

APPENDIX O

GOAL 5 RESOURCE PROTECTION PLAN
with TREE SURVEY
for
Proposed HG Ministries Youth Camp
66845 Nehalem Hwy N, Vernonia, OR

Conditional Use Permit (Type III) – Planning Commission Review PF-80

(Primary Forest – 80 Acre Minimum) Zone

Prepared for:

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February 4, 2026

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SIGNATURE PAGE

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned:



Ron W. Melin, Principal Scientist/Owner
CanDu Environmental, LLC

Goal 5 Resource Protection Plan

Project: HG Ministries Youth Camp

Location: Columbia County, Oregon

1. Purpose and Regulatory Context

This Goal 5 Resource Protection Plan has been prepared in support of a Conditional Use Permit application with Planning Commission review for the proposed HG Ministries Youth Camp. The subject property is zoned PF-80 (Primary Forest, 80-acre minimum) under the Columbia County Zoning and Development Ordinance (CCZDO).

This plan is prepared in accordance with: - Oregon Statewide Planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces); - CCZDO Article II (Zoning District Regulations – Primary Forest Zone and Conditional Uses); - CCZDO Article V (Resource Protection Overlay Districts); - CCZDO provisions implementing Goal 5 protections for wetlands and fish-bearing streams.

The purpose of this plan is to: - Identify Goal 5 resources present on the site; - Describe applicable buffer and protection standards; - Demonstrate that the proposed Conditional Use avoids and protects these resources; and - Provide enforceable avoidance, minimization, and protection measures suitable for Planning Commission approval and conditions of approval.

This document is intended to support Conditional Use Permit findings and to be incorporated into the Planning Commission decision record.

2. Project Description

The proposed HG Ministries Youth Camp is a youth-oriented recreational and educational facility proposed as a Conditional Use within the PF-80 (Primary Forest) zone. The project is designed to maintain large areas of undeveloped land while accommodating structured camp facilities.

The project includes the following components:

Site Improvements and Structures - 1,148-foot-long, 20-foot-wide access driveway - 12,000 square foot vehicle turnaround - 14,000 square foot main lodge - 7,200 square foot patio associated with the lodge - Parking lot with 14 spaces (approximately 5,600 square feet) - Two cabins, each approximately 2,700 square feet - Six bunk houses, each approximately 2,700 square feet - Three gazebos, each approximately 3,150 square feet.

Utilities and Site Features - Onsite septic system - Two drain fields, each approximately 5,000 square feet - 42,500 square foot lined pond for recreational water activities by campers.

As shown on Figure 2, all development is clustered and located outside of identified wetland and riparian buffers, consistent with PF-80 resource protection standards.

3. Identified Goal 5 Resources

3.1 Wetlands

- A Department of State Lands (DSL) mapped Category 3 wetland is present on the property.
- Category 3 wetlands are regulated locally under CCZDO Goal 5 implementing provisions.
- A 50-foot buffer has been applied around the mapped wetland.

3.2 Fish-Bearing Stream (Gus Creek)

- Gus Creek is identified as a fish-bearing stream.
- Fish-bearing streams are protected Goal 5 resources due to their ecological and water quality functions.
- A 50-foot riparian buffer has been applied.

3.3 Resource Summary Table

Resource Type	Classification	Buffer Width	Development Within Buffer
Wetland	DSL Category 3	50 feet	None
Stream	Fish-bearing	50 feet	None

4. Resource Mapping and Site Constraints

4.1 Mapping

The following figures are provided in support of this plan:

- **Figure 1: Vicinity and Location Map** – Identifies the project location within Columbia County and surrounding context.
- **Figure 2: Goal 5 Resources and Site Plan** – Depicts the DSL-mapped Category 3 wetland, Gus Creek, required 50-foot buffers, and all proposed development.

Buffers are measured from the wetland boundary and from the top of bank of Gus Creek.

4.2 Site Constraints

Mapped wetlands and the fish-bearing stream corridor were used as primary constraints during site planning. As shown on **Figure 2**, all proposed improvements—including buildings, parking, driveway, septic facilities, and the lined recreational pond—are located entirely outside the required 50-foot buffers.

No buffer reductions, buffer averaging, variances, or resource encroachments are proposed.

5. Avoidance and Minimization Measures

The project has been designed using an avoidance-first approach, consistent with Goal 5 and CCZDO Special Use review criteria.

5.1 Avoidance

- No development, grading, fill, excavation, or vegetation removal is proposed within wetland or riparian buffers.
- The access driveway does not cross Gus Creek and avoids all buffer areas.
- The lined recreational pond is sited in upland areas outside of buffers and is not hydrologically connected to Gus Creek or the Category 3 wetland.

5.2 Minimization

- Development is clustered to reduce overall site disturbance.
 - Impervious surfaces are limited to those necessary for safe access and camp operations.
 - Septic drain fields are located in upland areas well outside protected resource buffers.
-

6. Buffer Protection and Management Measures

To ensure long-term protection of Goal 5 resources, the following measures will be implemented:

- Wetland and stream buffers will be clearly marked in the field prior to construction using high-visibility fencing.
 - Construction activities, equipment staging, and material storage will be prohibited within buffer areas.
 - Buffers will remain in native or naturalized vegetation.
 - No clearing, grading, mowing, or landscaping will occur within buffers, except for limited invasive species management if needed.
-

7. Construction Best Management Practices (BMPs)

The following BMPs will be implemented during construction:

- Erosion and sediment control measures (e.g., silt fencing, straw wattles) installed downgradient of disturbance areas.
 - Stabilized construction entrances to reduce tracking of sediment.
 - Temporary erosion controls maintained until disturbed areas are permanently stabilized.
 - Refueling and equipment maintenance conducted outside of buffers.
-

8. Long-Term Operations and Stewardship

HG Ministries will incorporate stewardship practices into camp operations, including:

- Education of staff and campers regarding wetland and stream protection areas.
 - Prohibition of dumping, filling, or vegetation removal in protected areas.
 - Ongoing monitoring of buffers to ensure they remain undisturbed.
-

9. Conditional Use Permit Findings – Goal 5 Compliance

The proposed HG Ministries Youth Camp satisfies applicable Conditional Use Permit approval criteria related to Goal 5 resources within the PF-80 zone as follows:

9.1 Identification of Resources

Wetlands and riparian corridors were identified using Department of State Lands mapping, county-recognized stream classification resources, and site planning constraints. A Category 3 wetland and fish-bearing Gus Creek are present onsite.

9.2 Protection of Resources

- Required 50-foot buffers have been established around all identified Goal 5 resources.
- All proposed development is located outside of buffer areas, as depicted on **Figure 2**.
- No buffer encroachments, reductions, or variances are requested.

9.3 Compatibility with PF-80 Zone and Conditional Use Criteria

- The proposed camp use is compatible with surrounding forest lands and maintains the primary forest character of the area.
- Development is clustered to minimize forest conversion and protect natural resources.
- The project will not adversely affect wetland or riparian functions or values.

9.4 Consistency with Statewide Planning Goal 5

By avoiding protected resources, maintaining required buffers, and implementing construction and operational safeguards, the project balances resource protection with reasonable use of land, consistent with Goal 5 and CCZDO Conditional Use standards.

10. Conclusion

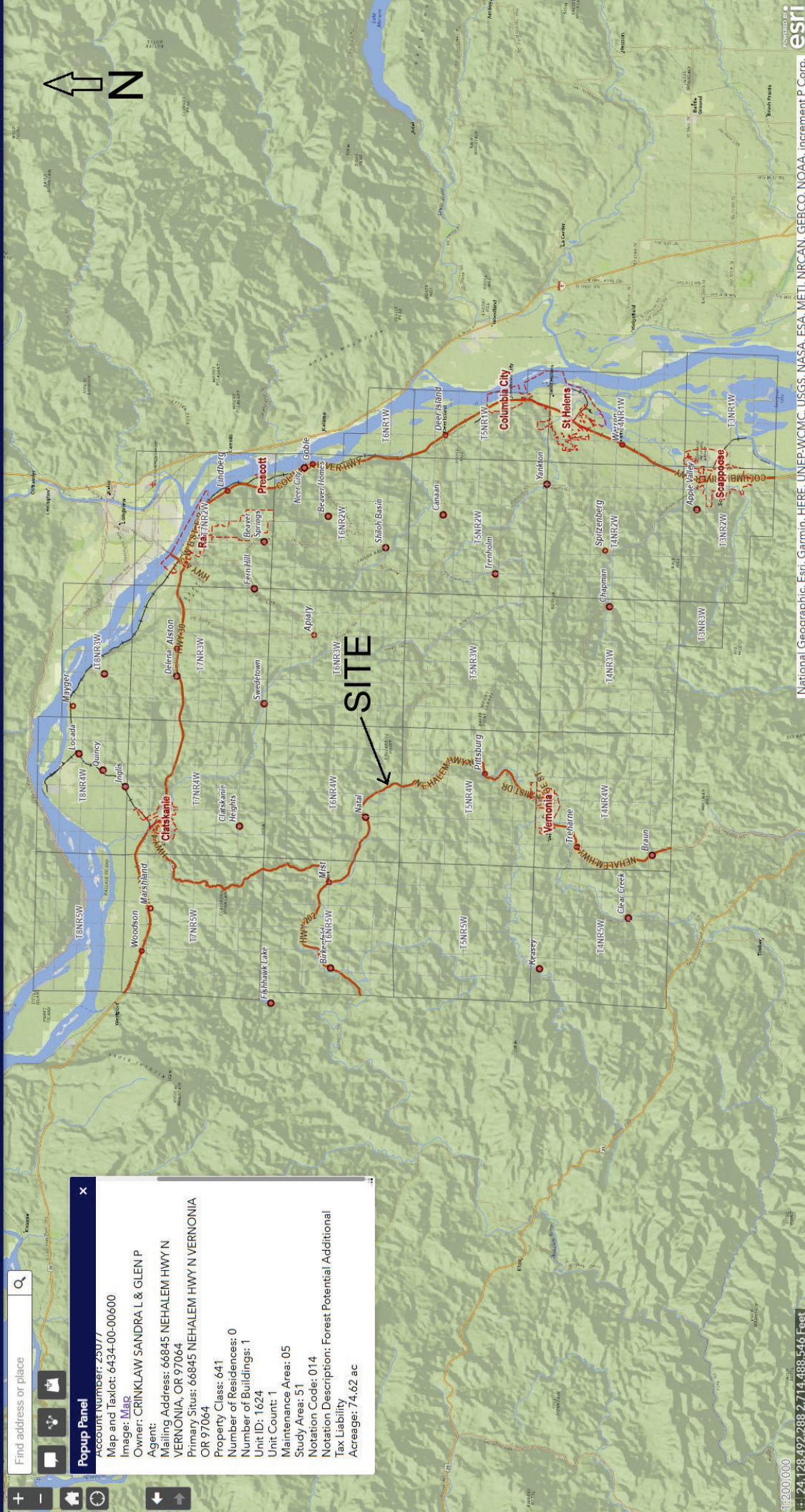
This Goal 5 Resource Protection Plan demonstrates that the proposed HG Ministries Youth Camp meets the intent and requirements of Oregon Statewide Planning Goal 5 and Columbia County's Special Use Permit standards. All development is sited outside required wetland and riparian buffers, and long-term protection measures are incorporated into both construction and operation of the camp.

With implementation of the measures described herein and depicted on Figure 2, the project will protect identified natural resources while supporting the proposed Special Use.

FIGURES

Figure 1 – Vicinity and Location Map

Figure 2 – Goal 5 Resources Site Plan



Find address or place [Search Icon]

Popup Panel

Account Number: 25077
 Map and Taxlot: 6434-00-00600
 Image: Map
 Owner: CRINKLAW SANDRA L & GLEN P
 Agent: Mailing Address: 66845 NEHALEM HWY N
 VERNONIA, OR 97064
 Primary Situs: 66845 NEHALEM HWY N VERNONIA
 OR 97064
 Property Class: 641
 Number of Residences: 0
 Number of Buildings: 1
 Unit ID: 1624
 Unit Count: 1
 Maintenance Area: 05
 Study Area: 51
 Notation Code: 014
 Notation Description: Forest Potential Additional
 Tax Liability
 Acreage: 74.62 ac

Figure 2 - Goal 5 Site Plan

Columbia County Layers

- Taxlots
- State Highways

HG Ministries Youth Camp

- Left Bank Gus Creek_Type F
- 50' Riparian Buffer
- DSL Mapped Wetland
- 50' Wetland Buffer

Proposed Site Plan

- Band 1 (Red)
- Band 2 (Green)
- Band 3 (Blue)

CanDu Orthophoto 1-31-26 Clipped

- Band 1 (Red)
- Band 2 (Green)
- Band 3 (Blue)

Google Satellite



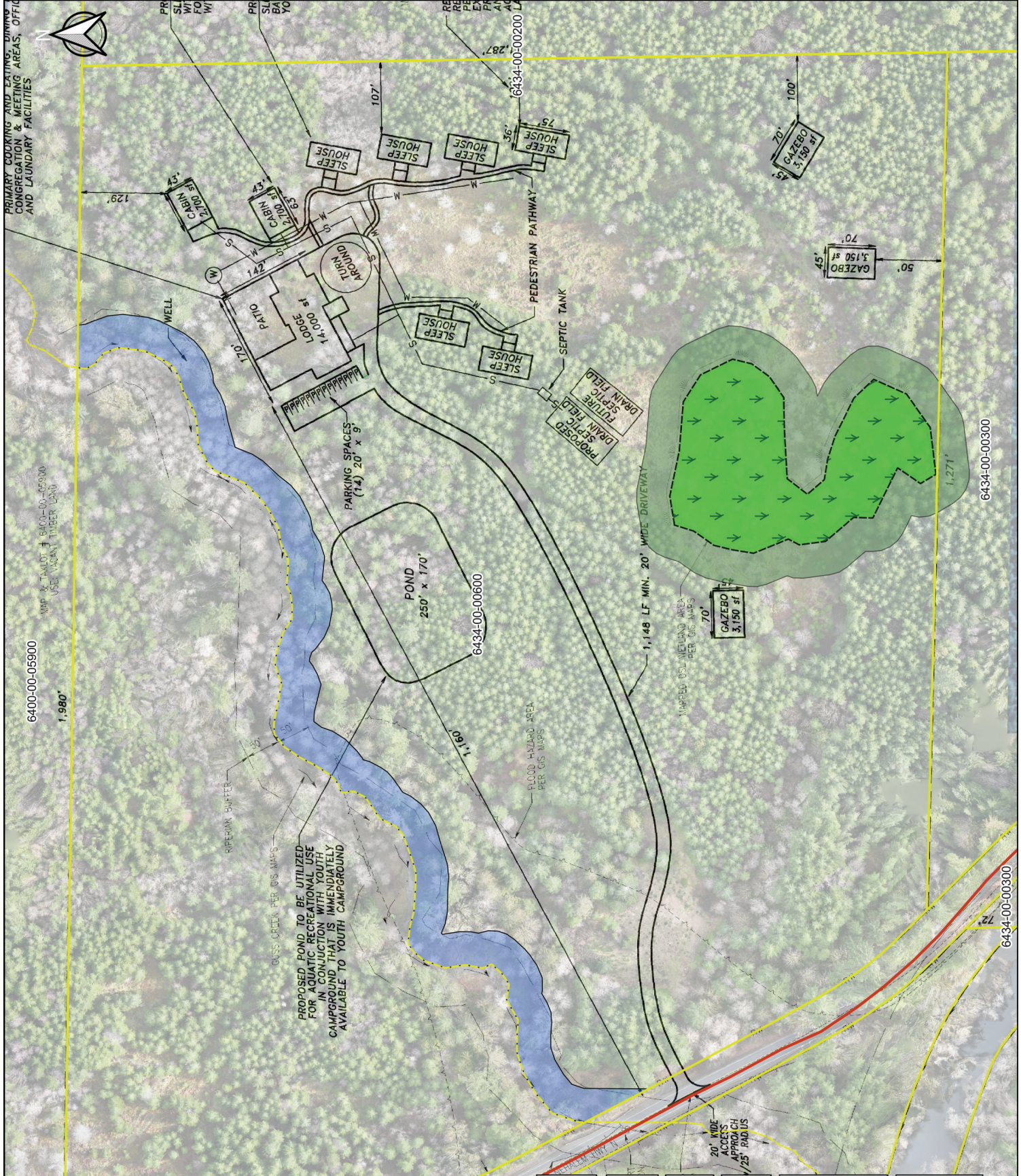
Site Plan Drawn 2-4-2026
by CanDu Environmental

**Preliminary Information Only
Not For Construction**

Site Design provided by
Rain River Stormwater Solutions

Boundary lines provided by the Columbia County GIS Dept. Lot lines depicted here are meant to be used for illustrative purposes only. This is not an official survey.

CanDu Environmental, LLC assumes no liability or responsibility for construction, improvements, or estimates based on this plan set.



APPENDIX A

TREE SURVEY

TREE SURVEY
for
Proposed HG Ministries Youth Camp
66845 Nehalem Hwy N, Vernonia, OR

Prepared in support of PF-80 Conditional Use Permit Review

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February 4, 2026

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The technical material and data contained in this document were prepared under the supervision and direction of the undersigned:



Ron W. Melin, Principal Scientist/Owner
CanDu Environmental, LLC

1. PURPOSE OF SURVEY

This Tree Survey has been prepared to document existing tree resources within the proposed development footprint of the HG Ministries Youth Camp, to quantify tree removal associated with site development, and to demonstrate consistency with Columbia County PF-80 zoning standards related to forest resource protection and site design compatibility.

2. PROJECT OVERVIEW

The proposed HG Ministries Youth Camp includes a driveway, turnaround, main lodge, parking area, cabins, bunkhouses, gazebos, an on-site septic system with drainfields, and a lined pond. A site plan illustrating tree removal locations is provided as Figure 1 – HG Ministries Youth Camp Tree Survey.

3. EXISTING FOREST CONDITIONS

The site is predominantly forested with even-aged stands of Douglas fir, Red alder, and Bigleaf maple. Trees within development areas generally range from 6 to 16 inches diameter at breast height (dbh), reflecting prior forest management activity.

4. TREE REMOVAL SUMMARY BY IMPROVEMENT

Detailed tree removal quantities by improvement area are summarized below. No tree removal will occur within wetland or stream buffers.

- Driveway: Approximately 83 Douglas fir trees (6–12" dbh).
- Main Lodge / Parking / Patio / Turnaround: 6 Douglas fir (6–12" dbh) and 12 Red alder (6–8" dbh).
- Cabin #1: 4 Douglas fir (6–12" dbh) and 2 Red alder (6–8" dbh).
- Cabin #2: 4 Douglas fir (6–12" dbh) and 4 Red alder (6–8" dbh).
- Bunkhouse #1: 2 Douglas fir (6–12" dbh) and 6 Red alder (6–8" dbh).
- Bunkhouse #2: 4 Douglas fir (6–12" dbh) and 2 Red alder (6–8" dbh).
- Bunkhouse #3: 7 Douglas fir (6–12" dbh) and 2 Red alder (6–8" dbh).
- Bunkhouse #4: 10 Douglas fir (6–12" dbh).
- Bunkhouse #5: 16 Douglas fir (6–12" dbh).
- Bunkhouse #6: 14 Douglas fir (6–12" dbh).
- Primary Drainfield: 16 Douglas fir (6–12" dbh).
- Gazebo #1: 12 Douglas fir (6–12" dbh).
- Gazebo #2: 3 Douglas fir (6–12" dbh) and 4 Red alder (6–8" dbh).

- Gazebo #3: 8 Douglas fir (6–12" dbh).
- Pond Area: 120 Douglas fir (6–12" dbh), 41 Red alder (6–8" dbh), and 5 Bigleaf maple (8-16" dbh).

5. TOTAL TREE REMOVAL SUMMARY

Total estimated tree removal includes approximately 313 Douglas fir, 79 Red alder, and 5 Bigleaf maple trees.

6. FOREST RESOURCE PROTECTION & PF-80 FINDINGS

Tree removal has been minimized and confined to defined development areas. Structures are clustered to preserve contiguous forest cover and maintain compatibility with surrounding forest uses. No impacts to wetlands or streams are proposed.

7. CONCLUSION

The proposed development minimizes impacts to forest resources while maintaining the overall forest character of the site and meeting PF-80 zoning objectives.

FIGURE 1

HG Ministries Youth Camp Tree Survey – Site Plan

Figure 1 - Tree Survey

<p>Columbia County Layers</p> <ul style="list-style-type: none"> Taxlots State Highways 	<p>HG Ministries Youth Camp</p> <ul style="list-style-type: none"> Driveway Tree Removal Area Lodge & Parking Tree Removal Area Cabins and Bunkhouses Tree Removal Area Primary Drainfield Tree Removal Area Gazebo Tree Removal Area Pond Tree Removal Area Left Bank Gus Creek_Type F 50' Riparian Buffer DSL Mapped Wetland 50' Wetland Buffer 	<p>Proposed Site Plan</p> <ul style="list-style-type: none"> Band 1 (Red) Band 2 (Green) Band 3 (Blue) 	<p>CanDu Orthophoto 1-31-26 Clipped</p> <ul style="list-style-type: none"> Band 1 (Red) Band 2 (Green) Band 3 (Blue) 	<p>Google Satellite</p>
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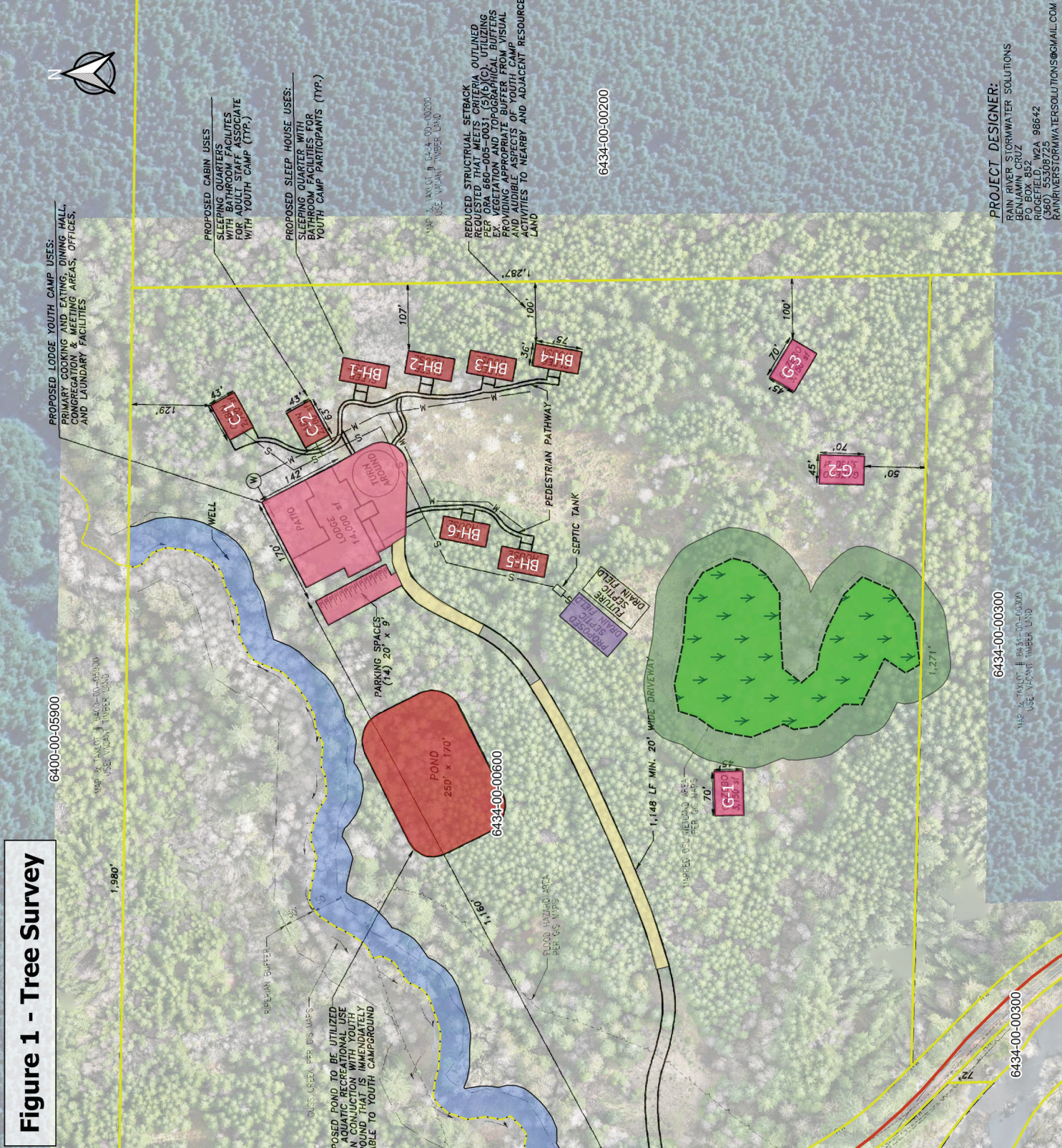
Site Plan Drawn 2-4-2026
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