

Project Narrative

History

The property at 57009 Pebble Creek Road, which we call “Ffynnon,” was purchased from Kelly Hillyer by Ross Taylor on July 22, 1992. The property was in forest deferral, except for three acres in the southeast corner of the property in pasture.

The County Assessors listed one structure on the property as a “tool shed,” and also a wooden structure which was condemned in 1988, with no “Blt” date given. Both structures deteriorated and collapsed; we removed the debris.

Code Violations Associated with Property: None

There are no current, active, or closed code violations associated with this property that we are aware of.

Property Ownership History

In 2009, Ross Taylor sold the property to Neal Hevel. Neal envisioned Ffynnon as a place where people could come together to celebrate nature as a community. Neal and his spouse, Tasha Danner, invited Michael Agee and Joel Sweet to invest in this vision and the four of them formed The Ffynnon Group LLC.

In 2013, Ffynnon Properties LLC was formed by the members of The Ffynnon Group LLC and Ross Taylor. Ross forgave the outstanding balance on the sale in return for a 20% share in Ffynnon Properties LLC.

Ffynnon achieved 501(c)3 nonprofit corporation status in 2022. The nonprofit assumed the duties and responsibilities of the growing community activities for which Ffynnon was being used, including administering day-to-day activities, community outreach, event planning, and event execution. The nonprofit corporation entered into a Triple Net Lease with Ffynnon Group LLC and Ffynnon Properties LLC with eventual plans for full ownership of the property by the nonprofit when an appropriate arrangement with the owners could be made.

Narrative Details

Project Name

The project name is Ffynnon Private Park and Campground.

Project Location

The proposed Ffynnon Private Park and Campground is located at 57009 Pebble Creek Road, Vernonia, OR 97064. Tax Lot Number: 4400-00-02300.

Project Owner, Developer & Project Manager

The property is owned by Ffynnon Properties LLC. It is being developed by Ffynnon, an Oregon 501(c)3 nonprofit corporation. The Project Manager is Martha Taylor.

Project Support

We contracted with Lancaster Mobley Engineering to assess our site for traffic suitability and have received a Traffic Impact Memorandum, which is provided with this application.

We contracted with Aligned Engineering, LLC to create an engineered stormwater and erosion control plan that addresses how stormwater and drainage will be handled on the property; and what vegetation will need to be removed to accommodate the parking on the property. In addition, Aligned has reviewed the Ffynnon Site Plan for code compliance, provided comments, and summary; included with this application.

Our application is for a primitive campground with 30 tent spaces and 10 vehicle spaces, requiring minimal changes to the property beyond meeting the requirements for Recreational Parks and Organizational Campgrounds in OAR Chapter 918 Division 650 and the stormwater/drainage requirements to support our campsites, driveway, and parking.

With the approval of this application, we will contract with any additional local contractors needed to complete the projects described in this application in a timely manner with all appropriate permits and licenses.

Project Goal

The project's goal is to create a Private Park and Campground on the property.

Project Details & Benefits

Creating more recreational space in Columbia County

Columbia County has identified the need to create additional recreational areas in the County. As a Private Park and Campground, the Ffynnon property would provide such additional outdoor recreational areas as well as opportunities for families with children to enjoy the beauties of nature.

As its guests, Ffynnon would welcome County residents as well as drawing visitors from the larger metro area. Many of these visitors will bring additional income to County businesses during their stay, purchasing food and gas in Vernonia and visiting local restaurants. To make these recreational areas available to a wide spectrum of visitors, Ffynnon has established reasonable fees for overnight camping and gatherings as well as free day-only events for members.

Land use, recreation areas & campers on property

Visits to Ffynnon will be seasonal, with more in the summer months and almost none in the winter months. Land would be used for low-impact, casual recreation: camping, picnicking, walking, and simply enjoying the out-of-doors. Both day-use only and overnight-camping use are planned.

Please see **Site Plan Inset 1** for designated recreation areas; these are marked as Recreation Park on the inset. Camping spaces and portable toilets are provided as well as trails leading to the fire pits. As Ffynnon would be a primitive camp, no other amenities or activities are included.

Except for event weeks, on average, from 20 to 100 people would be on the property in any given month for day use. During event weeks—which would happen three times per year and include overnight camping—would average from 125-250 people. These events would take place in the Recreation Park areas marked on **Site Plan Inset 1**. Each event lasts no more than four days. Campers may stay no more than one week.

In addition, Ffynnon also works to conserve and clean-up the land, which was formerly

used as a private dump. We work to preserve the forest for plant and wildlife habitat in addition to recreational uses.

Lot size, shape, location

The 51.7-acre Ffynnon property is extremely well suited for use as a Private Park and Campground. The property is 3.02 miles from the Vernonia Urban Growth Boundary, following East Alder St. as shown on page 14. The code section does not specify road mileage but a similar code section (OAR 660.22) does and we request that this method be used in determining the location viability of this project.

Compatible with neighboring properties

Like Ffynnon, the properties that surround Ffynnon are zoned PF-80. The neighbor to the north owns forested acreage of similar size to Ffynnon and uses it to grow grass and run his cattle. To the west, there are 250 acres of managed timber/forest land. Across the road to the east is one single-family home on large acreage. Its owner also owns the lot to the southeast which is undeveloped and serves as a woodlot.

Compatible with Columbia County Comprehensive Plan

Ffynnon's proposed use is in harmony with the County's Comprehensive Plan to diversify from a logging-only economy, and is in accord with the Plan's stated description of uses for forest lands other than logging.

See APPENDIX 1 for detailed information about how Ffynnon fully supports the Columbia County Comprehensive Plan.

Compatible with nature and low-impact outdoor use

As a Private Park and Campground, Ffynnon would continue to be forested and relatively undeveloped. We would continue to conserve and improve the land and its health.

Ffynnon will *not* include intensively developed recreational uses such as swimming pools, tennis courts, retail stores, or gas stations. We understand that it is the County's goal to limit new development requiring public facilities such as water and sewer, arterial street systems, or urban level protection from a fire protection district.

Instead, those who come to enjoy Ffynnon will discover the beauty of Columbia County and the opportunities available here. We can anticipate that this will, in turn, lead to additional visits to and further exploration of the County.

The Ffynnon Private Park and Campground will not alter the character of the surrounding area and will not preclude any current uses of surrounding properties.

Neighbors are in accord

Ffynnon principals have met with the immediate neighbors to explain the project and all of them have stated that they have no concerns. In addition, we have been working with our neighbors over the past several years and have developed open communications so that, should any issues arise, they can be addressed fully and immediately.

To ensure our neighbors are not disturbed, all gatherings will be configured so that there is a quiet zone near the neighbors' properties. We have also worked with them to agree on quiet times on the property, reflected in the hours noted below in our guest rules and Noise Policies. Ffynnon guests will be instructed to adhere to these agreements, to stay away from neighbors' properties, and not to turn around in neighboring driveways.

All campsites and recreational areas are designated as quiet zones by 10 pm every day. There is one area that is an exception, which is in effect only during events: the fire pit near the seasonal pond. During events, this specific fire pit—because it is deep in the property and is the furthest away from any neighbor—is designated as a quiet zone by 11 pm on Thursdays during events and by 1 am on Fridays and Saturdays during events.

During events, there will be a Camp Host on-site and will ensure that these quiet times are respected by everyone on the property. Ffynnon Camp Hosts will be on-site during all events. There may be Ffynnon personnel on site at other times to monitor the property.

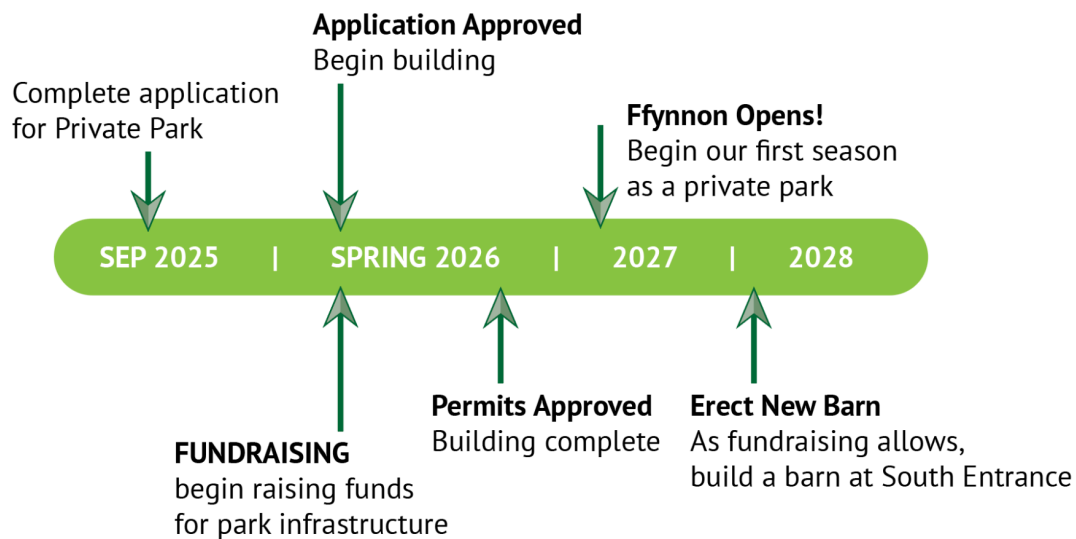
The use of the Ffynnon property for outdoor recreation will in no way limit the ability of neighboring properties to harvest timber and/or continue any of the current uses of their land. Further, access to the surrounding properties will not be impacted by our proposed use of the property; all event activities happen only on the Ffynnon property.

Utility Easements on the Property

The northern parking area, detention pond for the northern parking area, and 2 rain gardens will be located within West Oregon Electric Company's 50 ft. wide power line easement. Please see documentation from WOEC confirming that the proposed use is permitted by the easement. They will send this letter separately.

The utility structure identified on the Site Plan is not owned by Ffynnon Properties LLC. It is owned by a fiber optic company and is not a part of the Ffynnon Private Park and Campground project.

Project Timeline



With our anticipated approval in the Spring of 2026, we will begin building out the infrastructure to achieve our primary objective of establishing the Ffynnon Private Park and Campground. Our goal is to complete the necessary work and have our inspections and permits approved by the end of 2026, and be ready to officially open back up for the 2027 season.

Additionally, when we have raised enough funds, we will submit a new building site plan to erect a storage barn at the South Entrance (as designated on **Site Plan Inset 1**).

Achieve Conditional Use Permit from Columbia County

As part of our Conditional Use permit application, the following requirements will be completed:

- All campsites staked and labeled as shown on Site Plan Inset 1
- North and South Gate entrances to the property and driveways are improved as specified on Site Plan Inset 1
- Park driveways are improved and built to code, allowing vehicle and emergency access to all areas and provide loading/unloading locations
- Sitelines at both entrances cleared to code and approved by Columbia County
- Garbage/compost and recycling bins are located as indicated on Site Plan Inset 1 map, page 10.
- All necessary inspections/approvals of the recreation areas are made

Landscaping; minimal changes

Ffynnon is a large forested property that is home to many species of flora and fauna. One of our main goals is to help restore and steward our forest with minimal impact by human use on the land.

- The Site Plan Inset 1 on page 9 has minimal changes and additions to the property's existing landscaping
- Some small trees and foliage will be removed at the North and South Gates to provide the required sight-line distances
- Some trees will be removed (see storm plan) to provide for the North Gate parking area

Landscaping, buffering & screening mechanisms at outdoor gathering/recreation areas

- All outdoor gathering and recreation areas are located well away from Pebble Creek Road and all adjacent property lines. Thus, Pebble Creek Road and all

property lines are fully buffered by significantly more than the 10 feet width required by Section 1562 of the Zoning Ordinance.

- Existing trees, shrubs, and other foliage on the land exceed the minimum requirements for vegetation in buffer zones as stated in Section 1562, B-4. These existing conditions indicate that no additional screening or fencing is required as noted in Section 1562.
- Unless instructed by Columbia County, no additional work is required for buffering or screening.

Access, roads & parking

- There are two access points from Pebble Creek Road: North Gate and South Gate on Site Plan Inset 1. We have applied for Road Access Permits as part of our Conditional Use Permit Application. Those permit numbers are 2024-010, 2024-015, and 2024-016.
- The South Gate access point is a short gravel driveway that leads to the proposed barn past a loading zone and parking. At the barn location is a large pull in and turn about area.
- For the 10 vehicle spaces located along the drive, guests will be able to drive to their campsite and park their car at the sites as indicated on **Site Plan Inset 1**.
- Guests may also use the South Gate access point to drive in, drop off their items at the camp, then park in either of our two parking locations. The driveway will be gravel, 12 feet wide and 520 feet long, with a three-point turnaround area at its terminus and an unloading/turnabout area just past the midpoint.
- There will be 50 parking spaces as shown in **Site Plan Inset 2**. The parking area alley is over 20 feet wide.
- Guests parking at the South parking area will be able to walk the main driveway and extended walking paths to the camp areas.
- Guests parking at the North parking area can take the short walking path directly to the camp areas.

Onsite signage for park rules, information & guest navigation

Please see APPENDIX 2 for complete information on our onsite signage. Please also see **Site Plan Tent/RV Campsites—Details South Area** and **Site Plan Tent/RV Campsites—Details North Area** for sign locations in the park.

Camping sites & RV sites

Camp sites are numbered 1 - 30 for tent sites and V1 - V10 for vehicle/RV sites, **See Site Plan Tent/RV Campsites—Details North Area** and **Site Plan Tent/RV Campsites—Details South Area**. We will offer limited vehicle and RV camping in 10 sites that are adjacent to the driveways. Waste dumping, hookups, or other amenities of any sort are not available at Ffynnon.

Fire management

Fire use on the property is allowed only in our designated fire pits; shown on **Site Plan Inset 1** and **Detail** maps designated below. These fire pits meet OAR standards and are Fire Marshall-approved. Guests may bring and use their own propane fire pits unless the County has declared a fire state of emergency.

Fire extinguishing tools are located at each fire pit, including a shovel and bucket of sand. These are marked on **Site Plan Tent/RV Campsites—Details North Area** and **Site Plan Tent/RV Campsites—Details South Area**.

Ffynnon strictly obeys all posted fire regulations.

Restrooms

Restroom facilities are one ADA and six standard portable toilets; locations shown on **Site Plan Inset 1** and **Site Plan Tent/RV Campsites—Details North Area** and **Site Plan Tent/RV Campsites—Details South Area**. Ffynnon also orders additional toilets as required by the needs of any individual event. We contract with Oregon Portable Toilets, LLC for daily pumping during events, in accordance with guidelines provided by the Columbia County Sanitation Department.

Lighting

During events, for safety and easy guest access, lighting will be provided along the

trails to the main fire pits as well as in the parking areas. As there is no electricity on the property, this lighting will be provided by battery powered or solar lights that are taken up and recharged/replaced each day of the event to provide lighting during the evening and night.

These LED lights are low to the ground and illuminate the path only, ensuring guests can easily follow pathways in the parking lots and on the trails. The lighting will be completely unobtrusive and unseen from the Pebble Creek Road and neighboring properties.

Small LED lights will also illuminate key trail signs, signs at the information kiosk, and safety-information signs.

During events, portable toilets are provided with battery-powered LED lighting inside each toilet. No other lighting is provided, but guests are encouraged to bring their own illumination, from flashlights to solar- or battery-powered lights for their campsites. Please see Suggestions for What to Bring in guest rules and regulations below.

Garbage & recycling

Garbage containers will be provided at a rate of one 30-gallon container for each 20 occupants per campground specifications. **See Site Plan Tent/RV Campsites—Details North Area** and **Site Plan Tent/RV Campsites—Details South Area** for locations on property. Ffynnon guests also pack-in/pack-out their personal garbage. Ffynnon will provide limited recycling of cans and bottles.

Potable water

There is no potable water on site; guests will be responsible for bringing their own water as needed for their own comfort and safety. Should it be needed for any given event, Ffynnon could bring in a potable water tank for guests to use.

Potential noise sources

Up to 250 guests may attend our several large, overnight events each year. Outside of those events, the day-only gatherings might be from 20-100 people. All events would occur in the areas marked recreation park on **Site Plan Inset 1**, and on **Site Plan Tent/RV Campsites—Details North Area**, and **Site Plan Tent/RV Campsites—Details South Area**, as well as at the main fire pits marked on these

same maps.

Types of events & activities, in relation to noise

The larger yearly events are held to celebrate the seasons (e.g. spring, summer, and fall) and might include community gatherings, picnics, camping, ceremony, as well as singing, dancing, and drumming. Smaller yearly events may, but won't always, include gathering, picnicking, camping, and ceremony. At these events, children's activities are often included, such as an egg hunt in the spring, crafting, and games. Ffynnon would also welcome weddings, life milestone celebrations, and other group camping events.

In addition to the above activities, guests can hike the trails, birdwatch, stargaze, or simply enjoy being outdoors and among friends, new or old. No food is prepared or served onsite by Ffynnon. Guests bring their own food to prepare and eat at their campsites as at any overnight camp.

Outside of the singing, dancing, and drumming noted above, none of these activities are noise intensive.

Sound & noise considerations

All campsites and recreational areas are designated as quiet zones by 10 pm every day. One area is an exception, **but only during the larger seasonal events**. *During these events only*, fire pit B—which is located deep in the property and is the furthest away from any neighbor—is designated as a quiet zone after 11 pm on Thursdays during events and by 1 am on Fridays and Saturdays during events.

During these events, there will be a Camp Host on-site to ensure these quiet times are respected by everyone on the property.

No amplified music is allowed, except by prior arrangement with Ffynnon. Unamplified music is allowed only in the recreation areas and main fire pits. Guests must adhere to Ffynnon quiet times, per our Noise Policies, noted above and below in the guest rules and regulations. Guests who do not adhere to these policies will be asked to leave the property. See Noise Policies below.

Walkways & vehicular access

The recreation areas and main fire pits are mainly accessible by footpath. Ffynnon may

provide access by golf cart for mobility-challenged guests to be able to access the fire pits. Vehicles are only allowed in RV spaces and on entry roads and in loading/unloading areas. Main fire pits and recreation areas are not accessed by vehicle.

Guest Experience: Ffynnon Events: “A Day in the Life”

Introduction

Ffynnon plans to host three larger, overnight camping events during the year. It might also host from 3 to 4 smaller, day-only events, as well as work parties for community members who wish to help steward the health and beauty of the land. In general, Ffynnon events are themed and relate to the natural changes of the year, such as celebrations of the turning of the seasons, as well as mythology from around the world.

As a private park, Ffynnon would also be available for events such as outdoor weddings, anniversaries, and birthday or other celebrations.

Ffynnon-sponsored events usually include both scheduled activities and free time. We believe that the free time is important so that campers have the opportunity not only to relax and socialize with each other, but also to walk the trails and enjoy the natural beauty Ffynnon has to offer.

While each Ffynnon event is different, depending on the time of year and specific theme, the following provides a general outline of the kind of schedule and activities that are typically offered to attendees.

General Schedule Overview

For our examples, we'll describe one larger, 4-day event and one day-only event.

4-Day festival event

Thursday—arrivals and opening ceremonies

Attendees begin arriving in the afternoon, late afternoon, or early evening—depending on their individual schedules. They will be able to unload their camping equipment closer to the campsites and use their own or Ffynnon-provided carts to move their equipment to their camping sites. Once unloaded, campers must park their cars in the

parking lot. Those with RVs must park in the designated spaces.

The afternoon is open time so that campers can set up camp as well as greeting friends, old and new.

In the early evening, before sunset, we would have opening ceremonies to welcome everyone to the festival and introduce the festival theme.

Friday—workshops related to the festival theme

For early risers, there may be a morning meditation or an easy yoga session so folks can stretch and get ready for the day.

Mid-morning, there will be a Community Meeting to let everyone know the schedule for the day, as well as to reiterate any park safety rules and answer any questions attendees might have.

Following lunchtime, there are one to three talks/workshops related to the event theme. For example, if our theme is myth-related, attendees will be able to learn about the myth, the culture it comes from, and how it is related to the activities of the event.

Workshops could include anything from drumming to crafting sessions for our younger attendees. (All children must be under the supervision of their parents/guardians at all times.)

Late afternoon and evening are usually free times for resting, enjoying nature, and socializing. On Fridays, attendees eat dinner when and as they wish, either in their own camps or in larger groups with other attendees.

On Friday night, we gather at Fire pit B (the area furthest from any neighbors) for drumming and dancing. There is a designated fire-tender for safety and all attendees must abide by the noise rules for quiet times. Music is not amplified.

Saturday—additional talks/workshops, main ceremonies

Saturday morning would include similar meditation or yoga for early risers, similar to Friday, as well as the Community Meeting to go over the day's schedule, any announcements, and to answer any questions.

Before and after lunchtime, there would be additional talks/workshops on the theme, as

well as children's activities.

On Saturday, we may have a Community Picnic for the evening meal. Everyone brings their food to a central area where attendees can together enjoy good food, good friends, and good fellowship as they dine.

Following the meal, there would be a break as people prepare for the main ceremonies. Depending on the theme and time of year, this might include (for example) an enactment of a mythic theme, giving thanks for a fine harvest (literal or symbolic), or honoring our ancestors.

On Saturday night, we join again at Fire pit B for drumming and dancing. There is a designated fire-tender for safety and all attendees must abide by the noise rules for quiet times. As noted, music is not amplified.

Sunday—closing ceremonies, clean-up, departure

On Sunday, about mid-morning, would be the last Community Meeting of the event with any final information for attendees about the day's schedule. Again, Ffynnon personnel would be available to answer any questions people may have.

About noon or just before, attendees would be called to the closing ceremonies. We would give thanks and perform ceremonies to officially "close" the event. After this, people will start to break down their campsites, clean up, and take their leave. Ffynnon personnel follow up after the event to make sure the site is secured and everything is put away properly and safely.

Day-only event

Day-only events generally last from just a few hours to up to half a day. Such events usually celebrate the turning of the seasons. For example, for the Spring Equinox, we might have a ceremony to welcome-in the spring, then we might have a visit from the March Hare and an egg hunt for the kids. Following the egg hunt, snacks, tea, coffee, and soft drinks would be available for people to enjoy as they socialize with each other until they take their leave.

Guest rules & regulations while at Ffynnon

Following are the Ffynnon rules & regulations that are provided to each guest during an event and to which they must agree:

Welcome to Ffynnon

We are glad you are here!

For the safety and enjoyment of you and others during your stay, please read and abide by the following:

SAFETY

- All guests on property must be registered for the event and sign a liability.
- In an emergency, call 911. The cell signal is strongest near the entrance.

First aid—Groups and individuals must come prepared for their own first aid needs. Hornets, bees, wasps, and ants are common. Please bring your own Benadryl and an epi pen if you are allergic to bites or stings. There are limited first aid items available and an AED in the kiosk for critical heart care emergencies, however we are not responsible for administering first aid or the AED.

BE NEIGHBORLY

- We have a good relationship with our neighbors and want to keep it that way.
- Please obey all No Trespassing signs, as the house on the hill and the surrounding area is strictly private.
- Do not go to the house across the road for any reason or use their driveway as a turnaround. They respect our privacy and use, and we respect their desire to not be impacted by us or our guests.
- Ffynnon has important noise agreements with its neighbors. Everyone visiting Ffynnon must agree and adhere to the Quiet Times and Quiet Areas listed under the Noise Policy below.

NOISE POLICIES

- Quiet areas—all areas must be quiet starting at 10 pm every night, except the Fire Pit near the Seasonal Pond during events.
- During events, this Fire Pit is available for celebration (dancing, drumming, singing) until 11 pm on Thursdays and until 1 am Friday and Saturday. Musical instruments are acoustic only; no drum kits or amplified sound are allowed except by prearrangement with Ffynnon.
- Vocal volume (loud conversations, screaming, howling, etc.)—Remember that tents are made of nylon and are in no way soundproof. Be respectful of your neighbors at all times; sound carries and not everyone has consented to your personal experience.
- By being at Ffynnon you are agreeing to abide by this policy. If you need to scream it out, please do this on top of a mountain, at the ocean, anywhere but Ffynnon—unless approved by prior arrangement with Ffynnon.
- Thank you for understanding the importance of these policies toward our continuing good relationship with our neighbors. Please continue to enjoy Ffynnon with friendship, spirit, and community.

ANIMALS ON PROPERTY

- No pets are allowed at Ffynnon. In keeping with the Americans with Disabilities Act and Oregon State Law, only trained service animals are allowed at Ffynnon when accompanying persons with disabilities. Other animals are not allowed. Keeping an animal in your car is not allowed.
- PLEASE NOTE: A service animal is defined as an animal that is trained to do work or perform tasks for the benefit of an individual with a disability (providing emotional support or deterring crime are NOT considered qualified tasks). Service animals must be on a maximum 9' leash at all times, stay with the owner, wear identifying tags, collars, or vests, and be cared for and cleaned up after solely by the owner or a designated assistant.
- Ffynnon reserves the right, at any time, to ask the owner to leave an event and the property if the service animal is causing a disturbance, is off-leash, or becomes a threat to the health, safety, or enjoyment of other guests or staff. The individual may return to Ffynnon without the service animal if desired.

BEHAVIOR

- Nudity—Is not allowed near the entrances, parking areas or anywhere visible by the public from the road. Each individual group is responsible for setting boundaries during their event, as necessary.
- Drugs and alcohol—Illegal drugs are prohibited. Ffynnon does not serve alcohol. Alcohol may be consumed by adults 21 years and older.
- Intoxication—Being intoxicated and causing a disturbance is unacceptable. If an individual becomes a nuisance or threat to the health, safety, or enjoyment of other guests or staff, they will be required to immediately stop consuming. Failure to reasonably manage a disruptive individual may result in that individual being required to leave, and the individual may be banned from future events at the property, at Ffynnon's discretion.

FIRE

- Fires are permitted only in designated areas as shown on the map. Please obey all posted public fire hazard notices.
- Firewood—There is plenty of firewood available at the Fire Pits. Please do not bring your own firewood as this can introduce diseases into our forest's biome. Feel free to bring fire starters or use downed branches for kindling. Please do not cut any trees or branches for extra firewood.
- If local fire danger is "HIGH - Level 3" there will be no open fires allowed on site, including charcoal briquettes. Power tools will also be prohibited.
- Propane stoves are allowed, only on a table, dirt, or other non-flammable surface.
- No unattended open flames (including candles or incense) of any kind are allowed on the property and will be extinguished. Attended fire such as candles and incense must be contained in glass or metal.
- In case of an emergency, use the non-potable water in barrels, the 5 gallon buckets

and/or the fire extinguishers at each fire ring and call the Fire Department, as needed.

PARKING & VEHICLES

- Park only in the designated parking areas, as shown on the map, or as indicated by signs.
- Do not drive or park in the meadow areas, as this will damage fragile ecosystems.
- RV and vehicle camping are allowed only in the designated camp sites labeled V1 - V12.

SMOKING

- Smoking is allowed ONLY in designated areas. Smoking on trails or down by the road at the entrances to Ffynnon is not allowed.
- Butts must be extinguished in metal or glass containers and NOT on the ground or in fire rings.
- Empty and clean all butt receptacles before departure.
- Self-extinguishing lighters are the only sources of ignition allowed at Ffynnon. High temperature torches or matches are prohibited.

GARBAGE, RECYCLING, & COMPOST MANAGEMENT

- While garbage containers are placed throughout Ffynnon, we also request that you collect and remove your own garbage during and after your stay.
- Compost—One compost bin is provided for use during events.
- Tossing compost into the woods, burying, or burning trash is ABSOLUTELY not allowed.

POTABLE WATER

Water is not available on the property. Guests must bring in all water they will need for their intended stay.

TRAILS & WALKING THE PROPERTY

- Stay on cleared and marked trails at all times.
- Carry a flashlight or headlamp at all times, especially if walking trails after dusk.
- Do not leave the property using side trails or horse paths.
- Please refer to the trail guide and maps. Getting lost in the woods isn't fun and our property abuts large, unmonitored tracts of forest land.
- Tell someone where you are going and when to expect your return.
- Wear shoes at all times: Bramble and wild rose grow freely at Ffynnon, often low to the ground. Occasionally glass or other sharp materials come to the surface.
- Plants—Do not collect forest materials during your stay. We require "do no harm/leave no trace" respect from our guests. Take only pictures, leave only footprints.
- Wildlife—Respect the local wildlife. These creatures are wild and not safe to approach. Do not feed the animals or leave food out at your campsites.
- DO NOT CLIMB TREES FOR ANY REASON.
- Damage and alterations—No alterations to Ffynnon property are allowed without prior approval. Damage to property and all repair or replacement costs are the responsibility of those who caused the damage.

SUGGESTIONS FOR WHAT TO BRING

- Remember that Ffynnon is a primitive campground and private park. No water or electricity is available.
- Flashlight, extra batteries and camp lighting
- Solar lights
- Tent and tarp (there is dew year round at Ffynnon)
- Sleeping bag/sleeping pad/air mattress/bedding
- Food—stored in cooler and/or animal proof containers
- Camp stove and propane, dish bin, cookware, utensils, plates, etc.
- Extra water, in case of an emergency
- Warm clothes, as it does cool down at night
- Boots or sturdy shoes for walking
- Sandals for camp
- Sun hat, sunscreen
- Bug spray
- Reusable water bottles and containers; please help us stay green and avoid disposable plastic water bottles
- Non-toxic, environmentally friendly soaps for camp cleanup
- Shade canopies and/or rain tarps
- Camp chairs/tables
- First Aid Kit and any medications you may require
- Epi pen or other personal allergy medication or care supplies

Thank you for joining us in respecting the land of Ffynnon and each other.

WE HOPE YOU HAVE A WONDERFUL STAY AT FFYNNON

Concluding Statement

Thank you for this opportunity to present our application for the Ffynnon Private Park and Campground. We look forward to working with you to help our Columbia County home grow and flourish.