

**APPENDIX B**

## **PROJECT NARRATIVE:**

The “HG Ministries Youth Camp” proposed for youth campground development project allow for site project zoning PH-80 under Oregon Administrative Rule (ORA) 660-006-0031 that will be review for land use approval through the Conditional Use Permit and Type 2 Site Design Review application process.

The property has recently been purchased by The House of God Ministry that will be the developer that has contracted Benjamin Cruz with Rain River Stormwater Solutions to be the applicant representative and contact. The development team working on the project included Land use Planning and Engineering Consultant Benjamin Cruz with Rain River Stormwater Solutions, Attorney Ezra Hammer with Ballard Spahr, Traffic Engineer Massoud Saberian with ETEC LLC, Environmental Consultant Ron Melin with Candu Environmental. Other consultants working on the project to be determined for final approval.

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 T.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 that will be relinquished use with the project. The existing structures are surrounded by field pastural land and environmental areas that are proposed to be retained and that will not impact by proposed development activities and will be incorporated into Youth Camp uses.

The development for the Youth Camp that will occur on the east 47.89-acre portion of project taking direct access onto Nehalem Hwy N. that is a public highway, utilizing an existing gravel access approach that will be improved to meet ODOT approach standards and extend onsite to the proposed youth camp facilities. The youth camp facilities will consist of Youth Camp Lodge, (2) Cabins, (6) Sleeping Houses and (3) gazebos with associated access, parking and maneuvering infrastructure. The youth camp facilities proposed to utilize a septic system and private well and storm facilities to serve the project. Additionally, a pond has been proposed with this project that will provide water supply for emergency fire fighting.

Upon completion of project permitting project constructed will being in summer 2026 and be completed in summer of 2027. The project will be constructed in one phase.

## **Proposed Youth Camp Facilities**

350 people 6-8 week annually.

10% Adults (Staff, Counselors, teachers etc. 35 people

90% Youths. 315 people

### **(12) Total Buildings**

(1) Lodge – 14,000 sf

|                        |                      |
|------------------------|----------------------|
| Dining Hall – 3,595 sf | Sanctuary – 3,906 sf |
| Kitchen – 1,287 sf     | Classroom – 1,638 sf |
| Hallway – 890 sf       | Bathroom – 1,638 sf  |
| Storage Room – 435     | Courtyard – 7,356 sf |

(2) Cabins – 4,536 sf. per cabin

Sleeping quarter for 35 adults (17.5 adults per cabin)

Bedrooms - 1,635 sf per cabin

Bathrooms – 700 sf per cabin

(6) Sleeping Houses – 3,600 sf per house

Sleeping quarter for 315 youths (52.5 youth per house)

Auditorium – 596 sf per house      Bedrooms – 1,793 sf per house

Showers – 176 sf per house      Storage Room – 15 sf per house

Equipment Room – 18 sf

(3) Gazebo's – each 3,100 sf (9,300 sf)

Total Parking Spaces -14

➤ 1 of 14 ADA Parking Space

Overflow Parking Area: 24,027 sf

## **Applicable Review Criteria:**

### **Oregon Administrative Rules (OAR)**

Land Conservation and Develop Department

Chapter 660

Division 6

GOAL 4 FOREST LANDS

ORA 660-006-0031

Youth Camp

Pursuant of ORA 660-006-0031 for Youth Camp the project site zoning PF-80 permits this use subject to meeting the applicable requirements reviewed through the Conditional Use Permit and Type 2 Site Design Review application process. Refer to application documents prepared for the proposed Youth Camp project and compliance with applicable requirements.

### **Columbia County Stormwater and Erosion Control Ordinance No. 2001-10**

Preliminary Stormwater & Erosion Control Plans with Storm Reports has been prepared to address all applicable requirements for proposed project that has been designed in accordance with Columbia County ordinance. Refer to documents included herein that demonstrate how project complies with all applicable requirements.

### **Columbia County Zoning Ordinance (CCZO)**

#### **Section 500 Primary Forest (PF-80)**

#### **Section 505 Conditional Uses**

Conditional Uses for properties zoned PF-80 allow for Youth Camps subject to general review and process in Section 1503. All authorized uses and permanent structures shall also meet the applicable standards listed in Sections 506, 507, and 508 of the Zoning Ordinance and all other local, state, and federal laws pertaining to these uses. Youth Camps as defined and provided for in OAR 660-006-0031. Refer to documents herein for compliance with requirements related to Youth Camps requirements.

#### **Section 506 Standards for Dwellings**

No dwellings are proposed and this project will not be subject to the section.

#### **Section 507 Siting of Dwellings and Structures**

1. New structures are subject to the siting standards in this section. Relevant physical and locational factors including, but not limited to, topography, prevailing winds, proximity to existing roads, access, surrounding land use and source of domestic water shall be used to identify a site which:

*RESOPONSE: All structures noted on site plan are sited on a private access drive, and far from any neighbors. Domestic water shall be from existing exempt use wells, surface water, or other wells and full compliant with Oregon Water Resources Department.*

- A. Has the least impact on nearby or adjacent lands zoned for forest or agricultural use;

*RESPONSE: The proposed youth camp will have little to no impact on advanced forest or ag lands. The access is not shared and the layout will not impact any surrounding forestry practices. To demonstrate compliance with this standard, please refer to findings related to 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 riverbank, and mixed conifer and deciduous trees on uplands. Several older farm buildings are clustered near the highway. The house is located 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 impacts 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 impacts 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 impacts 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.*

The siting of proposed structure has been located in a manner that imposes the least amount of impact available to adjacent lands zoned forest to the north, east and south. Additionally, the project proposes buffers along the perimeter of property adjacent to lands zoned forest with existing forested areas that are to be retained and maintained in combination with the topographical elevation differences to adjacent lands that serve as a buffer feature.

*RESPONSE: The youth camp layout is designed to be located in a forest setting that is screened from adjacent lands in all directions. Except where required by fuel breaks, existing trees will be maintained and integrated into the camp. Adjacent slopes will provide additional buffering to abutting properties.*

- B. Forest operations on the tract will not be curtailed or impeded by the location of structures as to existing developed areas as possible considering topography, water features, required setbacks and firebreaks.

*RESPONSE: There will be no impediment to ongoing forestry operations. In fact, existing timber south of the creek will benefit from new improved access road which will be unrestricted. Land and timber north of creek will not be impacted.*

- C. The amount of forest lands used for building sites has been minimized by consolidating the location building sites that are located within areas onsite that are clear of forested areas and utilizing existing logging roads for location of proposed access road to building sites.

*RESPONSE: As shown on the site plan, the youth camp is clustered so that campers have reasonable proximity to the lodge. Other structures are small scale and will not impact forestry operations. The proposed layout utilizes an area that has largely been cleared and there are no impacts to other logging roads. Approximately 75% of the east portion of property will remain forested.*

- D. The project is consistent with the provisions of Section 510 related to Fire Siting Standards and minimizes the risk associated with wildfire as described in Section 510.

*RESPONSE: While Section 510 primary deals with dwellings and accessory structures thereto, the applicant can and will provide at least a 30-foot fuel break for all structures. The project is also designed to accommodate up to 100 feet fuel break, if required by the County. The Fire District will review and analyze site plan and confirm that adequate fuel breaks are in place prior to building permit approval.*

- E. Is consistent with other requirements contained in the Comprehensive Plan or implementing ordinances, including, but not limited to, regulations which apply to flood, steep slopes, and landslide hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource and natural areas, such as wetland riparian and slide-prone areas.

*RESPONSE: The overall project layout is designed to avoid natural hazards and environmental overlays. The applicant avoids the creek, floodplain, etc. Some development on moderate/steep slopes is unavoidable, but is minimized and Wetlands and associated wetland buffers are also avoided. As described herein, the project is consistent with all other comprehensive plan requirements.*

2. The applicant shall provide evidence consistent with OAR 660-006-0029(3) that domestic water supply is from a source authorized in accordance with the Department of Water Resources' administrative rules for the appropriation of ground water or surface water in OAR Chapter 690 and not from a Class II stream as defined in the Forest Practices Rule in OAR Chapter 629. If the water supply is unavailable from public sources or sources located entirely on the subject property, then the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.

*RESPONSE: The applicant has identified sources of water consistent with OAR 660-006-0029(3) and is also able to access domestic lines from existing wells on site. The project will utilize water in accordance with ORS 537.545 which permits the following exempt uses: no more than 5,000 gallons per day as an exempt commercial use and no more than 3,000 gallons per day for landscaping purposes.*

3. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry or the U.S. Bureau of Land management, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

*RESOPNSE: Not Applicable*

4. Pursuant to OAR 660-006-0029 (5), approval of a dwelling shall be subject to the following requirements:

*RESPONSE: Not Applicable.*

5. Dwellings and other structures to be located on a parcel within designated Big Game Habitat areas pursuant to the provisions of Section

*RESPONSE: Not Applicable*

### **Section 508 General Review Standards**

The Planning Director or hearings body shall determine that a use authorized by Sections 504 and 505 meets all of the following requirements:

1. The proposed use will not force significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel;
3. A waiver of remonstrance shall be recorded with the County Clerk certifying that the owner 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; and
4. The proposed use is consistent with requirements contained in the Comprehensive Plan or implementing ordinances, including, but not limited to, regulations which apply to flood hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource areas, such as riparian, wetlands or slide-prone areas.

*RESPONSE: Farming and forestry impacts will not be impacted. Fire hazards are mitigated with fuel break as required by County and ample water supply will be available to compact fires as required by local and state fire code. A waiver is understood. As noted above, the project is consistent with compressive plan.*

### **509 Standards of Development**

1. The minimum average lot or parcel width and minimum average lot or parcel depth shall be 100 feet for all activities except farming or forestry.
2. Access to parcels in this zone shall meet Fire Safety Design Standards for Roads in the County Road Standards and access standards found in Section 510 of the Zoning Ordinance.
3. There shall be no height limitation for forest operation and management-related structures unless otherwise permitted in the Primary Forest Zone. The

maximum building height for all non-farm, non-forest structures shall be 50 feet or 2 ½ stories, whichever is less.

4. The standards and requirements described in Section 1300 of the Zoning Ordinance shall apply to all signs and name plates in the Primary Forest Zone.
5. The Oregon Department of Fish & Wildlife shall be notified and provided with the opportunity to comment on any development within major and peripheral Big Game Habitat.
6. Setbacks:
  - A. There shall be a minimum setback of 50' for front, side, and rear yards for all development in the Primary Forest Zone.
  - B. When this Ordinance or any other ordinance requires a greater or lesser setback than is required by this subsection, the greater setback shall apply.
  - C. All structures are subject to any special setbacks when adjacent to arterial or collector streets designated in the County Transportation Systems Plan.
  - D. No structure or use shall be established in a manner likely to cause contamination of a stream, lake or other body of water. Riparian and natural hazard setbacks set forth in Sections 1170 and 1180 of the Zoning Ordinance shall apply.
  - E. When land divisions create parcels of less than 40 acres for uses listed in Subsection 511.2A., provided those uses have been approved pursuant to this Ordinance, required building setbacks for these parcels will be determined on a case-by-case basis by the Director or the hearings body.
  - F. The owner shall provide and maintain primary fuel-free fire break and secondary fire break areas on land surrounding the dwelling and primary fuel-free break areas surrounding accessory structures in the Primary Forest Zone pursuant to the provisions in Subsections 510.2 and .3.
7. Approval Period for Use Permits. For all uses approved under sections 504 and 505, the approval period shall be valid for four (4) years. At a minimum, a development construction permit must be issued by the Land Development Services within the approval period. If a construction permit is not issued within the approval period, the land use permit expires. An extension of two years on the approval period may be granted by the Director if a written request is received prior to its expiration and reason for the delay is beyond the control of the owner.

*RESPONSE: These development standards are prescriptive and will be met at time of permitting at a future date. The site plan demonstrates sufficient space to meet setbacks, building separation, fuel breaks, etc. These conditions will be adhered to at time of future permitting.*

### **Section 510 Fire Sitting Standards**

Project employ fire sitting standards for new dwellings as follows:

1. If a water supply is available, suitable and acceptable for fire protection by the fire protection district, 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 to the dwelling and access to the on-site water supply shall accommodate the turnaround of firefighting equipment during the fire season. 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. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

*RESPONSE: Water supply is available suitable and acceptable for fire protection by fire protection district, utilizing an onsite stream that will supply the proposed onsite pond that will provide water storage for fire protection. Access to water the source will be located within 15' of water edge for pumping or an alternative pumping system will be provided to provide connection within 15' of access. The project proposes a minimum 20' wide access road to new dwellings with a turnaround at the terminus for firefighting equipment maneuvering. The applicant has multiple options for domestic water and will work with Oregon Water Resources and relevant fire marshals to ensure water supply and flow are sufficient.*

2. The owner of the dwelling shall establish and maintain a primary fuel-free fire break surrounding the dwelling and accessory structure(s) no less than 30 feet wide in accordance with the provisions in "Protecting Your Home From Wildfire" published by the National Fire Protection Association. The owner may be required to increase the primary fuel-free fire break if the dwelling or structure is located on a 10% or greater slope. The primary fuel-free fire break could include a lawn, low ornamental shrubbery less than 24" in height and/or individual or groups of trees separated by a distance equal to the diameter of the crowns adjacent to each other, or 15 feet, whichever is greater. All existing tree limbs shall be pruned from the base to at least eight feet in height. Dead fuels shall also be removed.

*RESPONSE: The project will establish and maintain a primary fuel-free fire break surrounding the dwelling and accessory structure(s) no less than 30 feet wide in accordance with the provisions in "Protecting Your Home From Wildfire" published by the National Fire Protection Association. The owner may be required to increase the primary fuel-free fire break if the dwelling or structure is located on a 10% or greater slope. The primary fuel-free fire break could include a lawn, low ornamental shrubbery less than 24" in height and/or individual or groups of trees separated by a*

*distance equal to the diameter of the crowns adjacent to each other, or 15 feet, whichever is greater. All existing tree limbs shall be pruned from the base to at least eight feet in height. Dead fuels shall also be removed. As noted, minimum fuel breaks will be maintained at 30 feet and can be increased as shown on site plan.*

3. A secondary fire break of 100 feet outside the primary fuel-free fire break, or its equivalent allowed by Columbia County Board Order No. 239-97 Firebreak Equivalents, shall also be provided and maintained for the dwelling in accordance with the provisions in "Protecting Your Home From Wildfire" published by the National Fire Protection Association. All existing trees shall be pruned from the base to at least 8 feet in height. Dead fuels shall be removed from the secondary fire break area. If the placement of the proposed dwelling cannot meet the secondary fire break due to physical constraints of the land or parcel size, the applicant may apply to obtain a secondary fire break easement from a neighbor or build the structure to a Class 1 or 2 Ignition Resistance Construction as allowed by Board Order No. 239-97, Firebreak Equivalents.

*RESPONSE: As discussed above, the youth camp does not contain year-round dwellings, but additional fire breaks can be added if required by the County.*

4. All roads in this zone, except private roads and bridges for commercial forest uses, shall be constructed so as to provide adequate access for fire fighting equipment according to the standards provided by the local rural fire protection PF - 80 ~ 93 ~ district, the County Road Department, or the State Department of Forestry.

*RESPONSE: New access will be wide with sufficient turnaround for firefighting apparatus.*

5. No portion of a tree or any other vegetation shall extend to within 15 feet of the outlet of a stove pipe or chimney.

*RESPONSE: Understood.*

6. A dwelling shall meet all of the following requirements: A. The dwelling shall have a fire retardant roof; B. The dwelling shall not be sited on a slope of greater than 40 percent; C. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester; and D. The dwelling shall be located upon a parcel within a fire protection district unless the applicant meets the criteria of subsection 510.7.

*RESPONSE: N/A*

7. If the dwelling is not within a fire protection district, the applicant shall provide written documentation to the County of residential fire protection. The applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the County determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the County and

fire protection district may provide an alternative means for protecting the dwelling from fire hazards which may include a fire sprinkling system, onsite equipment and water storage

*RESPONSE: NO Dwellings proposed, NA*

**Section 511 Land Division Requirements**

This project is not a Land Division project and is not subject to requirements in this section.

**Section 512 Property Line Adjustments**

This project is not a Property Line Adjustment project and is not subject to the Section

**Section 1100 Flood Hazard Overlay**

Flood Hazard areas are located on the property however project improvements will locate outside of Flood Hazard areas and will not impose any adverse impact on to Flood areas and will not be subject to requirements within this section. A previous Flood Certificate was complete for the property included herein.

**Section 1170 Riparian Corridor, Wetlands, Flood Hazard Overlay**

This property contains wetlands, riparian corridor boundaries, flood hazard areas, and portions of Gus Creek. Per CCZO Section 1170, the Nehalem River requires a 75-foot riparian buffer, measured from the ordinary high-water mark. Additionally, the Gus Creek requires a 50-foot riparian buffer. Any development within the identified flood hazard areas requires review in accordance with CCZO Section 1100. Additionally, DSL will be notified of any development within, or directly adjacent to fish-bearing wetlands.

Environmental areas are present though out the 74.62-acre property. Specifically for 47.89-acre portion of the property on the east side of Nehalem Hwy N. where Youth Camp development is proposed. The project has been designed to avoid proposed development activities within environmental areas. A Resource Protection Plan has been prepared to ensure measures are implemented to protect environmental areas to not compromise the health and functionality of environmentally sensitive areas.

**Section 1400 Off-Street Parking**

Columbia County Zoning Ordinance, Section 1416 prescribes minimum parking requirements for delineated uses. Youth Camp is not a delineated use. Section 1417 states that, "Any use not specifically listed in the foregoing list shall have the requirements of the listed use or uses deemed equivalent by the Director." The project includes a gathering hall, which is similar to "Auditorium or Meeting Room" and requires "one space for each 60 square feet of floor area in the auditorium." Section 1416.2. Additionally, the project includes sleeping areas, which are similar to a "Hotel" and requires "one space for each 2 guest rooms." Section 1416.3 Hotel. Using these parking standards would require 408 parking spaces. However, the campers will arrive and depart from the property via shared bus, and employees will carpool use the camper buses. As such, the project includes 14 parking spaces and 1 ADA parking spaces. Additionally,

the project includes a 24,027 square foot overflow parking area, which will be used for the proposed limited events. This parking will satisfy project needs. Additionally, to ensure that no parking occurs along Highway 47, the project applicant will request that ODOT place “No Parking” signs along the property frontage.

### **Section 1450 Transportation Impact Analysis**

Based On Section 1450 of the Columbia County Zoning Ordinance, the proposed development trip generation will be below the threshold set and defined for daily (400 daily trips) and peak hour trips (25 or more hourly trips). The site trip generation was conservatively estimated based on the proposed trip ends to and from the site.

### **Section 1503 Conditional Use Permits**

Refer to Conditional Use Permit application prepared for project addressing all application requirements included herein

### **On Site Wastewater Treatment**

A reputable certified DEQ septic installer has been consulted to evaluate the site for a new onsite septic system that has determined the site to be suitable to be served by a onsite septic system. A final design shall be prepared prior to final approval.

### **On Site Wastewater Treatment**

A reputable certified DEQ septic installer has been consulted to evaluate the site for a new onsite septic system that has determined the site to be suitable to be served by a onsite septic system. Final design and permits with be obtained at a later dated ensuring septic system has capacity to serve the project needs.

### **Oregon Watermaster District**

There is an existing Well serving the existing Hunting and Fishing Lodge on the 26.73-acre portion of property on the west side of Nehalem Hwy N., this well is also restricted to be utilized for AG uses up to 0.5 acres. A new Well is proposed for the

### **Oregon Watermaster District**

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### **Youth Camp Setback Requirements**

*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:*

The buffers consist of forest vegetation along with the topography which slopes up toward the northeast from the campground structures. There is no noise sensitive uses in adjacent properties. The setback standard is not satisfied and request a different setback based upon the following criteria outline with Section 1503 that may be approved in case-by-case basis