are seasonal. While these people are capable drivers, very few are professional truck drivers and they may have a more difficult time maneuvering a truck up a steep winding road than would the professional driver.

- Rural address identification is extremely important. While the local resident may be familiar with the localized road or driveway system, emergency responders generally will not. Proper signing of roads and driveways with 3" or larger reflectorized letters or numbers will assist fire fighters in locating threatened residences, especially when visibility is impaired by darkness or smoky conditions.

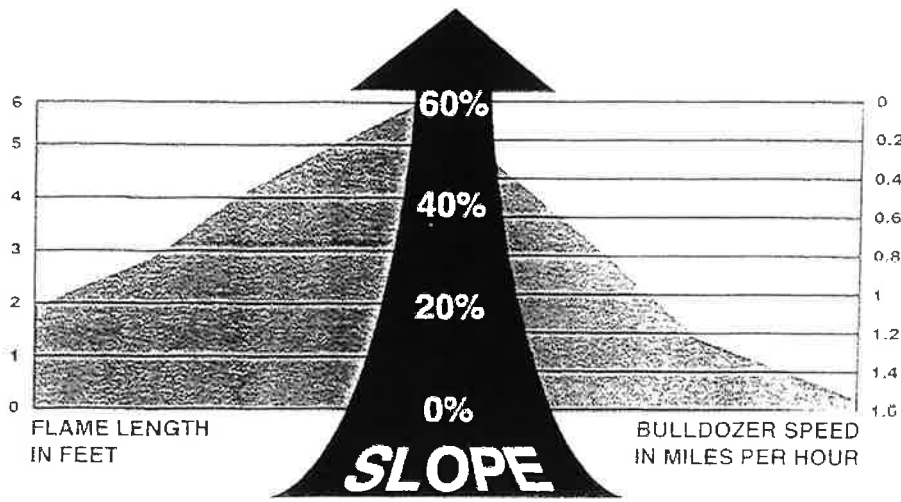
- It is very difficult to back up long distances in large fire apparatus, and this difficulty can be compounded if driveway grade is not level. Therefore, turnouts and turnarounds are very important.



***The 1989 Dooley Mountain Fire threatened the residents of Baker City.***

*Photograph courtesy of the Democrat-Herald, Albany*

# The Relationship of Flame Length to Fuel Type and Slope: Two Situations



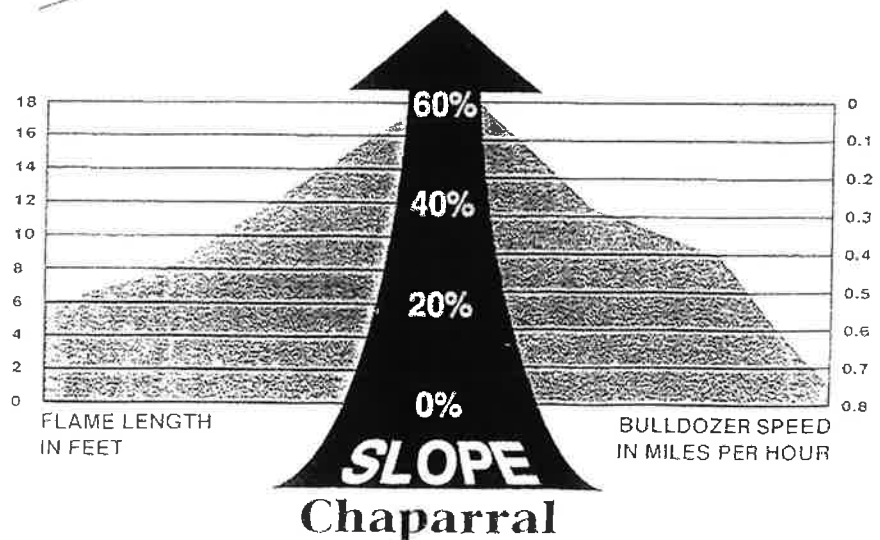
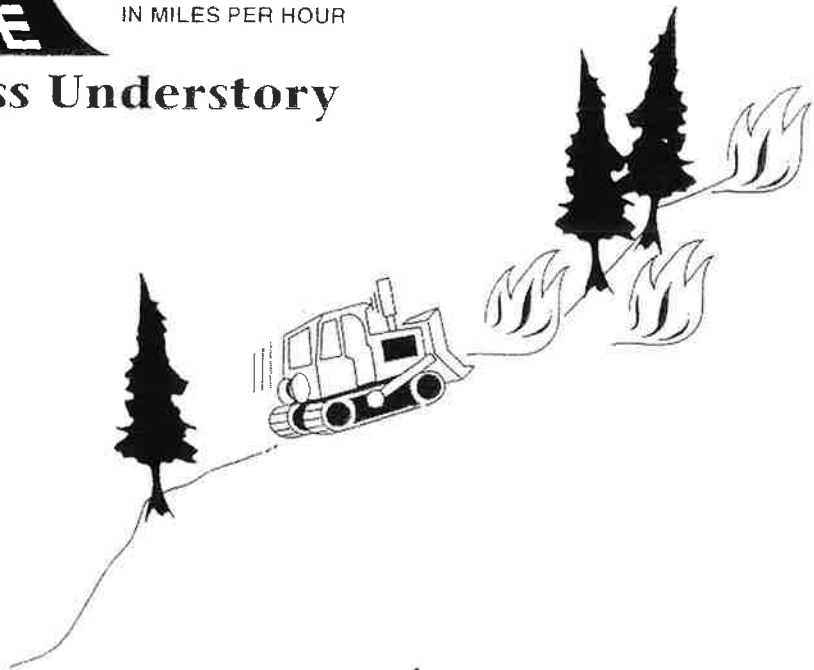
## Timber with Grass Understory

These two graphs illustrate the effect of slope on flame length and bulldozer speed in two common fuel types.

In open timber with grass, flames traveling up a 20% slope can reach 3-4 feet in length.

Chaparral, on the same slope, will generate flame lengths of 6-8 feet. Hand-constructed fire lines usually fail to stop fires having 4-foot or longer flame lengths. Bulldozer-constructed fire lines usually fail to stop fires having 8-foot or longer flame lengths.

Fire lines become less effective as slope increases and as fuel loads increase.





Information Provided By:

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Oregon Department of Forestry  
Resource Planning Office  
2600 State Street  
Salem, OR 97310

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