

APPENDIX A

History

The project site is a 74.62-acre property zoned PF-80 that is located at 66845 Nehalem Hwy N. Veronia, Oregon 97064 known as Map ID Number(s): 6434-00-00600 & 6433-00-00100/Tax Account Number(s): 25064 & 25077, located in Section 34 7.6N. R.4W. W.M. with Columbia County Oregon. The total project site is 74.62-acre that is bisected by Nehalem Hwy N., consisting of a 47.89-acre portion of property on the east side of Nehalem Hwy N. that will be the location of proposed development activities. The remaining 26.73-acre portion of property on the west side of Nehalem Hwy N. is currently developed with existing infrastructure that consists of an existing residence and accessory buildings that are permitted for a Hunting and Fishing Lodge. The existing structures are surrounded by field pastural land and environmental areas. The 47.89-acre portion of property is undeveloped and historically has been forested and previously harvested for timber and is currently forested with open pasture areas that have logging roads running throughout the property. Below is the permit history and current approved uses onsite per LDS records.

Per LDS records, and documentation submitted with the pre-application meeting request, the site contains a four-bedroom primary residence "Lodge", and two accessory structures used as a workshop building and agriculture building. Per LDS records, in 2007, the Planning Commission approved a Conditional Use Permit to operate a hunting and fishing lodge and a Forest Management Plan to utilize the lodge as a permanent residence (CU 07-14). At the time, it was noted that only one structure on the property could be used as a permanent residence, and that living facilities within the accessory structures would need to be removed. County Assessor records indicate that the structure identified as the "Workshop Building" contained living facilities such as a stovetop, bathroom, and bedroom. LDS does not possess records permitting this structure for permanent or temporary residential use.