

**WASCO COUNTY
CONDITIONAL USE PERMIT APPLICATION**

DETAILED SPECIFIC WRITTEN REQUEST

Requesting private seasonal accommodations for fee hunting on PLACUP-10-08-008, located @ Township 1 North, Range 12 East W. M., Section 18, Tax lot 1100, temporary dwelling occupancy subject to conditional use permit.

DETAILED STRUCTURAL INFORMATION

	Proposed Improvements			
	Length	Width	Height	Square Footage
Dwelling	16'4"	23'3"	16'	384
Garage	NA			
Shed	14'	8'	8'	112
Decks	Cabin, 11'9"	3'13"	3'	
Fences/Gates				
Driveway				
Agricultural Bldg	NA			
Lighting	NA			
Other				
Existing Improvements				
Dwelling	NA			
Garage	NA			
Other	NA			

1. The proposal is consistent with the goals and objectives of the Comprehensive Plan and implementing Ordinances of the County.
2. Taking into account location, size, design and operational characteristics of the proposed use, the proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses.

Operational Characteristics, if applicable (days and hours of operation, number of average daily trips, etc.):
Seasonal hunting, Days (see Business plan) Hours Sunrise → Sunset

Number of people (employees, students, congregation, clients) associated with the proposed use.

Lodge Guests up to six

Buildings, vehicles, equipment, and materials associated with the proposed use.

Lodge Cabin, Lean to shed, Outhouse.

3. The proposed use will not exceed or significantly burden public facilities and services available to the area, including, but not limited to: roads; fire and police protection, sewer and water facilities, telephone and electrical service, or solid waste disposal facilities.

Road See provided Map

Fire Protection 50' clearings around structure.

Police Protection NA

Sewer NA (Pit toilet see site Map)

Water Transported For human use, Three 300 gallon tank plus rolling tank for fire management

Telephone NA

Electrical NA

Solid waste disposal facilities Pit toilet

4. The proposed use will not unduly impair traffic flow or safety in the area.

The subject property has a road approach permit on file for the use?

NO YES

How many trips per day will be generated by the proposed use? 1-4,

5. The effects of noise, dust and odor will be minimized during all phases of development and operation for the protection of adjoining properties. Indicate how this will be done.

Dust, odor (NA),

6. The proposed use will not significantly reduce or impair sensitive wildlife habitat, riparian vegetation along streambanks and will not subject areas to excessive soil erosion. Check with ODFW if necessary.

No Cabin, shed, out-house not located near streambed/banks,

7. The proposed use will not adversely affect the air, water, or land resource quality of the area.

No, Seasonal Hunting, Annual maintenance,

Fire prevention maintenance

8. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area. This may be done through siting, new vegetation, colors, materials or other.

No, Lodge is painted light/dark green, deck is natural wood,
The cabin color blends with natural topography colors

9. The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community.

No historic, archaeological sites, or cultural significance
found on inspection

10. The proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

11. The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to or available for farm or forest use.

Is proposed development site adjacent to agricultural uses?

NO YES

If yes, what is distance and what type of agriculture? (grazing, orchards, grain, other)

Include any additional information the will assist the Planning Department in reviewing the application.

The road (access) and lodge are located near the West/North West corner of the property to increase open range for wildlife. Tree replanting will only be proposed near seasonal creek called Ladore Creek in the east end canyon.

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections 2.060(A)(1), 2.080, and 2.110(D) _____

Review Criteria: Chapter 3 _____

Chapter 5, Section(s) 5.020 and 5.030 _____

Other: _____

- Legal Parcel:** Property has been determined to be a legal parcel?
- Fire Safety:** A Fire Safety Self Certification Form has been submitted?
- Site Plan:** A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?
- Elevation drawings:** An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- | | | |
|--|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| Other: Specify: _____ | | |

Easements – Are there any easements on the property (aerial or land based)? NO YES
 If easement limits development, deed(s) shall be required which explain the easement.
 Describe: _____

Water Resources
 Are there water sources on property or adjacent properties? NO YES
 If yes indicate resource type, location and required buffer. _____

Does proposed development meet required buffer? NO YES

Setbacks
 Proposed development meets all property and agricultural setbacks? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES
 Is property still subject to conditions from previous review? NO YES
 If yes, list review # and condition(s). _____

Access:
 Property has a legal access from _____
 Waiver of Remonstrance is required? NO YES
 County or ODOT approach permit is required and has been obtained or initiated? NO YES

Address:
 Address exists and has been verified to be correct? _____ NO YES
 Address needs to be assigned after approval? NO YES

WASCO COUNTY PLANNING
AND DEVELOPMENT
Todd R. Cornett, Director
2705 East Second Street
The Dalles, Oregon 97058



Phone: (541) 506-2560
Fax: (541) 506-2561
Web Address: co.wasco.or.us

Fire Safety Standards Applicant's Self Certification Form

This checklist is provided to certify that the applicant has reviewed, understands, acknowledges, and commits to install and maintain improvements as required to comply with fire standards. Fire standards are listed in their entirety in **Chapter 10** of the Wasco County Land Use and Development Ordinance (WCLUDO) or **Chapter 11** of the Wasco County National Scenic Area Land Use and Development Ordinance (NSALUDO).

Applicant's responses on the self certification form and the required site plan shall be recorded in county records (per **Section 10.510** of the WCLUDO or **Section 11.510** of the NSALUDO). Each of the applicable fire standards is listed below. Standards which begin with a 10 refer to the WCLUDO and standards which begin with an 11 refer to the NSALUDO. Please confirm compliance by marking the appropriate box, providing written comment if necessary, and initialing each response. Refer to the **Chapter 10** or **Chapter 11** for illustrations and further explanation of the standards. If compliance with applicable standards cannot be certified by the applicant, county planners will assist the applicant with the required modification process.

If one or more fire safety standard cannot be met, the applicant must request a modification to fire safety standards. The request for modification shall include a site specific fire safety mitigation plan. The modification of standards review shall be processed in accordance with the procedures in **Section 2.060(A)(6)** of the WCLUDO or **Section 2050(A)(3)** of the NSALUDO. Notice prior to the decision shall be provided to fire responders with jurisdiction by the Planning Director. The decision to approve or deny the request for modification shall meet all public notice requirements.

The applicant submitting the self certification form must be consistent with **Section 2.040** of the WCLUDO or **Section 2.060** of the NSALUDO.

[Faint, illegible handwritten text, possibly a signature or date]

10.110/11.110 - Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following:

A. You have identified site(s) for your building(s) that are not steeper than 40%.

Yes - Comment Buildings not located on slope
 No - Initials _____ (See Attached Fire Safety Plan)

B(1). If your property is located in a Resource or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

Yes - Comment Not near slope
 No - Initials _____ (See Attached Fire Safety Plan)

- or -

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in 10.110(B)(2)/11.110(B)(2) of the ordinance.

Yes - Comment Not near slope
 No - Initials _____ (See Attached Fire Safety Plan)

10.120/11.120 - Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following:

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

Yes - Comment cleared Oak Trees, trash, grass around cabin
 No - Initials _____ (See Attached Fire Safety Plan)

-or-

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

Yes - Comment No trees overhang buildings, No vegetation on or near stand pipe

B(4). Please verify that the utilities will:

- Be kept clear along their route if your private utility service lines are not underground

Yes - Comment NA No utilities

- Have a single point of access to the building if service is not provided underground.

Yes - Comment NA

- Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

Yes - Comment NA

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

Yes - Comment NA No plumbed water

building will be provided with stand pipe

10.140/11.140 - Please confirm that access onto and through your property meets the following standards: (Note: please show route, width, and alignment of access drives on the site plan):

A(1). Improved driving surface(s) will meet and be maintained to comply with driveway design standards.

Yes - Comment Road will be maintained by owner
 No - Initials _____ (See Attached Fire Safety Plan)

A(2). Widths of drive(s) will meet minimum requirements for the type of driveway.

Yes - Comment _____
 No - Initials _____ (See Attached Fire Safety Plan)

Review measurements

H. Roads leading to the property have been determined to meet driveway access standards other than width, turn radius, and slope;

Yes - Comment _____

No - Initials Needs assessment (See Attached Fire Safety Plan)

-or-

The following improvements have been determined to be necessary:

Some tree removal near driveway for greater access. Turn around needs "widening"

Additional signs for water sources, parking etc.

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes - Comment As research is needed.

No - Initials _____ (See Attached Fire Safety Plan)

10.150/11.150 - On site water requirements will be met in the following way:

A. The proposed dwelling will not exceed 3,500 square feet and will be located within a fire protection district.

Yes - Comment _____

No - Initials Cabin is approx 400sq' (See Attached Description of Onsite water requirements)

-or-

B. The proposed dwelling will exceed 3,500 square feet or will be located outside a fire protection district (with demonstration that the parcel cannot be annexed into or contract for protection with a nearby district) and will be constructed with an interior sprinkler system that meets NFPA standards.

Yes - Comment _____

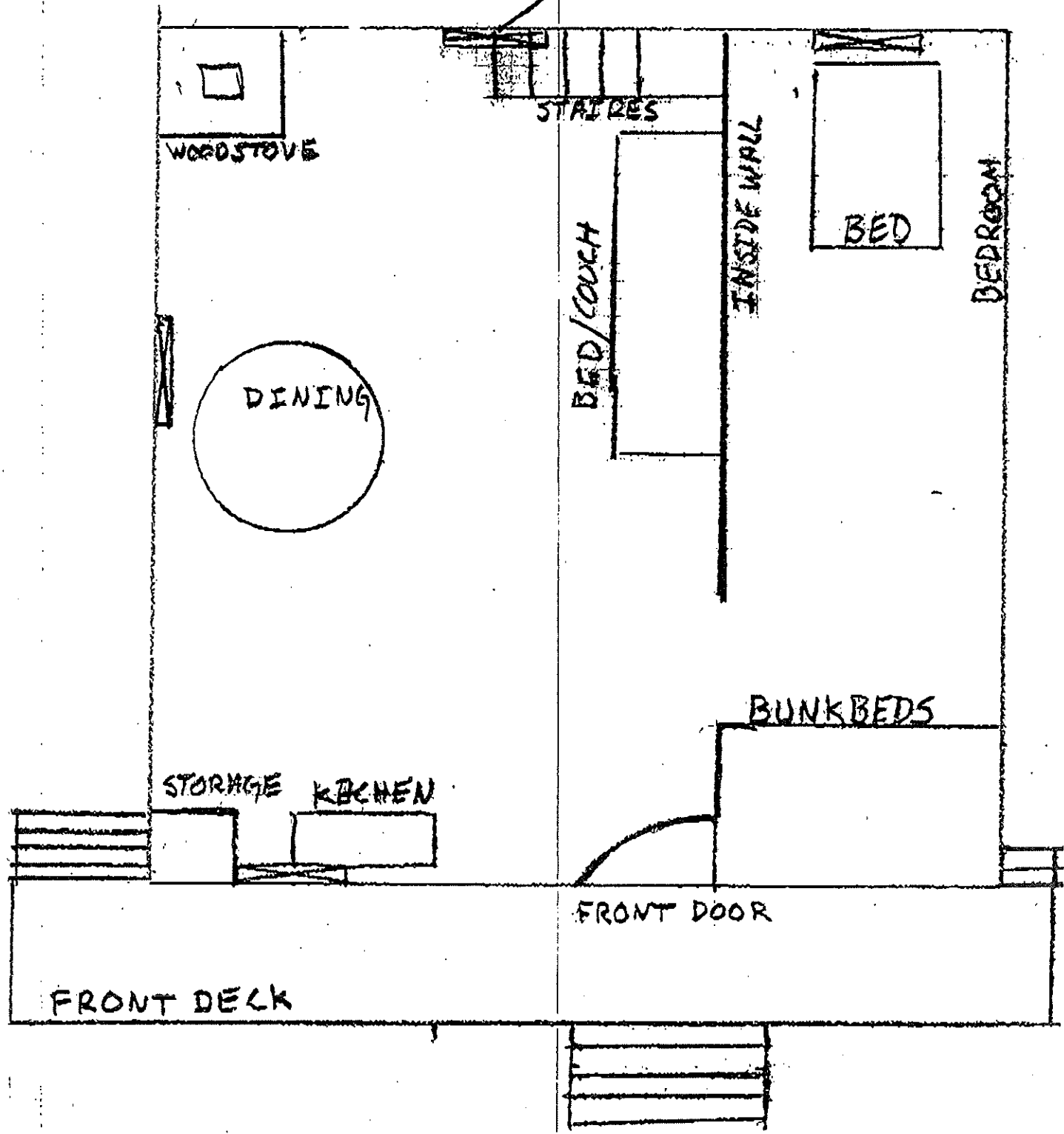
No - Initials _____ (See Attached Description of Onsite water requirements)

-or-



1st FLOOR

UNFINISHED LOFT



WOODSTOVE

STAIRS

DINING

BED/COUCH

INSIDE WALL

BED

BEDROOM

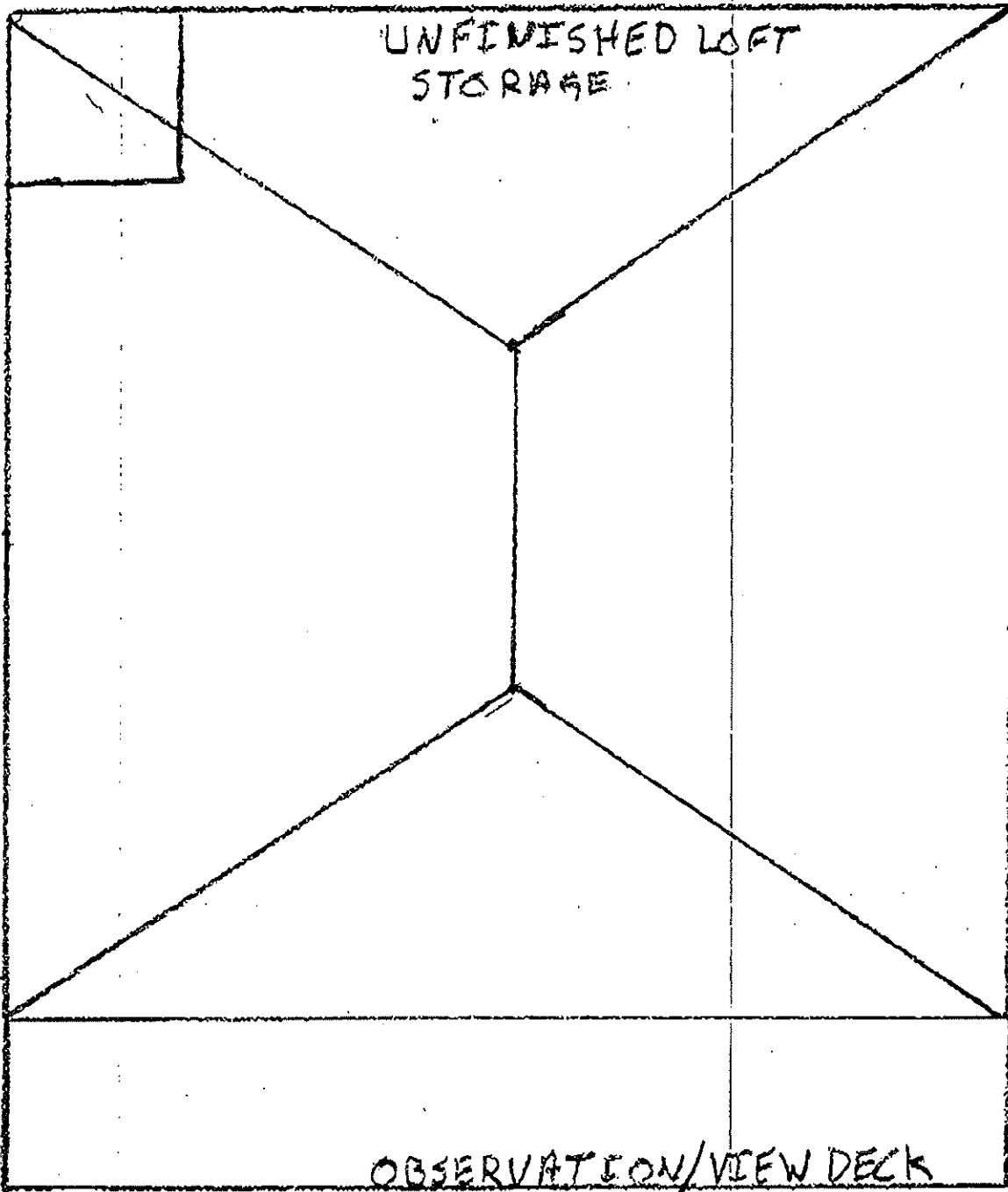
BUNK BEDS

STORAGE KITCHEN

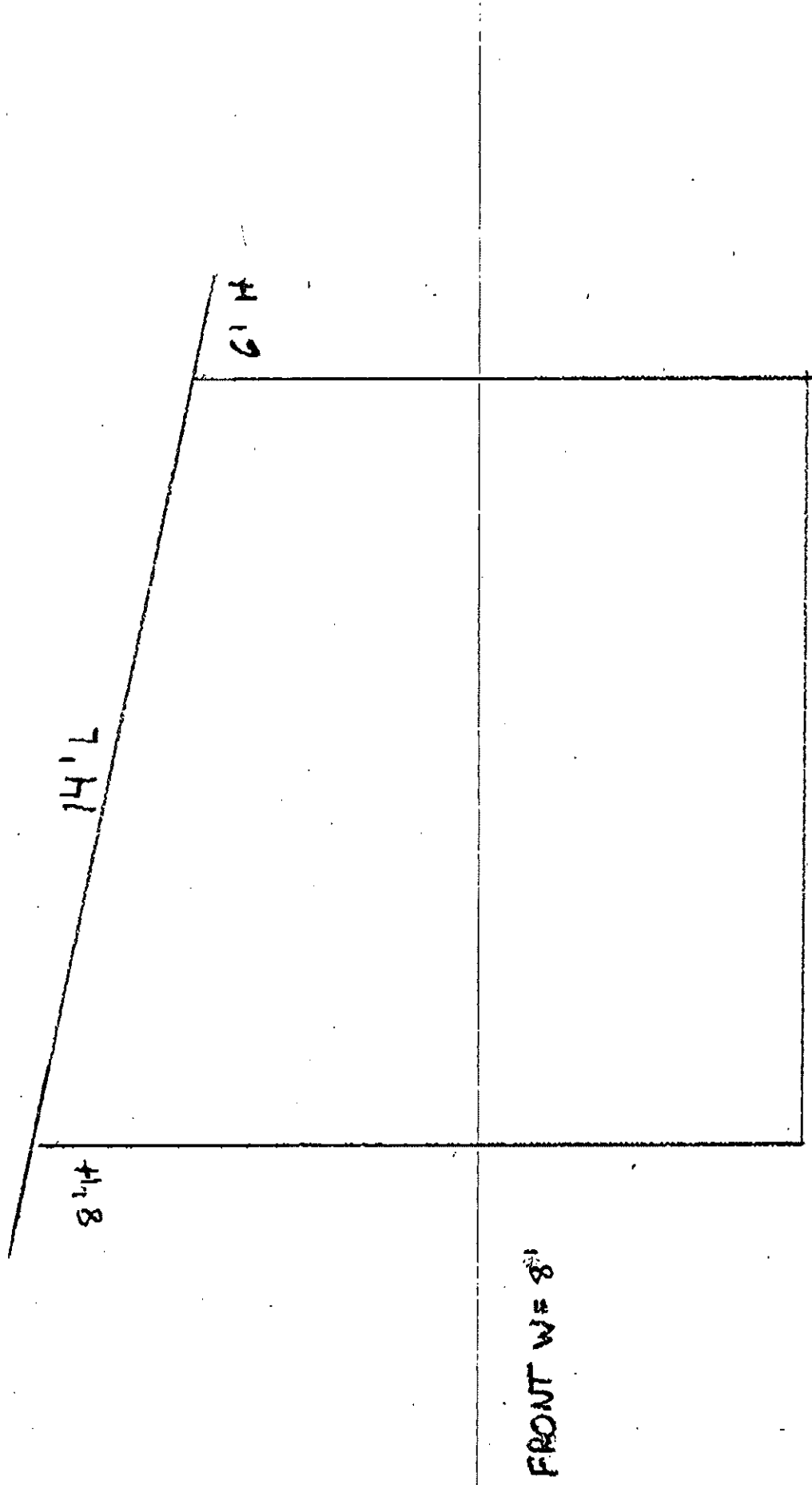
FRONT DOOR

FRONT DECK

SECOND FLOOR



SHEED



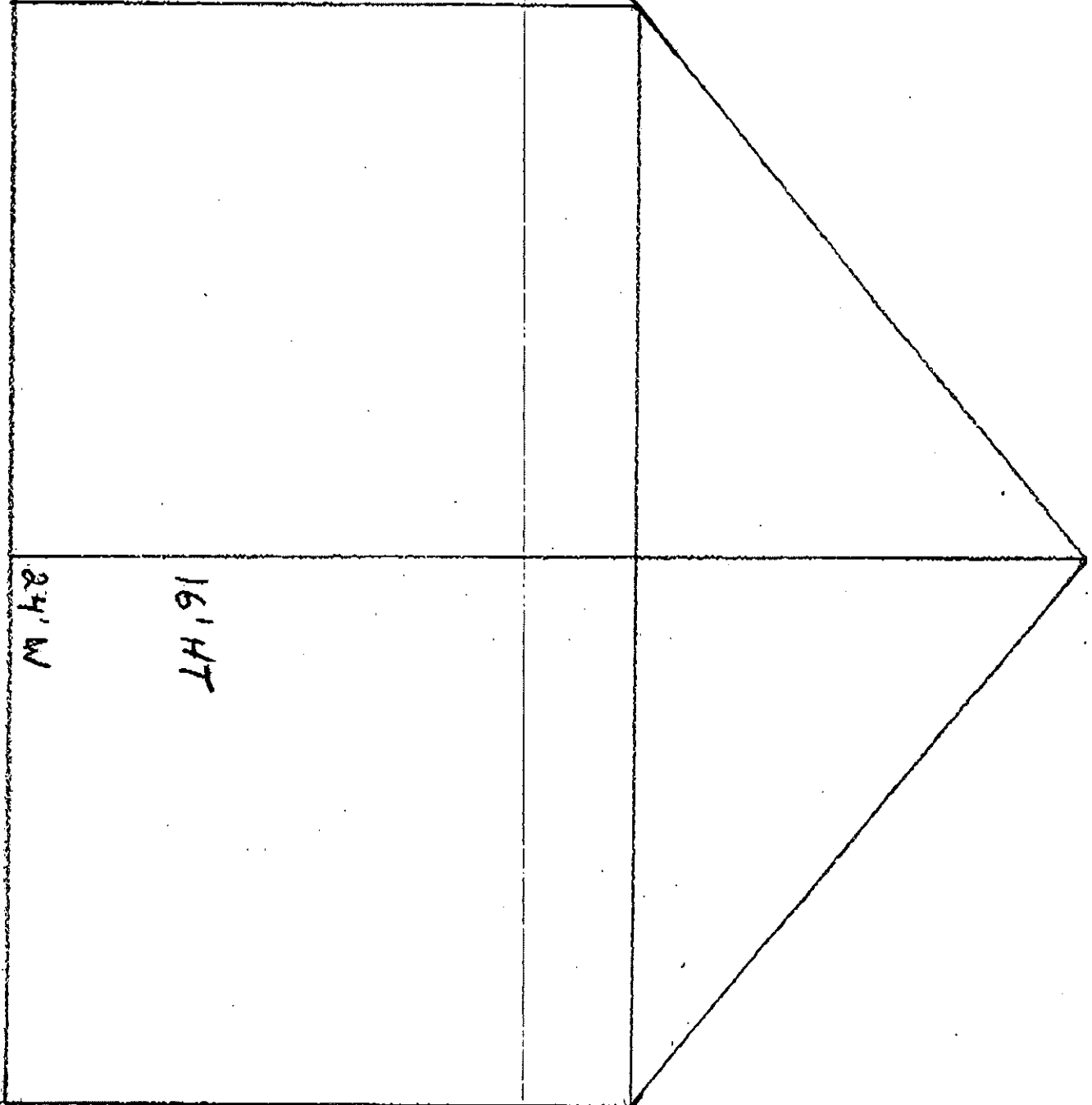
- Shed is constructed of
- Pressure Treated 4x4 Post, 2x8. roof is composite shingles
- Front is open NO Doors
- Siding NOT installed

CABIN

16' L

24' W

16' HT



WASCO COUNTY MODIFICATION OF FIRE SAFETY STANDARDS

DETAILED SPECIFIC WRITTEN REQUEST

Requires further instructions / Clarifications

I have reviewed Wasco County LUDO Chapter 10 (NSA LUDO Chapter 11) Standards and declare The Fire Safety Standards Mitigation Plan meets all applicable criteria except for: (check those that apply)

- County (NSA)
- 10.110 (11.110) Siting Standards – Locating Structures for Good Defensibility
- 10.120 (11.120) Defensible Space – Clearing and Maintaining a Fire Fuel Break
- 10.140 (11.140) Access Standards – Providing Safe Access to and Escape From your Home
- 10.150 (11.150) Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available through Manned or Unmanned Response

Is the proposed structure within a structural fire protection district? ___ YES NO

If yes, list your local structural fire protection district. _____

Have you contacted your fire protection district? ___ YES NO

NOTE: The Wasco County Planning Department strongly recommends that you contact your local structural fire protection district or the State Fire Marshall to assist in the development of the mitigation plan prior to submittal.

Have you included sufficient maps, drawings and accompanying narrative describing the following to allow the Planning Department to fully review your request? YES ___ NO

- Site description.
- Documentation of fire protection service or proposed plan for on-site fire protection.
- Documentation of on-site water supply where required.
- Driveway construction plan including gate features, size and locations of bridges or culverts and proposed signage.
- Documentation of fuel break areas if land on adjoining properties is relied on to meet fuel break requirements.
- Public or private road plans for new roads to serve proposed land divisions (including location, size, and type of bridges and culverts).
- Other information deemed necessary to allow adequate review of the request for modification.

Have you provided a clear statement of why the fire safety standards cannot feasibly be met?

YES

NO

Please be aware that if the standards can feasibly be met but it is your choice not to meet them based on circumstances such as a desired building location, your application must be denied.

Have you provided an assessment of increased risk of fire danger if the required standard is modified?

YES

NO

Risk assessments shall consider the purpose of the standard that cannot be met, the specific proposal, and site conditions to determine what, if any, additional exposure to wild land fire risks could be created by approval of the modification to fire safety standards. The consideration shall include increased risk of the proposed structure becoming a source of ignition and risks to the proposed structure from a wild land fire ignited elsewhere and traveling through the site.

Have you provided a Statement of Additional Action Proposed to Eliminate or Minimize Increased Risks?

YES

NO

Include a clear list of additional measures proposed to address any increased risks identified in the risk assessment.

Be aware, without processing a land use application for a specific use we cannot guarantee approval or denial of any discretionary or non-discretionary land use decision.

Any Modification to Fire Safety Standards will be forwarded to appropriate emergency responders including local structural fire protection districts, Oregon Department of Forestry, and / or the State Fire Marshall's Office.

The Planning Director or his designee shall coordinate any review of a Modification to Fire Safety Standards with appropriate emergency responders.

Adjacent property owners, interested parties, and jurisdictions or agencies as deemed necessary by the Planning Director will be notified of any decision as specified in Chapter 2 of the Land Use and Development Ordinance.

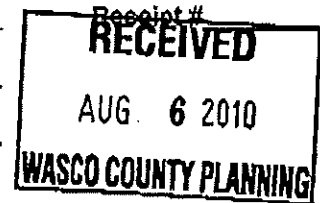
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PLACUP-10-08-0018

Fee: _____



Associated M37 File # _____

Date Submitted: 8/4/10 MAK Planner Initials: DTB Date complete: _____ Planners Initials: _____

Applicant/Owner Information:

Applicant(s) TOM Delzell Property Owner(s) TOM Delzell

Mailing Address 2543 NE Chalmers Wy Mailing Address

McMinnville OR 97128

Phone (H) 971-237-1373 (W) 503-554-4323 Phone (H) _____ (W) _____

Email t.delzell@yahoo.com Email _____

Requested Structure(s)/Use(s):

- Hunting Cabin / Lodge
- Tool storage for Re-Forestation

Property Information

Map # 2N12E181100 Tax Lot# 1100 Acct# 216 Acreage 40 Zoning F280
EPD-8 (POWR)

Property location: Ketchum Rd, The Dalles

Property Address: 2455 Ketchum Rd
The Dalles 97058 Tax Status: _____

Water Source: Seasonal Pond, Seasonal Creek

Sewage: Pit Toilet

Power: Generator

Contiguous Ownership: _____

Legal Access: Ketchum Rd.

Current Use of Property: Hunting, Forest Prep. Use of Adjacent Properties: _____

Legal Parcel Status:
1st pre-Sept. 4, 1974 Deed No.,
Partition, or Subdivision

C 740759

Date Filed

4-12-1974

Current Deed No. 2008-005246

Date Filed 12-29-2008

The deed, taxcard, and map showing the property described in the deed(s) must accompany this application.

Pre-Application Conference:

Per Section 2.050, a pre-application conference is required for a subdivision, planned unit development, conditional use, farm dwelling or site plan review for a home occupation outside the NSA.

Do you wish to waive the pre-application conference?

Yes No

Planner:

Conference Date:

Conference Time:

Signatures:
Applicant(s)

Tom DeBell

Date

8-3-10

Date

Property Owner(s)

Julia N. Renzie

Date

4-11-2011

Date

Date

Date

Date

Date

PLEASE NOTE: Before this application will be processed, you must supply all the requested information including but not limited to a site plan, elevation drawings and responses to all listed or referenced criteria pursuant to the attached instructions. Pursuant to ORS 215.428 this office will review the application for completeness and notify the applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

Forest Management Plan

Forest Operation

All structures reviewed as part of this application require verification of a forest use on the subject tract consistent with ORS 526.620 (6), Forest Operations. A forest management plan includes but is not limited to the following:

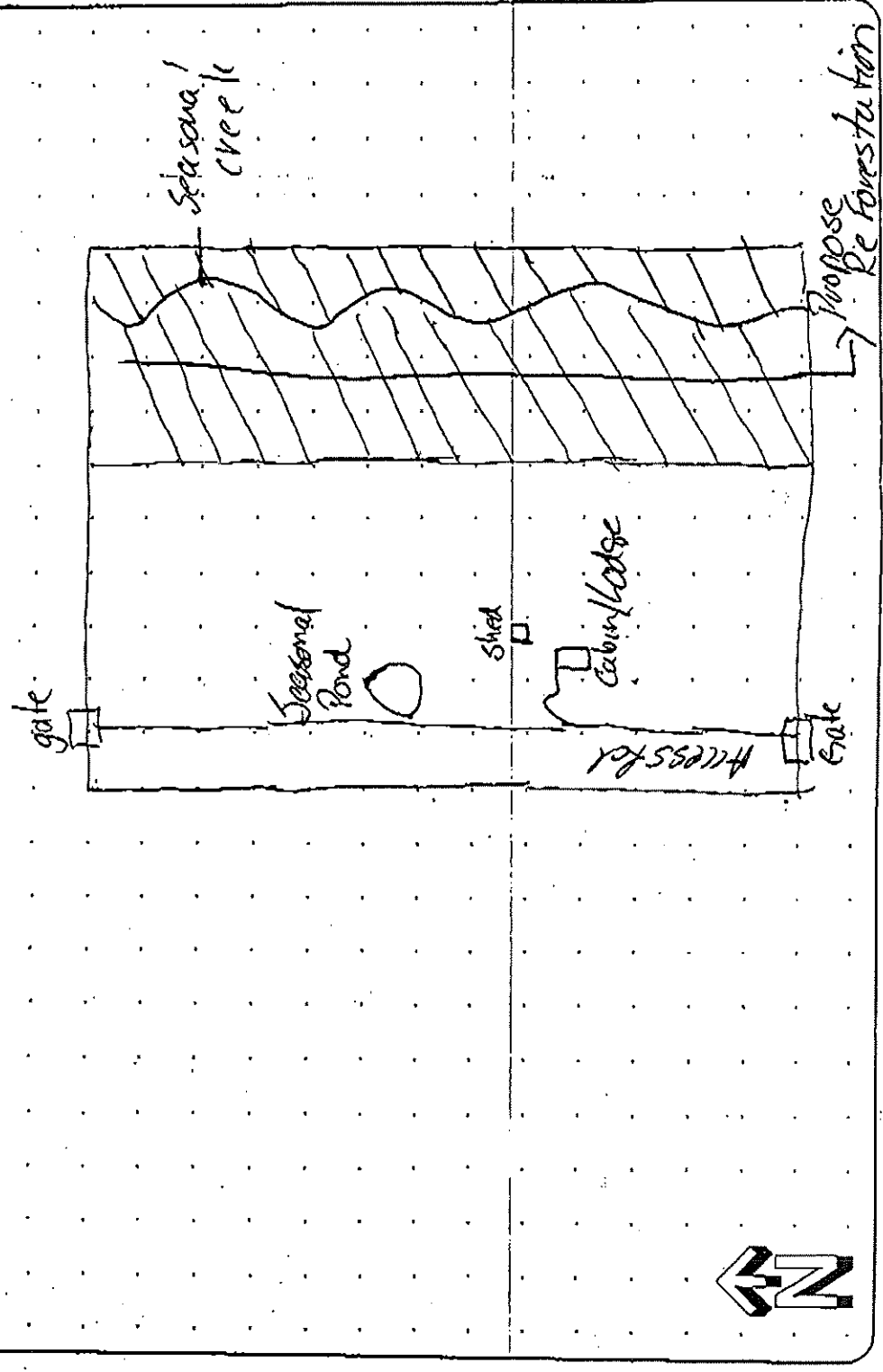
1. The subject parcel is enrolled in the forest deferral program with the Wasco County Assessor? NO YES
2. Do you have proof of a Forest Operation Permit NO YES
3. Indicate which type of forest operation(s) you are currently engaged in and their area descriptions (map and tax lot numbers):
Proposed reforestation of 8-10 acres adjacent to
Seasonal creek east portion of parcel TAX lot
1100,
4. Property Acres and zoning (including contiguous and non-contiguous within one mile) 40 acres F2
5. Forested Acres (current or proposed): 8-10 acres previously logged
6. Harvest Cycle (typically 40 or 80 years): _____
7. What will the structure be used for:

8. Provide a schedule of tasks and when they will be completed
- Develop Fire Safety / Management plan - Spring 2011
- Remove Fire damaged trees from elevation Ridge Fire Spring 2011
- Forest planting in proposed acres Spring 2012
9. List the existing and/or proposed number of employees, including owners, working the farm parcel, and their responsibilities and the hours per week they will be principally engaged in the farm use.

10. List existing and/or proposed structures supporting the forest use:
Existing Cabin for storage and part-time habitation
Small storage structure for tool storage
11. A map(s) has been included that shows the location of all current and/or proposed forest activities (registered fields, grazing areas, areas dedicated to farm structures, acres and location of water rights). NO YES
12. Other information to verify the forest use:
Will contract with Parkdale company to plant trees
LAUR NURSERY 3301 Colburn Dr.
Parkdale OR 97041 541-352-7303

SITE PLAN MAP

Tax lot 1100



Map, Tax Lot # 1N12E18
 Applicant: Tom DeBell
 Owner(s): Tom DeBell

Contact: 771-237-1373
 Date: 8-3-10

NOTE: Lot Dimensions and setbacks must be included numerically and drawn to the scale selected below.

* See book for required site plan information.

SCALE: (select one)

1:50 0 25 50

1:100 0 50 100

1:200 0 100 200

Planner Only:
 File # _____
 Resized - No longer to scale

This map not drawn to scale
 will provide map to scale at a later date

RE: FILE NUMBER PLACUP-10-08-0018

Township 1 North, Range 12 East W.M., Section 18, Tax Lot 1100; Assessor Account 216

Tom Delzell

1. Property owners signatures See added signature
2. Conditional Use Permit Application enclosed
3. Subject to Standards Application Sent 4/12/11 with \$300.00 Check # 5950

BUSINESS PLAN for conditional use permit to establish existing buildings as a hunting cabin/lodge and a shed for tool storage for reforestation.

Name of Lodge: Twin Peaks Lodge

This is a seasonal operation. There are three primary seasons, Fall and Spring and Summer.

FALL/Winter September 1st to December 31st

Grouse (shotgun only)

September: Archery only: Deer, Elk, Turkey

October: Rifle only, Black Tail Deer

November: Rifle only, Elk,

Spring: Turkey hunt shotgun only

Summer: Special Hunts to be developed pending Fish and Game research.

Early Summer season will also be use for property management ie Fire prevention and property safety, in addition, some property guide and orientation service may be provided for Fall and Winter hunters.

Target Market is Oregon residents of Portland Metro area, southwest to the areas of Newberg and McMinnville, Southeast to the Gresham areas and the 84 corridor to Hood River.

Advertisement will be limited to internet site, posted notices in Sporting Goods stores in the above named areas, and occasional newspaper ad. Since season is limited and accommodations small, after initial building of clientele, word of mouth referral is expected as primary source of advertising.

The cabin has two sleeping areas, two adjoining rooms.

Maximum accommodations will be six persons. Age 18 to adult only. This is a non-smoking, no alcohol or drug facility.

Accommodations are rented by the week and by the weekend.

Single nights are not available. Prices will vary based on referrals source, as outlined above. Fees are \$200 per weekend, \$500 per week. There is an additional cleaning fee of \$85 per stay. Pets are allowed with an additional \$50 fee.

Waivers are required to be signed regarding the no smoking/ no alcohol policy, along with usual disclosures and hold harmless agreement. Hunting is non-guided, and there are no incidental or accessory retail sales. Property map and boundaries are well marked on map provided to renters upon receipt of deposit.

Lodging will be limited to the identified hunting seasons outlined above. Cabin will not be rented during off hunting seasons.

4. FIRE SAFETY: On site water storage will be managed by establishment of three 300 gallon free-standing tanks along with hoses and a pump. This site is not considered as covered by the local fire department. A plan will be developed and site will be evaluated at a future date, by local fire department officials, for fire prevention plan. The stored water will be used in the event of any structure fire (the lodge). An additional water tank on a wheeled chassis for towing will be added and will bring water capacity to nearly 1200 gallons. There are no plans for well development. Water for human consumption will be transported to the lodge as needed in five gallon containers.

Trees, brush and grass have been removed from all sides of the lodge, and these materials will be continually managed to support fire prevention and wild fire management in the event

of a wild fire. A 50 foot removal, of trees and brush and grasses is the final goal for wildfire material break in Spring of 2011. There are no outdoor fire pits on the property and no outdoor fires will be allowed. There is one fire fueled woodstove, located in the lodge. The woodstove has double wall stove pipe and should meet set back from inside wall requirements. The stove pipe has a spark arrestor. The lodge has two fire extinguishers on site and these will be annually checked as required by standards. Fire prevention and property management, to protect against wildfires will be a continuous priority.

Please see attached for drawings of the site. The identified shed was mis-identified as necessary for the storage of tools for reforestation. It is actually a lean-to, meant to act as weather cover for firewood to heat the cabin, and to shelter maintenance equipment for the lodge, including wheelbarrow, axe, fire extinguisher, weed eater (keep brush away from lodge as safety).

7. REFORESTATION: The name of the company who will do the planting is Lava Nursery in Parkdale. They will be contracted to do tree planting only on the eight acres located in the canyon located east of the lodge. Further information is needed to estimate time of preparation and planting. It should be noted that this conditional use permit is not to develop a logging

operation but to reforest a section of the property which was previously logged and which was shown by a local forestry official to be possibly able to sustain tree growth due to seasonal creek water source and run off from snow melt and natural water drainage. Further research is needed for this planting and it appears that no other part of the property would sustain tree growth due to lack of natural water source. Further information is needed for planting growing cycles and the harvest plan is not yet developed. S D & S will be contacted for further information and possible contract referrals.

8. See enclosed map for site locations. Further measurements are needed and have not been completed due to access this winter. Drive way dimensions will be gathered April 16-17, 2011 as scheduled. Generator will be used for power tools to complete inside wall board installation and will be not be used for clients hunting until future lighting is installed. Generator is not stored on sit at this time. Fuel is transported to property in approved five gallon plastic container. Propane lanterns are use for inside lighting at this time. If permits are not obtained no permanent lighting will be developed and propane lamps will source of lighting.

Ladore Creek is located east of the Lodge at the bottom of the canyon. It is a seasonal creek and distances from lodge can be

provided later. The distance probably exceeds 100 feet or more and is not impacted by Pit toilet or Lodge activities.

Water source is transported in approved/purchased containers for human consumption. Hunting guests will provide consumed water as per need per hunt. Water tanks for fire safety/management are described in Fire plan. There is no well currently. Future well development will be researched to provide potential yield, permit requirements and cost analysis.

Subject to Standard Review

- a. existing landforms are preserved and utilized for screening whenever applicable:
- b. access roads are designed and located to fit the natural topography with minimum grading and minimal modifications of existing landform: road has been built to minimize disruption of natural topography. It has been designed to avoid dry and active creek bed areas. Road was in existence, placed by SD&S logging company, and acts as access to other parcels in the area, including SD &S parcels. The access road does not meet the 300 foot requirement, it is 490 feet from the lodge. Outside of this being the case due to pre-established existence of the road, the existing location provides better wildlife

protection, due to keeping the structure away from active access by other parties, and also assuring a natural buffer to wildlife areas beyond the cabin itself. The structure is placed at the near front of the 40 acres, thereby providing a natural open space for wildlife.

- c. Crests and ridges are not affected by the structure.
 - d. There are no cuts and fills as a part of this structural establishment.
3. The existing vegetation has been retained to the greatest extent possible. Trees and grasses have been trimmed back around circumference of the cabin itself for fire safety. Please see attached diagram of clearing that has already been done in the immediate cabin area.

Fire Safety Plan:

The site is not located near any slopes $>30\%$ anywhere near the structure. Roofing materials meets requirements for fire retardant material, as well as all other structural fire proofing measures. All vegetation immediately surrounding the structure has been cut back and/or removed. A 50 foot fire

break is being developed and will be completed Spring/Summer 2011. No flammable materials are stored under the structure and no trees "over hang" the structure. Road is not obstructed by any vegetation that would prevent clear access to property and structure.

On site, free standing water tanks will serve as water supply for fire management if needed.

In the case of fire and need for evacuation, the plan is as follows: There is an alternate road access out the back side of the property. Individuals will be expected to have their own vehicles while staying at the cabin for use in event of an evacuation. Neighbors may be available via both cell phone, with specific instructions and numbers located in a fire safety booklet kept at the cabin. Firewood is not stored on deck. It is stored under a lean to, located approximately 100 feet from the structure. No more than two cords of wood will be stored at any one time.

Driveway does not meet standard in the fire safety standards. Pit rock and gravel is being evaluated for installation to meet these standards. There are no clearance issues nor turnaround issues for easy maneuvering of safety vehicles if necessary. Access at driveway is via a swinging gate. Identification signs for property are visible for emergency responders. Roads to the property are maintained in a condition that is passable for

emergency vehicles. There is no formal agreement for improvements and/or maintenance, however nearby homeowners do have each others phone contact information and informal meetings are held to discuss working cooperatively to remove obstructions or handle needed repairs.

On site water: requirements for 4,000 gallon water source is not met, due to practicality of obtaining and maintaining this feature. To address this requirement, the plan is to coordinate with neighbors, combining water sources within a half mile radius for use in most needed areas. Neighbor immediately west has a portable rolling tank. It can be relocated to this parcel within a short period of time. Additional rolling water tank will be added near lodge gallon capacity not known at this time. This would meet the safety requirement for a structure less than 1500 sq ft. (cabin is approximately 400 sq ft)