

Rain River

Stormwater Solutions

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HG Ministries Youth Campground Conditional Use Permit

February 4th, 2026

66845 Nehalem Hwy N

Veronia, OR 97064

Applicant/Contact:

Rain River Stormwater Solutions/Benjamin Cruz



Property Owner:

House of God Ministry



Site Data Information:

Address: 66845 Nehalem Hwy N Veronia, OR 97064

Tax Account Number(s) : 25064 & 25077

Map ID: 6434-00-00600 & 6433-00-00100

Property Area: 74.62 acres

Zoning: PF-80

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.

The proposed use is a private youth campground.

- 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.)?

The subject property is ideal for a private campground because it is located beyond urban areas and is over 100 acres in area. The campground is well screened from all neighboring properties and will avoid natural features, steep slopes, and environmentally sensitive areas. Campground access is directly to Nehalem Highway and is not shared with neighboring properties.

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

The property is surrounded by large forest lots with mature stands of trees. The campground will integrate into the natural landscape and will itself be surrounded by mature stands of trees. Given the large lot size of the subject property and surrounding properties, the proposed use is compatible with ongoing forestry operations.

- 4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

Access to the campground is from Nehalem Highway which can accommodate the small increase in traffic to the campground. There should be no other impacts to existing public facilities as the campground will be self-contained with private utilities on site. The proposed campground will have negligible impacts on the neighbors' use of land because there are so few dwellings nearby and the surrounding primary use is forestry, which will not at all be impacted by the campground. The proposed campground is well-screened, isolated, and will not be highly visible from the highway.

- 5. Hazards: Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

The proposed campground is sited in a low-lying area to avoid steep slopes and decrease the chance of wildfire hazards. The small amount of traffic generated by the campground on to Nehalem Highway will not create additional hazards as the owner will comply with all ODOT safety guidelines.

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 100 200 400 Feet

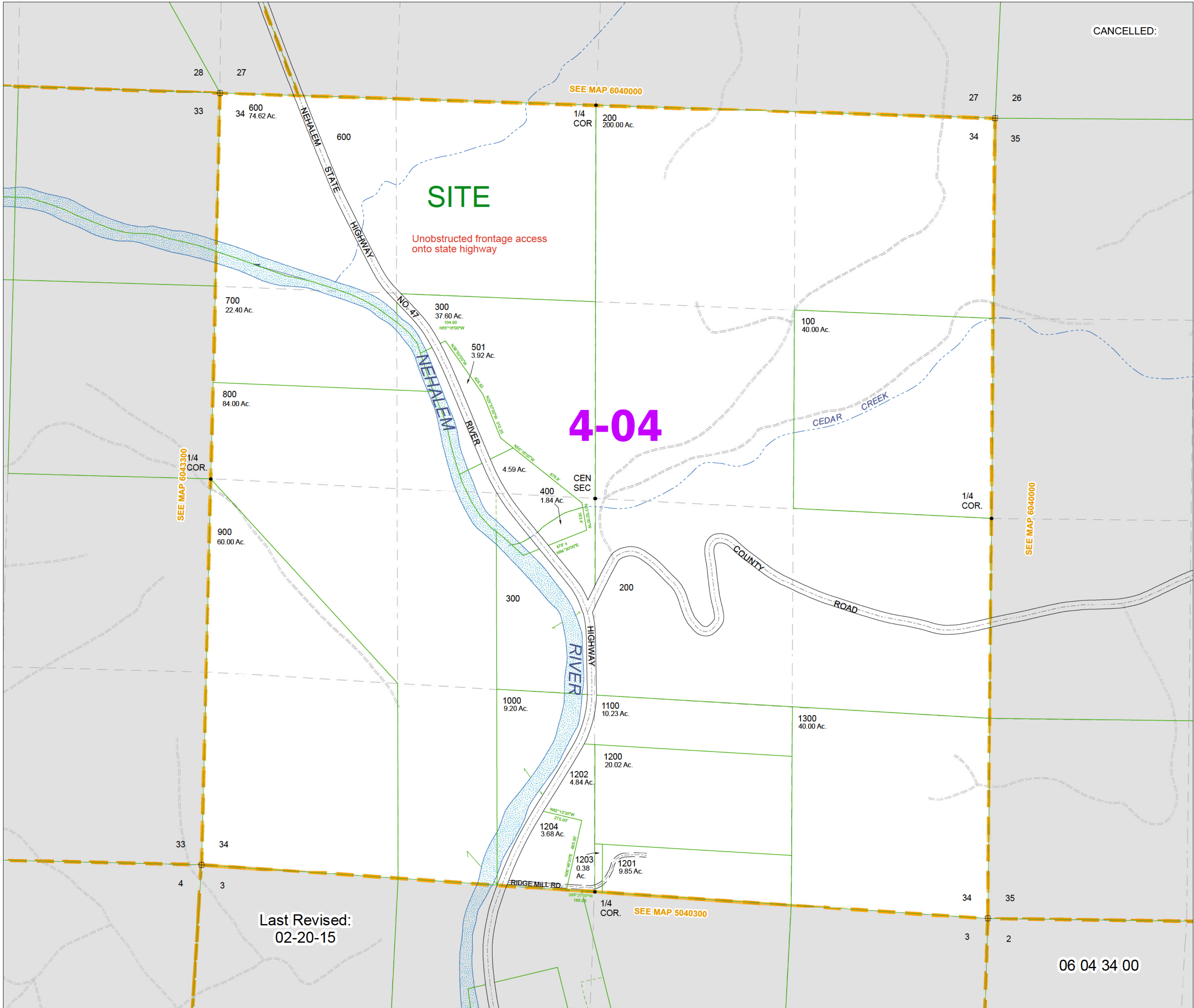
SECTION 34 T.6N. R.4W. W.M.

06 04 34 00

COLUMBIA COUNTY

1" = 400'

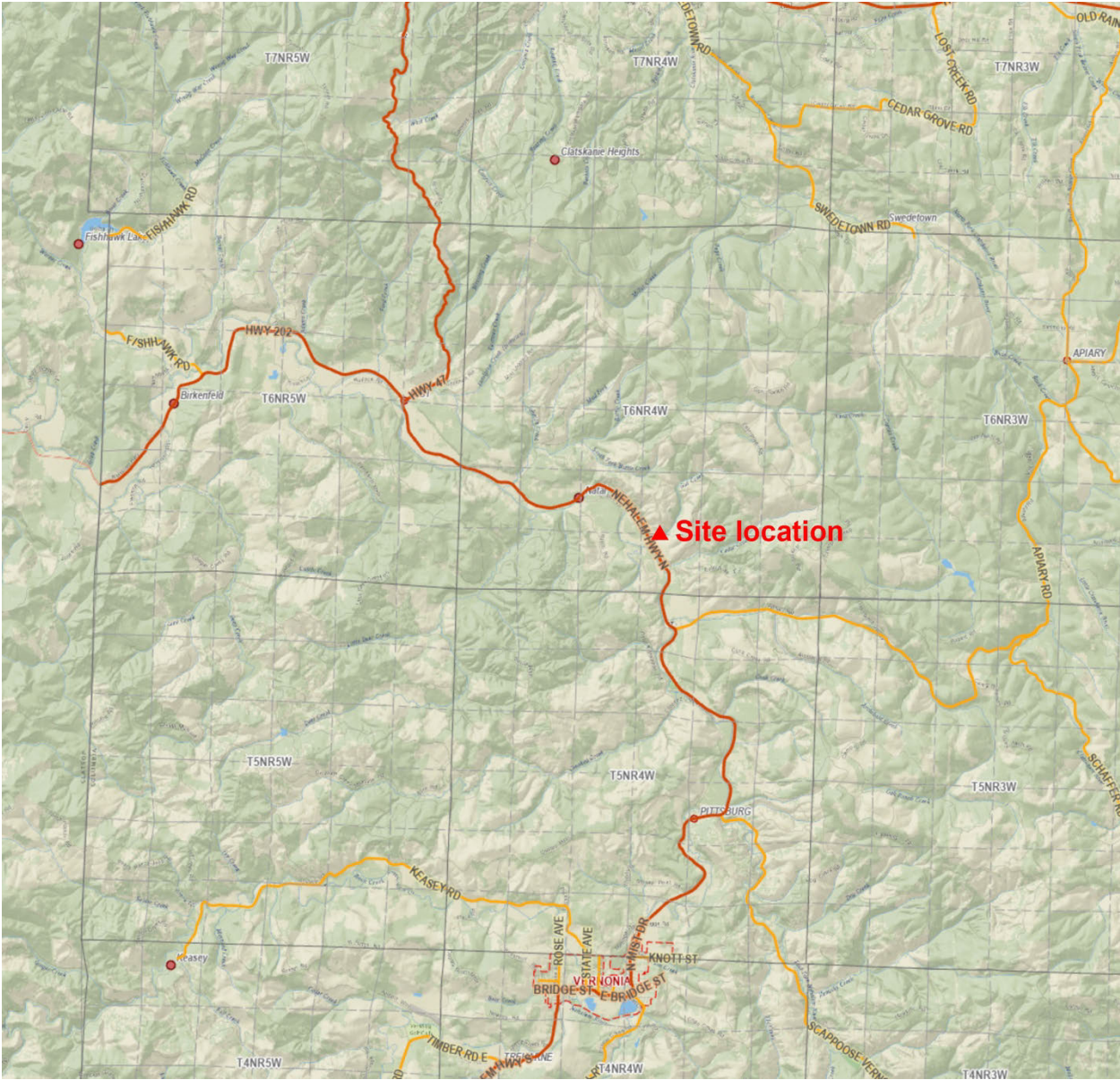
CANCELLED:



Last Revised:
02-20-15

06 04 34 00

Vicinity Map



Section 1503, Conditional Uses

1. Status:

Approval of a conditional use shall not constitute a change of zoning classification and shall be granted only for the specific use requested; subject to such reasonable modifications, conditions, and restrictions as may be deemed appropriate by the Commission, or as specifically provided herein.

Response: The proposed use is for a youth camp, listed as Conditional Use in the PF-80 Zoning District. A change of zoning is not necessary.

2. Conditions:

The Commission may attach conditions and restrictions to any conditional use approved. The setbacks and limitations of the underlying district shall be applied to the conditional use. Conditions and restrictions may include a specific limitation of uses, landscaping requirements, off-street parking, performance standards, performance bonds, and other reasonable conditions, restrictions, or safeguards that would uphold the intent of the Comprehensive Plan and mitigate any adverse effect upon the adjoining properties which may result by reason of the conditional use being allowed.

Response: See below for applicant's proposed findings under OAR 660-006-0031, which provide for the development regulations for the project.

3. Conditional Use Permit:

A Conditional Use Permit shall be obtained for each conditional use before development of the use. The permit shall stipulate any modifications, conditions, and restrictions imposed by the Commission, in addition to those specifically set forth in this ordinance. On its own motion, or pursuant to a formal written complaint filed with the Planning Department, upon proper notice and hearing as provided by Sections 1603 and 1608 of this ordinance, the Commission, (or Board on appeal) may, but is not required to, amend, add to or delete some or all of the conditions applied to Conditional Use Permits issued by the Planning Commission or Board of Commissioners. The power granted by this subsection may only be exercised upon finding such amendment, addition or deletion is reasonably necessary to satisfy the criteria established by Section 1503.5 below.

Response: The project requires a single conditional use permit for a youth camp.

4. Suspension or Revocation of a Permit:

A Conditional Use Permit may be suspended or revoked by the Commission when any conditions or restrictions imposed are not satisfied.

Response: Acknowledged.

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 proposed 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;

Response: The subject property is zoned PF-80. The proposed use is for a youth campground, listed as Conditional Use in the PF-80 Zoning District pursuant to CCZO 505.11

B. The use meets the specific criteria established in the underlying zone;

Response: CCZO 505.11 requires youth camp uses to comply with the development regulations delineated in OAR 660-006-0031. Those standards are discussed below.

OAR 660-006-0031 Youth Camps

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

Applicant Response: The proposed camp is self-contained on the site which is 103.62 acres. There are no nearby or off-site campground facilities or activities. This purpose is met.

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

Applicant Response:

This application proposes a new youth camp, so this rule does not apply.

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

Applicant Response: The applicant is a non-profit registered with the State of Oregon.

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

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

Applicant Response: The project includes accommodation for 350 guests including 315 youth campers and 35 staff members. This number of campers is suitable for the size of the camp, which at 74.62 acres is more than 40 acres for the minimum number of acres, and has both wooded areas and clear open fields for youth activities. The topography is a mix of sloped and relatively level areas, which provides for a variety of activities. The key geographic features are the wooded slope on the east portion of the site, Guss Creek which traverses the site from northeast flowing down toward the southwest where it enters the Nehalem River, which forms the south boundary of the site west of the Nehalem Highway. This variety of site characteristics will accommodate the various youth activities.

This criterion is met.

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

Applicant Response: The applicant requests that the county allow up to eight annual nights where the number of campers may be exceeded, in order to accommodate special events which may arise, such as when the family members of campers may want to attend a special event.

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

Applicant Response: The applicant welcomes a condition of approval to confirm that adult overnight stays will not exceed 10 percent of the total overnight stays.

This criterion can be satisfied with this condition of approval.

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

Applicant Response: This rule requires that the proposed youth campground will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

To demonstrate no significant impact or increased costs, the farm and forest practices on surrounding lands are reviewed, beginning with tax lot 2100 which abuts the north edge of the site's tax lot 100, and then continuing clockwise around the perimeter of the site. Findings on why the proposed use will not force a change in the practices, or an increase in the cost of the practices, are presented.

T6N R4W S28 TL 2100 lies north of the western portion of the site. This tax lot is bisected by Hwy 47, with most of the lot being west of the highway. Farm and forest practices include hay fields on the plain near the Nehalem River, deciduous trees along the river bank, and mixed conifer and deciduous trees on uplands. Several older farm buildings are clustered near the

highway on the east side of the highway. These practices will not be significantly impacted by the youth camp because the common boundary is on the upland slope and covered by a mix of conifer and deciduous trees. This slope provides a wide buffer from the youth camp activities on the field lying between the slope and the Nehalem River. Because there is no impact to the practices, there are no cost increases either.

T6N R4W S28 TL 2101 lies on the west side of Hwy 47, and east of tax lot 2100. Forest practices include small scale logging. There are no farming practices on this lot. The house is located on the north portion of the lot. The forest practices will not be significantly impacted by the youth camp because the common boundary is at the north end of the pasture on the site's tax lot 600, and a buffer is provided by a mix of conifer and deciduous trees. Because there is no impact to the practices, there are no cost increases either.

T6N R4W TL 5900 lies on the east side of Hwy 47, covering almost all of Section 27. Forest practices include timber production, including clear cutting. There are no farming practices on this lot, nor any structures. The forest practices will not be significantly impacted by the youth camp because the common boundary is east of Hwy 47 along the north edge of the site's tax lot 600, where a buffer is provided by young conifer trees. This boundary will be fenced in order to prevent the campers from inadvertently trespassing into this lot. Because there is no impact to the forest practices, there are no cost increases either.

T6N R4W S 34 TL 200 lies along the east side of the site's tax lot 600. Forest practices include conifer timber production, including clear cutting. There are no farming practices on this lot, nor any structures. The forest practices will not be significantly impacted by the youth camp because the common boundary is steeply sloped with a buffer of conifer trees. This boundary will be fenced to prevent the campers from inadvertently trespassing into this lot. Because there is no impact to the forest practices, there are no cost increases either.

T6N R4W S 34 TL 300 lies along the south edge of the site's tax lot 600, east of Hwy 47. Forest practices include conifer and deciduous timber production. There are no farming practices on this lot, nor any structures. The forest practices will not be significantly impacted by the youth camp because the common boundary is steeply sloped with a buffer of conifer trees. This boundary will be fenced to prevent the campers from inadvertently trespassing into this lot. Because there is no impact to the forest practices, there are no cost increases either.

T6N R4W S 34 TL 700 lies along the south edge of the Nehalem River, west of Hwy 47. Forest practices include conifer and deciduous timber production. There is a small pasture area with two farm structures, but no residence. The forest practices will not be significantly impacted by the youth camp because the Nehalem River provides a buffer. Because there is no impact to the farm and forest practices, there are no cost increases either.

T6N R4W S 33 TL 200 lies along the south edge of the Nehalem River, across the river from the site's tax lot 100. Forest practices include conifer and deciduous timber production. There are no farm practices or structures. The forest practices will not be significantly impacted by the

youth camp because the Nehalem River provides a buffer. Because there is no impact to the forest practices, there are no cost increases either.

Surrounding properties which are not adjacent to the site have similar forest practices, on the uplands, with occasional small-scale farming in the intermittent plain along the Nehalem River. Because the youth camp is self-contained on the site, there are no significant impacts of cost increases for the forest and farm operation on the surrounding properties.

It is important to emphasize that the youth camp has direct vehicle access from Hwy 47. Therefore, the vehicle traffic from the camp will not travel on smaller county roads, or on private roads that are used for forest and farm operations. This prevents potential safety conflicts and costs associated with passenger cars and slow-moving forest and farm equipment sharing county and private roads that are not designed for significant passenger vehicle traffic.

For these reasons, the youth camp will not significantly impact, or increase the costs of, farm and forest practices on surrounding lands, This criterion is met.

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

Applicant Response: The youth camp is the only proposed use. This standard is satisfied.

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

Applicant Response: There is no existing golf course in the vicinity of the youth camp. This standard is satisfied.

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

Applicant Response: The water rights on adjacent properties are limited to in-stream rights to water from the Nehalem River. There are no established groundwater rights on adjacent properties. The OWRD documentation is attached.

The youth camp will not interfere with these in-stream water rights because it will not draw water from the Nehalem River. This criterion is satisfied.

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

Applicant Response: The subject property consists of two tax lots that were lawfully established and together comprise 74.62 acres. Tax lot 600 is essentially the north half of the northwest quarter of Section 34, excepting the Nehalem River and a small area west of the Nehalem River. Tax lot 100 is essentially all the northeast quarter of the northeast quarter of Section 33 lying north of the Nehalem River. This criterion is satisfied.

*(a) Suitable to provide a forested setting needed to ensure a primarily outdoor experience without depending upon the use or natural characteristics of adjacent and nearby public and private land. This determination shall be based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp, as well as the number of overnight participants and type and number of proposed facilities. A youth camp shall be located on a parcel of at least: *****(B) 40-acres if located in western Oregon.***

Applicant Response: The site is 74.62 acres and in a forested setting. It does not depend on adjacent nearby or public land except that the Nehalem River provides a natural amenity, The large acreage and mixed topography accommodate a variety of youth activities. And they provide ample space for the number of campers proposed.

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

Applicant Response: The buffers consist of forest vegetation along with the topography which slopes up toward the northeast from the campground structures. There are no noise sensitive uses in adjacent properties. The setback standard is not satisfied, so the following criteria are addressed.

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

Applicant Response: Commercial resource management practices near the campground structures are limited to timber production and harvesting. The setback is adequate for allowance of those activities for several reasons. First, the site boundary will remain heavily forested with dense vegetation and mature trees. Second, timber harvesting is episodic and does not rely on logging roads through the site. Third, the planting and growing of replacement trees is not affected by campground activities. These actions will prevent conflicts with commercial forestry operations. This criterion is satisfied.

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

Applicant Response: Vehicular traffic for the camp will utilize Hwy 47 exclusively. Therefore, there will not be any traffic conflicts on rural county roads, or on private roads. This criterion is met.

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

Applicant Response: The increasing slope provides an appropriate view buffer because views from nearby and adjacent timber lands will be above the camp structures which are situated well below the grade of the respective property boundaries. And there are no structures or other likely viewing areas on nearby or adjacent resource lands. Regarding audible buffering, the dense forest vegetation will reduce the impact of noise originating from the camp. Moreover, the nearby and adjacent resource uses are not noise-sensitive. In particular, there are no animal husbandry uses nearby which may be sensitive to noise from the camp. This criterion is satisfied.

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

Applicant Response: OAR 660-011-0060(1)(f) defines a sewer system as “a system that serves more than one lot or parcel.” The site plan illustrates the proposed location of the septic tank and drainfield on tax lot 600, east of Hwy 47, where the new camp structures are located. The applicant will provide additional data to demonstrate these locations are suitable for a conventional septic system. There is no need to serve more than one parcel. This criterion is satisfied.

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

Applicant Response: The site is not within a mixed agricultural/forest zone, so this provision does not apply.

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

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

Applicant Response: The proposed camp will provide the permitted passive improvements. There are no tennis courts, gymnasiums, swimming pools or golf courses proposed. This criterion is satisfied.

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

Applicant Response: The primary cooking and eating facilities are located in the lodge. Secondary cooking and eating facilities will occur in the existing house which will be used as a caretaker residence and infirmary. There are no food services available to the public. This criterion is met.

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

Applicant Response: Bathing and laundry facilities are located in the lodge, as identified on the site plan. This criterion is satisfied.

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

Applicant Response: The lodge is the only proposed camp activity building. This standard is met.

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

Applicant Response: Sleep houses are shown on the site plan. They will include half-baths, but not include kitchens, bathing, or laundry facilities. The sleep houses are only available to campers, and are not offered as accommodations to others. This criterion is satisfied.

(f) Covered areas that are not fully enclosed.

Applicant Response: Three gazebos which are not fully enclosed are shown on the site plan, in the southeast portion of tax lot 600. This criterion is satisfied.

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

Applicant Response: The existing house will be used for administrative purposes and an infirmary. The existing garage and barn will be used for maintenance and storage.

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

Applicant Response: The infirmary within the existing house on the westside of Hwy 47 may include a bedroom for a medical care provider. This criterion is satisfied.

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

Applicant Response: The existing house on the property on the west side of Highway 47 will be used for a caretaker residence. There is no other dwelling existing or proposed on the property. This criterion is satisfied.

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

(a) The fire siting standards in OAR 660-006-0035;

Applicant Response: Each subsection of OAR 660-006-0035 is addressed below.

(1) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fires season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

Applicant Response: The site is within the Mist-Brikenfeld Fire District. A firefighting water supply of 12,000 gallons will be maintained in the pond located between the driveway and Guss Creek. Verification from WRD that no permit is required for the pond will be provided; or alternatively, a WRD permit will be provided for storage of that water. The turnaround for emergency vehicles is provided as illustrated on the site plan. This criterion is satisfied.

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

Applicant Response: This provision requires adequate fire safety design standards for roads, as established by the local rural fire protection district. Pursuant to County requirements, the Fire District will review the site plan for conformance with applicable roadway standards. The applicant welcomes a condition of approval that all proposed roadways comply with said standards. This criterion is satisfied.

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

Applicant Response: The fire breaks are illustrated on the site plan. This criterion is met.

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

Applicant Response: The camp building roofs will be metal, which is a fire retardant material. This criterion is satisfied.

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

Applicant Response: The slope in the area of the camp buildings is 15 percent. This standard is satisfied.

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

Applicant Response: The lodge proposes (1) chimney and will have a spark arrester.

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

(A) Fire prevention measures;

Applicant Response: The applicant will draft the plan in coordination with the Mist-Brikenfeld Fire District for submittal with the first structural building permit application. This will ensure that the plan is consistent with the final design of the buildings. This criterion can be satisfied with a condition of approval.

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

Applicant Response: The specific pre-suppression and suppression measures will be developed with the building designed to meet the fire code for each structure. This criterion can be satisfied with conditions of approval.

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

Applicant Response: The fire safe area for the camp will be located west of Hwy 47, away from the wooded area and near the Nehalem River. This provision is satisfied.

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

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

Applicant Response: The camp will purchase and maintain a mobile tank truck for this purpose. This criterion can be satisfied with the condition of approval to require the truck to be operational prior to occupancy of the first new structure.

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

Applicant Response: The truck will be equipped with the pump, hose and nozzle. This criterion can be satisfied with a condition of approval to require the truck to be operational prior to occupancy of the first new structure.

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

Applicant Response: Shovels, picks, axes, chain saws and related personal safety equipment will be purchased following discussions with the Mist-Brikenfeld Fire District. This criterion can be satisfied with a condition of approval to require the tools to be obtained prior to occupancy of the first new structure.

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

Applicant Response: A training program will be developed in coordination with the Mist-Briken Fire District. This criterion can be satisfied with conditions of approval to require completion of the training prior to occupancy of the first new structure.

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

Applicant Response: The applicant intends to satisfy the fire prevention and suppression regulations as interpreted by the Mist-Brikenfeld Fire District, in coordination with the district. In the event that the district's requirements cannot be met, opportunities for an equivalent capability will be explored. This criterion is satisfied.

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

Applicant Response: The site is served by the Mist-Brikenfeld Fire District which provides structure fire protection. Nevertheless, due to the number of youth involved, the applicant still intends to provide independent fire prevention and suppression measures. Therefore, no waiver is requested and this provision does not apply.

(8) The governing body, or its designate, shall require as a condition of approval of a youth camp, that the land owner of the youth camp sign and record in the deed records for the county a document binding the land owner, or operator of the youth camp if different from the owner, and the land owner's or operator's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Applicant Response: The applicant is willing to execute a waiver of remonstrance against farm and forest practices as a condition of approval. This criterion is satisfied.

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

Applicant Response: The site plan illustrates that all camp improvements are located outside the 50-foot buffer for Guss Creek and the existing on-site wetlands. This criterion is satisfied.

(10) The provisions of this rule shall apply directly to any land use decision pursuant to ORS 197.646 and 215.427(3) commencing October 12, 2000. A county may adopt provisions in its comprehensive plan or land use regulations that establish standards and criteria in addition to those set forth in this rule, or to ensure compliance with any standards or criteria.

Applicant Response: The applicant understands that compliance with OAR 660-004-0031 is sufficient for compliance with the county code. This criterion is satisfied.

C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;

Response: This location is ideal for the proposed campground because the subject property is large, screened with a thick line of trees, and further screened by surrounding large scale forestry parcels with little, if no impact to dwellings. The campsite is designed to avoid steep slopes, utilize existing entrance onto highway and avoid/minimize impacts to natural features and environmentally sensitive areas.

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;

Response: The proposed development shall be timely given that all traffic impacts to Nehalem Highway shall be well within ODOT guidelines. Otherwise, the campground shall be served by private utilities.

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;

Response: Given the factors noted previously, such as large lot sizes, heavily treed parcels, and the sparsely populated vicinity, the proposed campground will not limit, impair, or preclude surrounding primary uses, namely forestry use.

F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;

Response: The proposed campground satisfies all goals and policies of the comprehensive plan, particularly since forest lands will not be diminished or affected by the campground. Forestry practices will continue to operate unchanged. Moreover, the campsite will blend into the surrounding forests and will avoid impacts on streams and other sensitive or natural hazard areas. The project advances Comprehensive Plan Part XVII (Recreational Needs), which calls for recreational on private forest land including the development of "campgrounds, trails, and points of interest." Additionally, the proposed use is consistent with forest lands and is listed as a delineated permitted use in the underlying zone. As discussed in Section B above, the project will not cause negative impacts on the surrounding forest land uses and is consistent with said uses.

G. The proposal will not create any hazardous conditions.

Response: The proposed campground is designed to avoid major hazard areas such as steep slopes or wildfire prone hillsides. By siting the campground in a low-lying area, most major hazard areas are avoided or minimized. As discussed in Section B above, the project will not cause hazardous conditions on the surrounding forest land uses and is consistent with said uses. As discussed in Section B above, the project will not cause hazardous conditions on the surrounding forest land uses and is consistent with said uses.

6. Design Review:

The Commission may require the Conditional Use be subject to a site design review by the Design Review Board or Planning Commission.

Response: Acknowledged. Site Design Review by the Planning Commission is expected.