



*Pioneering pathways  
to prosperity.*

**WASCO COUNTY PLANNING COMMISSION**

July 6, 2021

3:00 p.m.

Presented via Zoom

by phone: 1 (253) 215 8782

Meeting ID: 869 6368 3266

**YouTube Video of Live Stream:**

[https://www.youtube.com/watch?v=D-e10\\_cJa4k&t=1479s](https://www.youtube.com/watch?v=D-e10_cJa4k&t=1479s)

**(Minutes timestamp from beginning of livestream)**

**CALL TO ORDER**

**ROLL CALL:**

**Members Present:** Chair Lynne MacIntyre; Vice Chair Kate Willis; Vicki Ashley; Russell Hargrave; Mike Davis

**Absent Members:** Brad DeHart; Chris Schanno; Alternate Marcus Swift

**Staff Present:** Interim Planning Director Kelly Howsley Glover; Associate Planner Daniel Dougherty; Planning Coordinator Jensi Smith

**15:09 Chair MacIntyre** called the meeting to order at 3:13 pm. **Chair MacIntyre** asked for roll call.

**17:07 Chair MacIntyre** reviewed meeting platform and procedure.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**17:53 Chair MacIntyre** asked for comments on non-agenda items. There were none.

**APPROVAL OF PAST MINUTES**

**18:48 Chair MacIntyre** called for any revisions or corrections for the Minutes from June 1, 2021. There were none.

**19:02 Chair MacIntyre** called for a motion to approve the Minutes.

**19:05 Commissioner Davis** motioned to approve the Planning Commission Minutes from June 1, 2021 as submitted. **Vice Chair Willis** 2<sup>nd</sup>.

**The motion was approved 5 to 0; (2 absent – Commissioner Schanno, Commissioner DeHart)**

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes  
Vice Chair Willis - yes  
Commissioner Schanno – absent  
Commissioner Hargrave – yes  
Commissioner DeHart – absent  
Commissioner Ashley – yes  
Commissioner Davis – yes  
Alternate Swift – NA

The Planning Commission Minutes from June 1, 2021 were approved.

**PLANNING COMMISSION HEARING:**

**19:33 Chair MacIntyre** opened the hearing at 3:17 p.m. **Chair MacIntyre** reviewed the proposal being presented to the Commission.

**25:20 Chair MacIntyre** reviewed the procedures and rules of evidence.

- Disclosure of Interest or Ex Parte Contact from Commissioners. **Commissioner Hargrave** indicated he is the owner/applicant so he recused himself. **Commissioner Willis** stated she had spoken with Kathleen Dalke but not significant to making her decision.
- There were no challenges to the right of any Commission member to hear the matter.
- There were no questions regarding the Commissions jurisdiction to hear the matter.
- No Commissioners have visited the subject property.

**28:21 Chair MacIntyre** called for the staff presentation of File #921-21-000024-PLNG: Property Line Adjustment, Replat; Conditional Use Permit for Cemetery subdivision, Cemetery and Youth Camp.

**28:33 Associate Planner Dougherty** presented PowerPoint slides. (Attachment A)

**1:09:17 Chair MacIntyre** asked for Commission questions.

**1:09:26 Commissioner Ashley** asked about well testing and if sufficient water is available for fire hoses.

**Planner Dougherty** shared information on the water allocation from the Watermaster and noted no concerns received stating concerns by Oregon Department of Forestry or local fire chief. **Vice Chair Willis** inquired about the non – technical concerns. **Planner Dougherty** stated the request meets the technical criteria as stated in the commentary from firefighting experts and conditions of approval for fire mitigation. The non-technical would most likely fall under the realm of the firefighting experts. He noted staff can't get into the non-technical issues because he is not an expert.

**1:13:24 Chair MacIntyre** asked for other questions. There were none.

**1:13:34 Chair MacIntyre** asked for comment from the applicant. **Dan Meeters**, representative for Great River introduced himself as well as **Dawn Baird**, who are representing the Hargraves/Great River. He recognized **Planner Dougherty** for his outstanding work on the staff report. **Mr. Hargrave** shared his vision of this project, reviewing the proposal and reasons for his request. He noted the support he has received for this project. **Mr. Hargrave** spoke to some concerns regarding fire, security, safety, water usage, lighting and noise.

**1:37:53 Mr. Meeter** noted some points of clarification: staff report has 10 pages of recommended Conditions of Approval and applicant will abide by them. Points for clarification included youth camp sites; use of swimming pool and golf course, planned use of existing pickleball and basketball courts; the

food service/sales associated with the youth camp participants or family of campers; facilities used for meals for all staff and food brought in for life celebrations. Also noted was the road is in acceptable condition for this project.

**1:42:37 Chair MacIntyre** calls for Commission questions for the applicant. **Commissioner Ashley** asked if the cemetery will have headstones or markers. **Mr. Hargrave** responded they would and is working to become a certified Green Cemetery. There were no other questions.

**1:44:26 Chair MacIntyre** asked if anyone would like to speak in favor of the proposal.

**Lisa Cosglow, Mary & Ken Wunderlich and Tim Bugge** spoke in favor of the proposal.

**1:51:40 Chair MacIntyre** asked for testimony in opposition to the proposal? **Sheila Dooley and Jill Barker** spoke in opposition to the proposal.

**1:56:24 Chair MacIntyre** asked if **Mr. Hargrave** wished to rebut testimony in opposition. He declined.

**2:01:37 Chair MacIntyre** asked if Commissioners had questions for the applicant or staff? There were none.

**2:01:55 Chair MacIntyre** closed the hearing and opened deliberations. Commissioners discussed the recovery of the water pump for the well, testing that may be needed to assure it is adequate and the need to have enough water available for fire protection. As part of the deliberation it was noted that in open spaces there is no formula to calculate the amount of water needed, local fire experts have addressed this; youth camp security checks at night when campers are on site and having a full time camp director. There would need to be four motions to make the decision.

**2:07:57 Commissioner Davis** moved to approve the preliminary property line adjustment/replat with the conditions that staff recommends. **Commissioner Ashley** 2<sup>nd</sup>. There was no further discussion. **Chair MacIntyre** called for the vote.

**The motion was approved 4 to 0 (2 absent – Commissioner Schanno; Commissioner DeHart; 1 abstained – Commissioner Hargrave)**

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes

Vice Chair Willis - yes

Commissioner Schanno – absent

Commissioner Hargrave – abstained

Commissioner DeHart – absent

Commissioner Ashley – yes

Commissioner Davis – yes

Alternate Swift – NA

Motion for the property line adjustment was approved.

**2:09:22 Commissioner Davis** moved to approve the Youth Camp Conditional Use Permit with staff recommended conditions in Option A. **Vice Chair Willis** 2<sup>nd</sup>. There was no further discussion. **Chair MacIntyre** called for the vote.

**The motion was approved 4 to 0 (2 absent – Commissioner Schanno; Commissioner DeHart; 1 abstained – Commissioner Hargrave)**

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes

Vice Chair Willis - yes

Commissioner Schanno – absent

Commissioner Hargrave – abstained

Commissioner DeHart – absent

Commissioner Ashley – yes

Commissioner Davis – yes

Alternate Swift – NA

Motion for the Conditional Use Permit for the Youth Camp was approved.

**2:10:27 Commissioner Davis** moved to approve the Cemetery Conditional Use Permit with staff recommended conditions in Option A. **Commissioner Ashley 2<sup>nd</sup>**. **Vice Chair Willis** asked for clarification on the condition for a final plat. It was noted that was correct. There was no further discussion. **Chair MacIntyre** called for the vote.

**The motion was approved 4 to 0 (2 absent – Commissioner Schanno; Commissioner DeHart; 1 abstained – Commissioner Hargrave)**

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes

Vice Chair Willis - yes

Commissioner Schanno – absent

Commissioner Hargrave – abstained

Commissioner DeHart – absent

Commissioner Ashley – yes

Commissioner Davis – yes

Alternate Swift – NA

Motion for the Conditional Use Permit for the Cemetery was approved.

**2:11:48 Commissioner Davis** moved to approve the preliminary subdivision for the Cemetery with staff recommended conditions in Option A. **Commissioner Ashley 2<sup>nd</sup>**. There was no further discussion. **Chair MacIntyre** called for the vote.

**The motion was approved 4 to 0 (2 absent – Commissioner Schanno; Commissioner DeHart; 1 abstained – Commissioner Hargrave)**

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes  
Vice Chair Willis - yes  
Commissioner Schanno – absent  
Commissioner Hargrave – abstained  
Commissioner DeHart – absent  
Commissioner Ashley – yes  
Commissioner Davis – yes  
Alternate Swift – NA

Motion for the preliminary subdivision for the Cemetery was approved.

**2:13:15 Chair MacIntyre** reviewed the appeal process and Notice of Decision.

**2:14:06 Interim Planning Director Howsley-Glover** gave a brief Director’s Report that included recruitment status, staff transitions and additions, LUDO update scope, Gorge 2020 status, Department of Defense grant, Planning Commission Alternate vacancy and current office hours.

**The motion was approved 4 to 0 (2 absent – Commissioner Schanno; Commissioner DeHart; 1 abstained – Commissioner Hargrave)**

A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

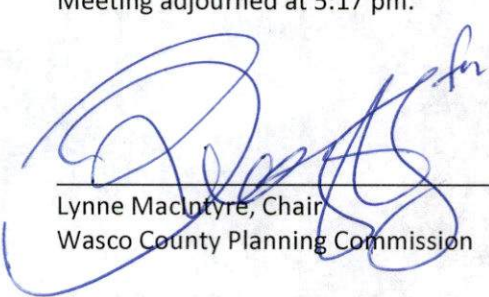
**2:18:27 Commissioner Davis** motioned to adjourn the meeting. **Commissioner Ashley 2<sup>nd</sup>. Chair MacIntyre** called for the vote.

**The motion was approved 3 to 0 (3 absent – Commissioner Schanno; Commissioner DeHart; Vice Chair Willis; 1 abstained – Commissioner Hargrave)**

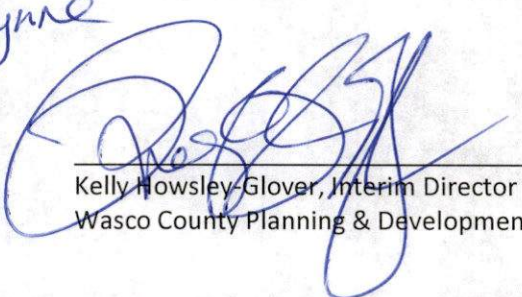
A listing of the vote, as required by Oregon Revised Statute 192.650.c. is as follows:

Chair MacIntyre- yes  
Vice Chair Willis - absent  
Commissioner Schanno – absent  
Commissioner Hargrave – abstained  
Commissioner DeHart – absent  
Commissioner Ashley – yes  
Commissioner Davis – yes  
Alternate Swift – NA

Meeting adjourned at 5:17 pm.



\_\_\_\_\_  
Lynne MacIntyre, Chair  
Wasco County Planning Commission



\_\_\_\_\_  
Kelly Howsley-Glover, Interim Director  
Wasco County Planning & Development

ATTACHMENT A

Planning Department



Planning Commission  
Public Hearing  
July 6, 2021

Applicant/Owner: Great River, LLC.  
(921-21-000024-PLNG)

# Agenda

- Overview of the Requests and Area Involved
- Wasco County Standards
  - Property Line Adjustment/Replat
  - Conditional Use Permit for a Youth Camp
  - Conditional Use Permit for a Cemetery
  - Cemetery Subdivision

# Overview of the Request & Area

## Request & Location

- (1) Property Line Adjustment/Replat (2N 12E 19 100 & 2N 12E 0 700)
- (2) Conditional Use Permit for a Youth Camp (2N 12E 19 100)
- (3) Conditional Use Permit for a Cemetery (2N 12E 19 100)
- (4) Cemetery Subdivision (2N 12E 19 100)

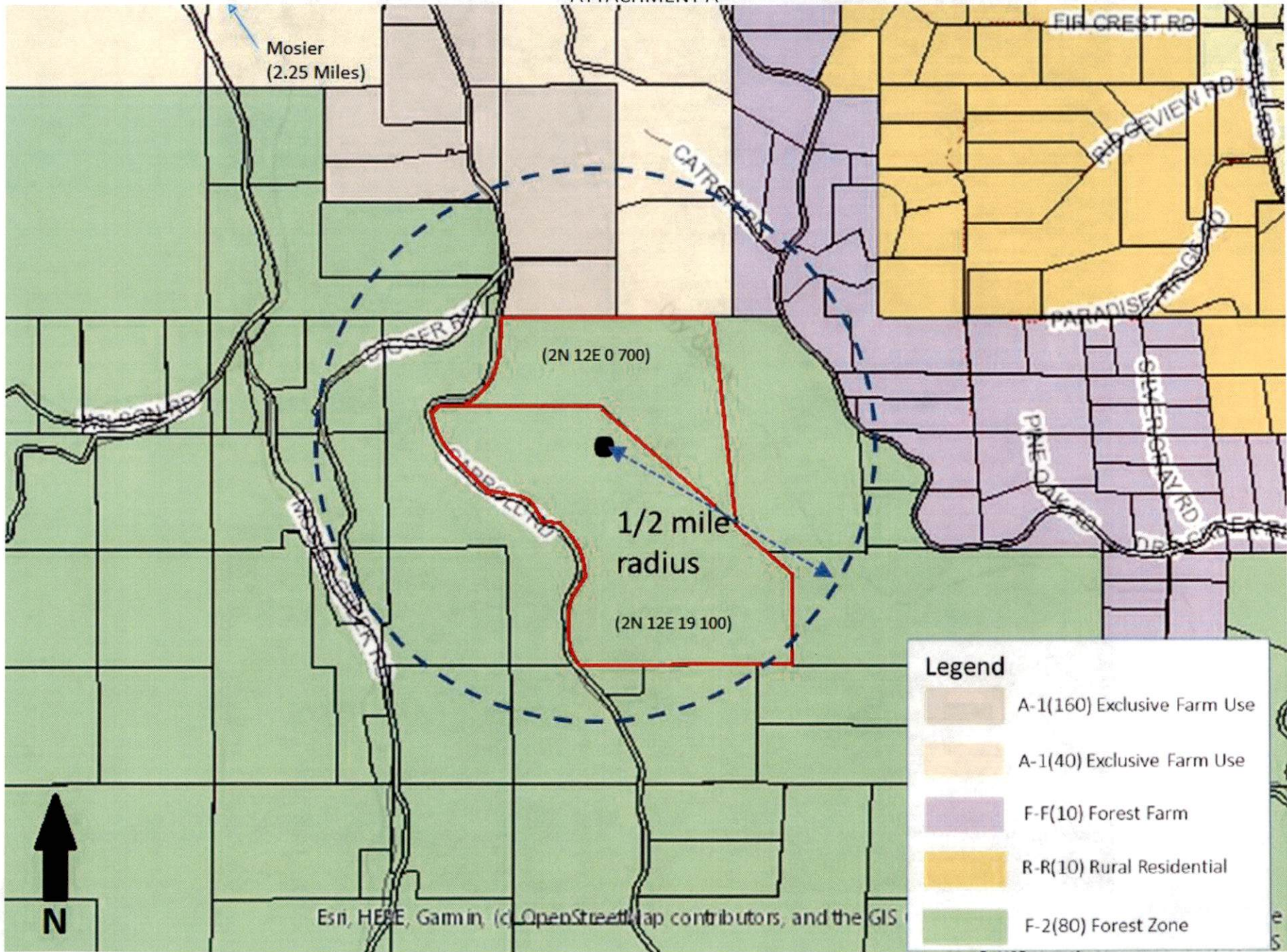
## Subject Area Overview

- Vicinity Map & Surrounding Zones
- Vegetation
- Slopes



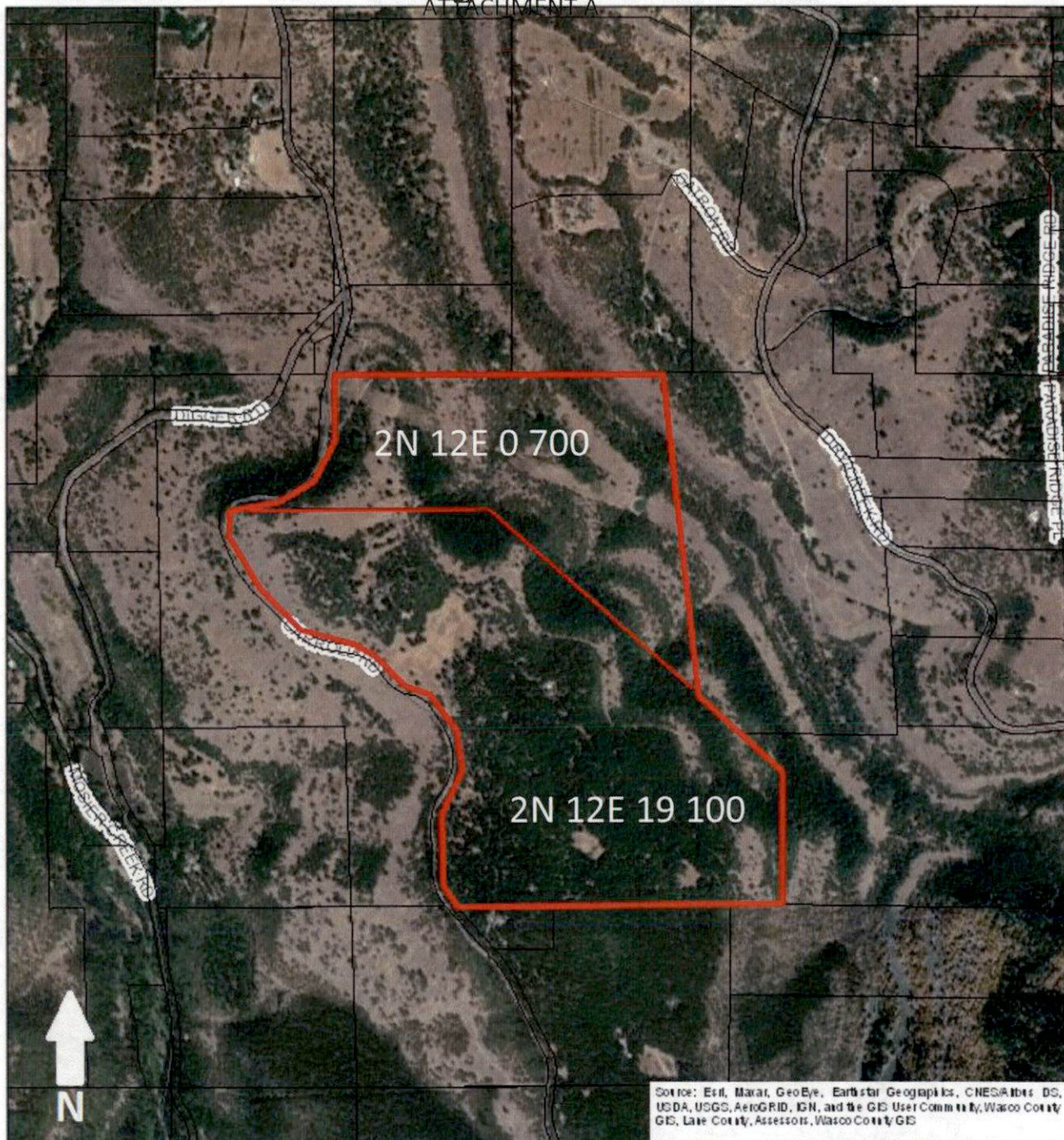
# Vicinity Map & Surrounding Zones

ATTACHMENT A



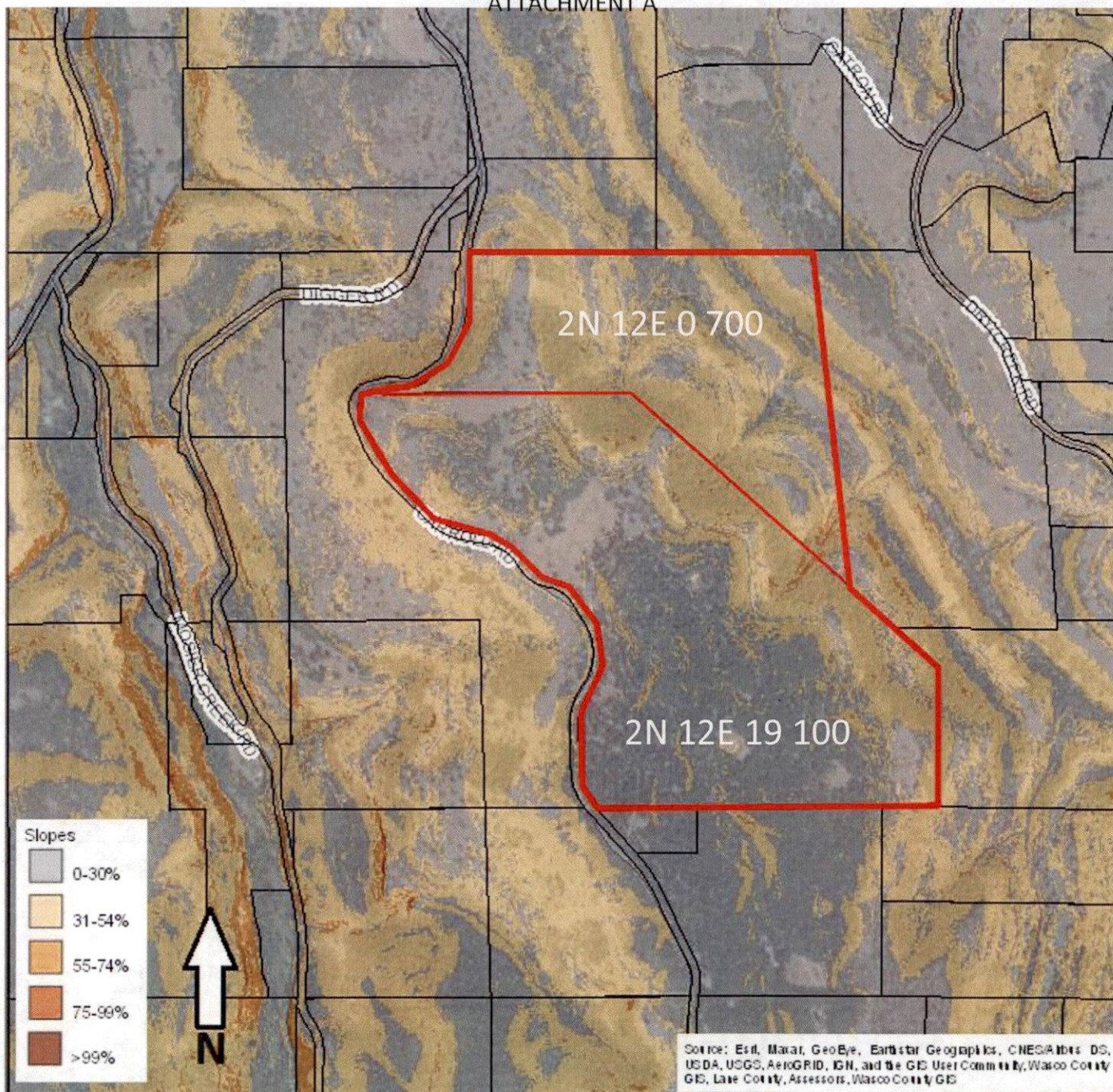
# Vegetation

ATTACHMENT A



# Slopes

ATTACHMENT A



# Wasco County Standards Property Line Adjustment/Replat

## Chapter 3 Basic Provisions

- **Section 3.120 - Forest (F-2) Zone:**
  - **Section 3.124 - Uses Permitted Subject to Standards/Type II Review**
    - *Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21*
  - **Section 3.127 - Property Development Standards**
  - **Section 3.128 - Parcel Size Standards**
    - *The minimum lot or parcel size shall be 80 acres*

Proposed Parcel Adjustment				
Parcel Number (on plat)	Map & Tax Lot	Existing	Proposed	Gain/Loss
Lot 1	2N 12E 19 100	155.90	152.34	3.56 acre loss
Lot 2	2N 12E 0 700	80.21	83.77	3.56 acre gain



# Wasco County Standards

ATTACHMENT A

## Property Line Adjustment/Replat

- ***Section 3.920 - Sensitive Wildlife Habitat Overlay (EPD-8)***
  - *Section 3.923 - Exempt Areas*

### **Chapter 10 Fire Safety Standards**

- ***Section 10.230 - Fire Safety Mitigation Plan***

### **Chapter 21 Land Divisions**

- ***Section 21.030 - Basic Provisions and Design Standards***
- ***Section 21.100 - Land Partitioning Approval***
- ***Sections 21.115 – 21.130 - Property Line Adjustments/Replats***
- ***ORS Chapter 92 - Subdivisions and Partitions***

# Staff Recommendation

## Staff Recommends:

- Approve the preliminary Property Line Adjustment/Replat plan as submitted by the applicant, to adjust a common property line between an 80.21 acre parcel (2N 12E 0 700), and a 155.90 acre parcel (2N 12E 19 100), resulting in a 83.77 acre parcel (2N 12E 0 700) and a 152.34 acre parcel (2N 12E 19 100).

# Wasco County Standards

## Conditional Use Permit for a Youth Camp

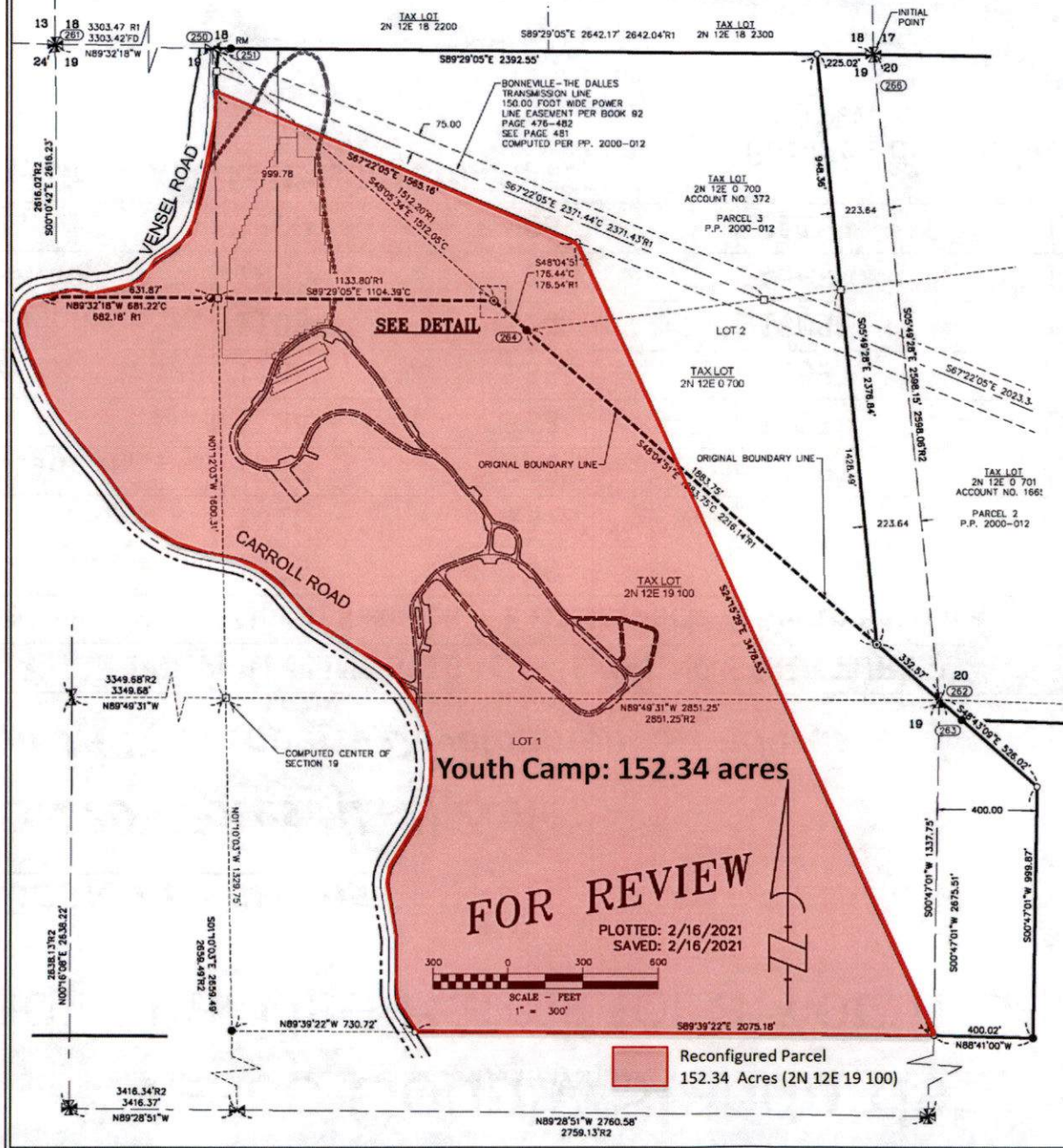
### Chapter 3 Basic Provisions

- **Section 3.120 - Forest (F-2) Zone:**
  - **Section 3.125 - Uses Permitted Subject to Conditional Use Review/Type II or Type III**
    - PARKS/PUBLIC/QUASI-PUBLIC FACILITIES
    - Youth Camps subject to the limitations and requirements of OAR 660-006-0031
  - **OAR 660-006-0031(3) “Youth Camp”**
    - Must be owned or operated by a non profit corporation
    - Outdoor recreational & educational experience for people 21 years or younger
    - Not a juvenile detention facility



# GREAT RIVER CEMETERY

LOCATED IN  
NORTH ATTACHMENT A/4 SECTION 19 AND SW 1/4 SECTION 20  
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN  
WASCO COUNTY, STATE OF OREGON



# Wasco County Standards

## Conditional Use Permit for a Youth Camp

ATTACHMENT A

### Chapter 3 Basic Provisions

- **Section 3.120 - Forest (F-2) Zone:**
  - **Section 3.127 – Property Development Standards**

PROPERTY LINE SETBACKS (EXISTING STRUCTURES)				
Building Name	North Setback	East Setback	South Setback	West Setback
Welcome Center	1265'	1491'	494'	768'
Maintenance Building	1410'	1378'	536'	815'
Bath House & Laundry	1833'	992'	1349'	433'
Bunkhouse	1184'	553'	1563'	1060'
Bunkhouse Annex	1184'	553'	1563'	1060'
Instruction Pavilion	1103'	514'	1508'	1116'
Caretaker Residence	1889'	1332'	1463'	175'
Lawn Mower Shed	1200'	903'	2115'	1347'

**Table: Property Line Setbacks (Existing Structures)**

Replace due to fire damage

# Wasco County Standards

ATTACHMENT A

## Conditional Use Permit for a Youth Camp

### Fire Related Criteria & Mitigation Requirements

- *OAR 660-006-0031(7) & OAR 660-006-0035 “Youth Camp Fire Safety & Siting”*
- *Chapter 5 Conditional Use Review “Fire Protection & Service Impacts”*
- *Chapter 10 Fire Safety Standards*

# Wasco County Standards Conditional Use Permit for a Youth Camp

## Fire Related Criteria & Mitigation Requirements

### OAR 660-006-0031(7) & OAR 660-006-0035

- Proposal is within a fire protection district (Mosier Fire)
- OAR-660-006-0040: Adequate access for fire fighting equipment
- Primary & Secondary Fuel Breaks (100' total fuel break)
- Fire retardent roofing & chimney spark arrestors
- No buildings on slopes greater than 40%
- Fire safety mitigation plan, emergency gathering area, training
- 6,000 gallon water storage and stand pipes
- 1,000 gallon mobile water supply, firefighting tools & training

# Wasco County Standards ATTACHMENT A Conditional Use Permit for a Youth Camp

## Fire Related Criteria & Mitigation Requirements

### Chapter 5 Conditional Use Review

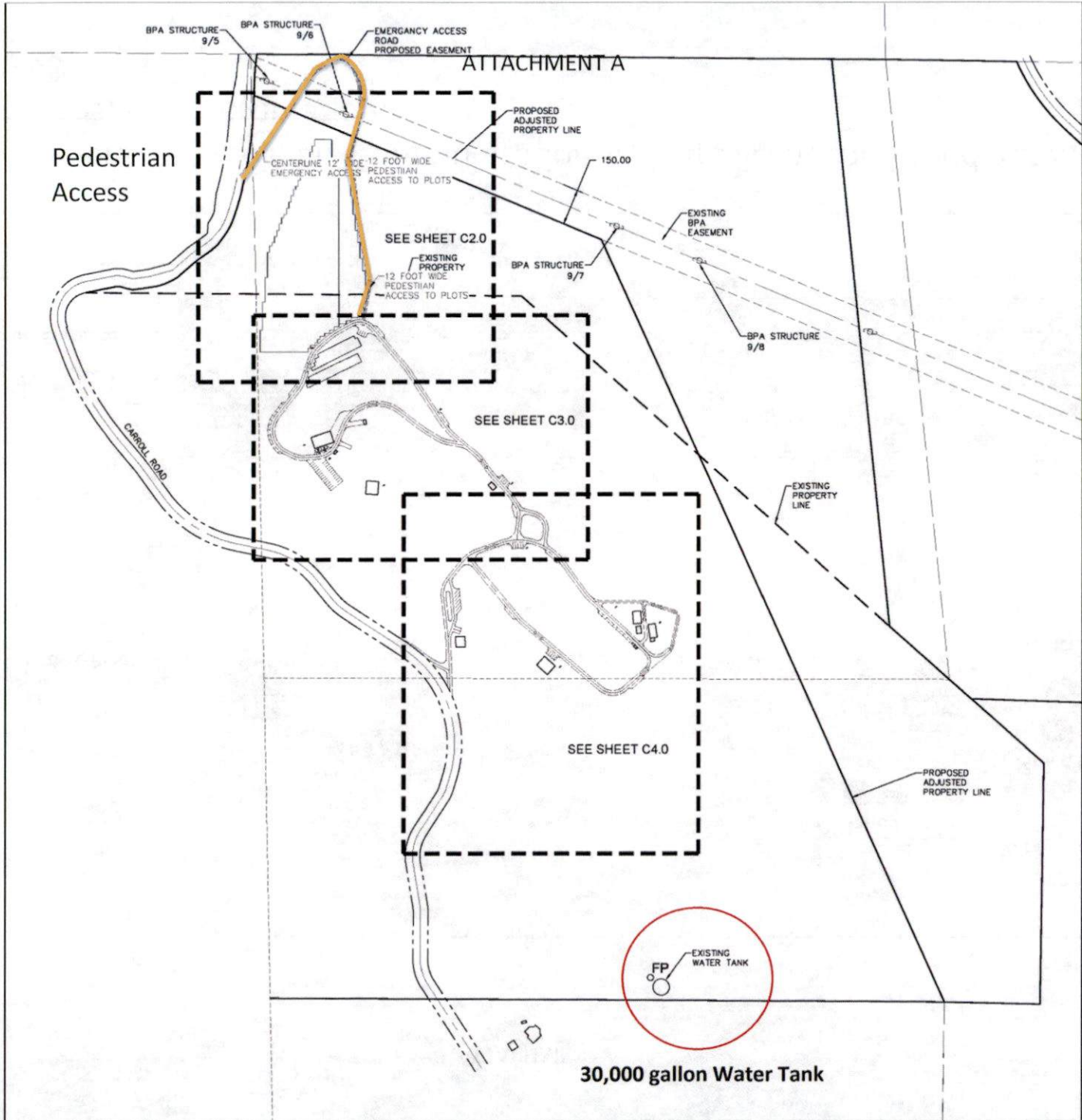
- ***Section 5.020.C “Fire Protection & Service Impacts”***
  - Consideration of proposed and conditioned fire mitigation measures
  - Mosier Fire Chief Mike Renault comments
  - Oregon Department of Forestry comments

# Wasco County Standards ATTACHMENT A Conditional Use Permit for a Youth Camp

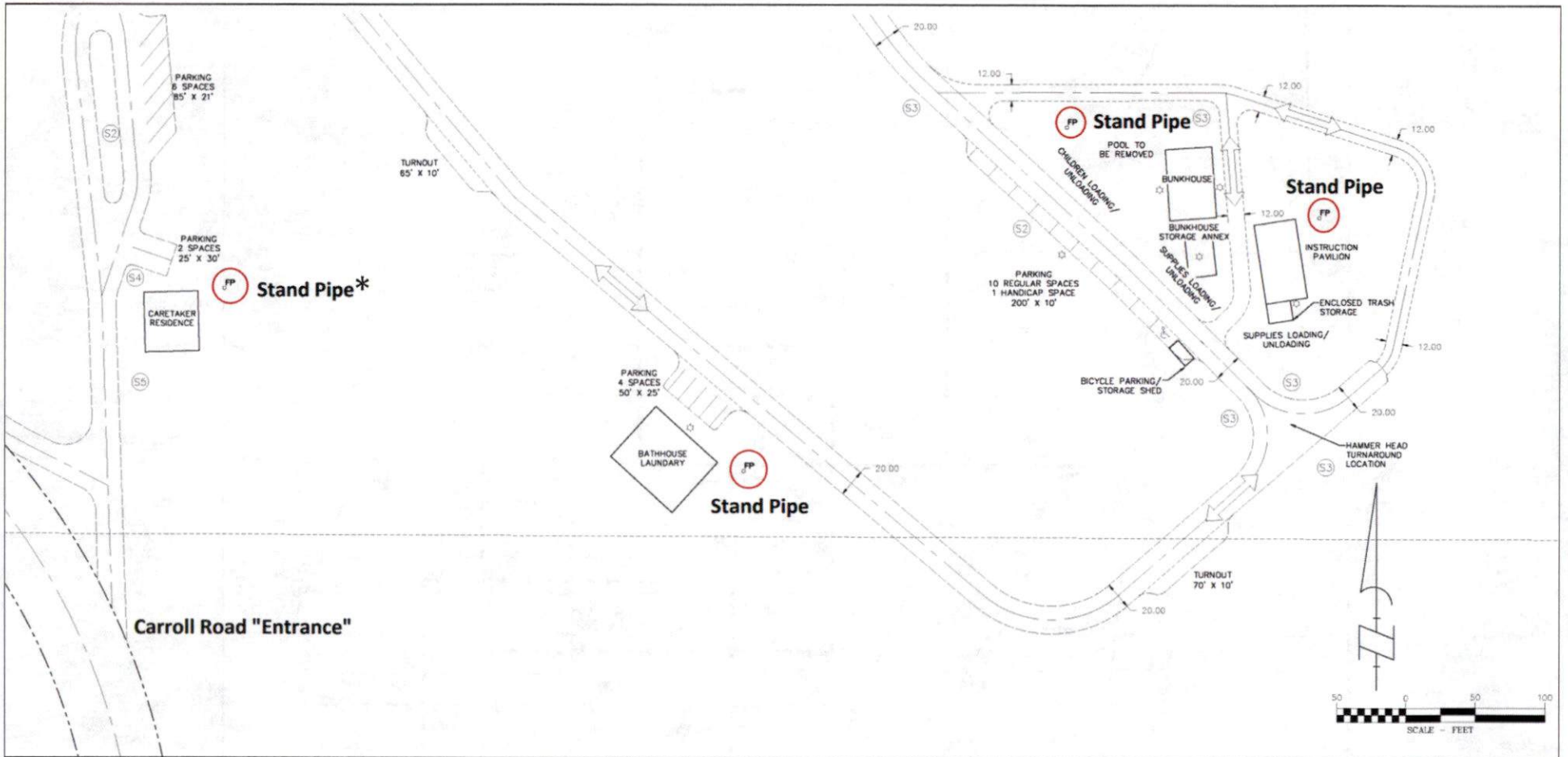
## Fire Related Criteria & Mitigation Requirements

### Chapter 10 Fire Safety Standards

- ***Section 10.110 - Siting Standards***
- ***Section 10.120 - Defensible Space***
- ***Section 10.130 - Construction Standards***
- ***Section 10.140 - Access Standards***
- ***Section 10.150 - Fire Protection or On-Site Water Required***



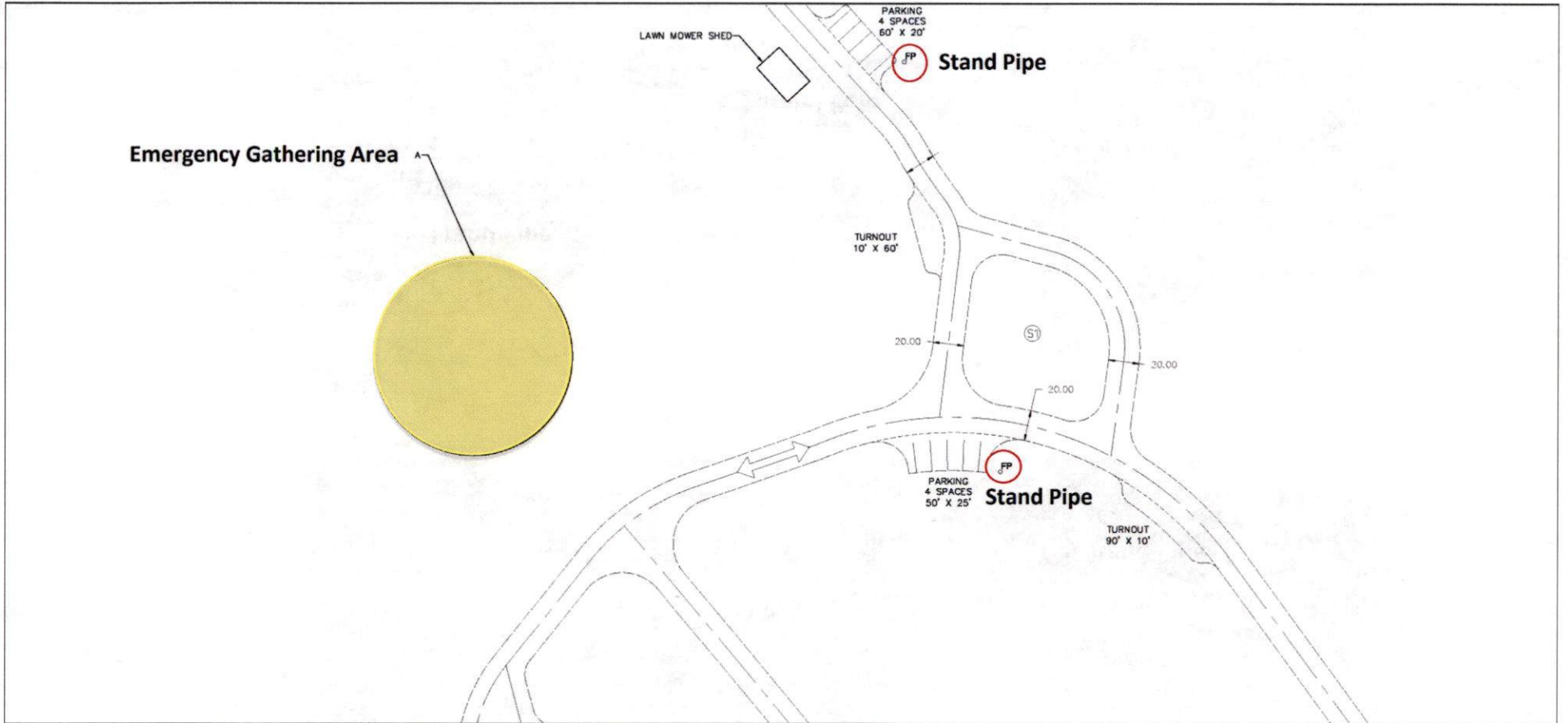
ATTACHMENT A



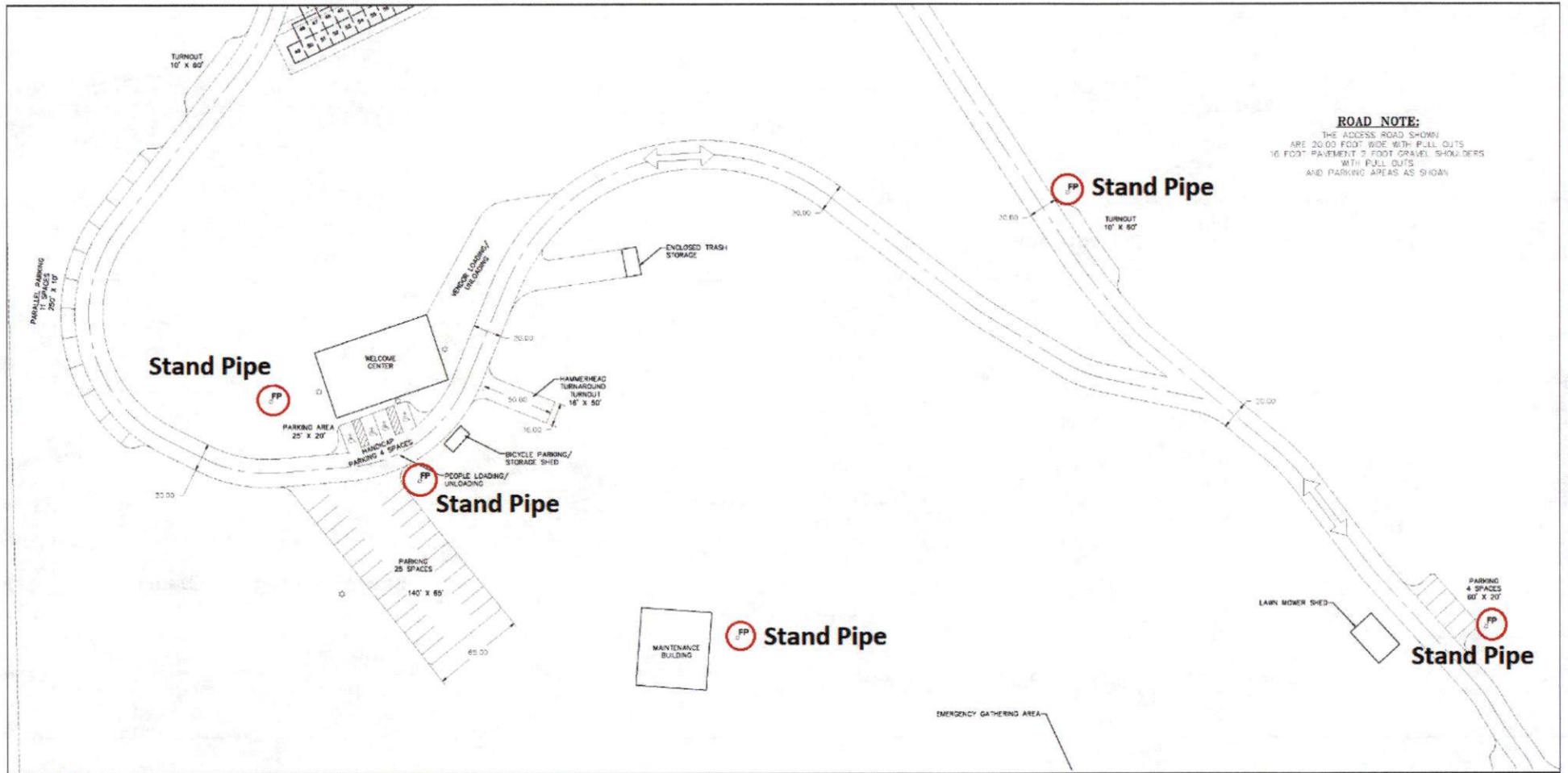
\* Not shown on original site plan. Communication with applicant confirmed a standpipe exists. Shown for purposes of presentation.



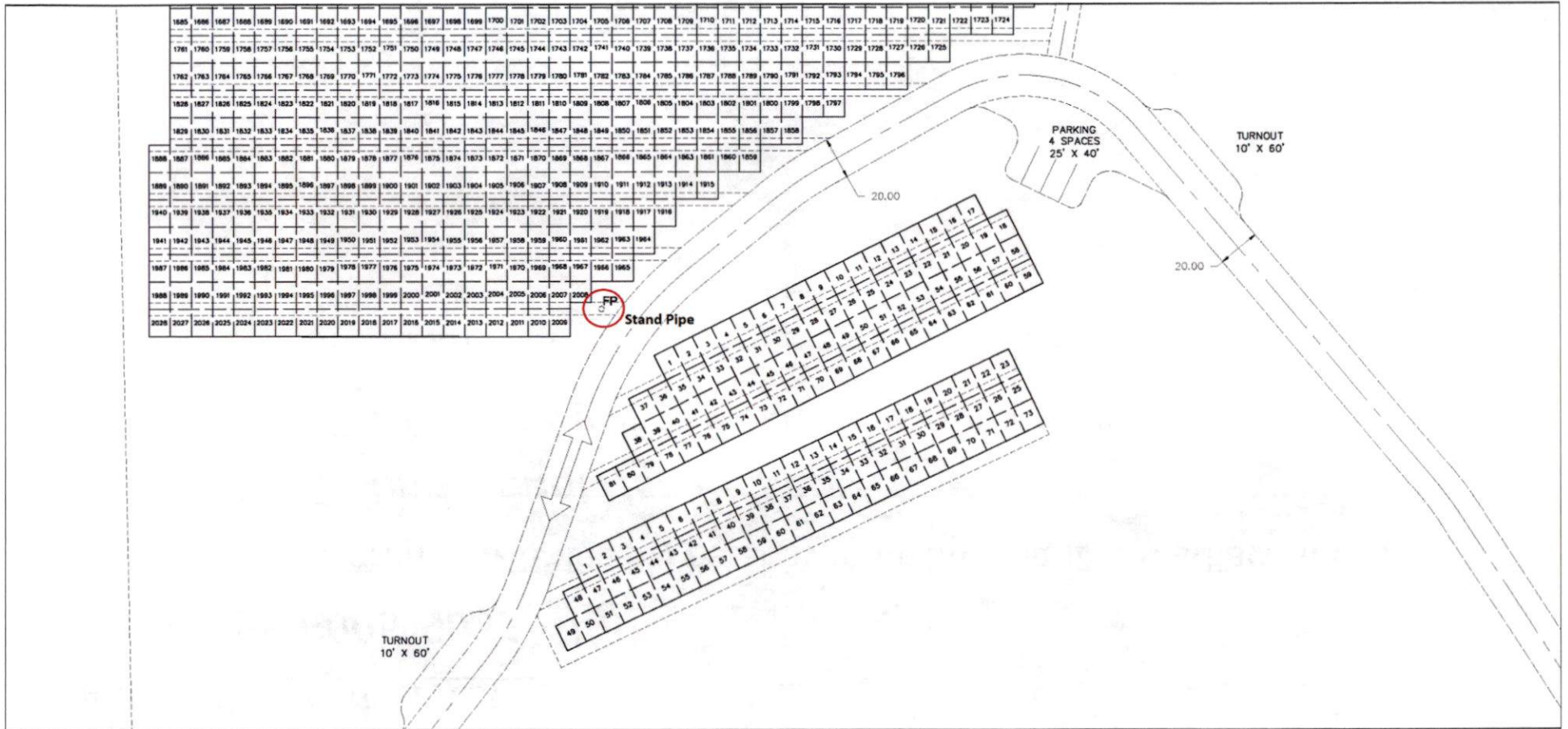
ATTACHMENT A



ATTACHMENT A



ATTACHMENT A



# Wasco County Standards

## Conditional Use Permit for a Youth Camp

### Water Related Criteria

- ***OAR 660-006-0031(4)(g)***
  - No interference with legally established water rights on adjacent properties
- ***Chapter 5 Conditional Use Review***
  - *Section 5.020.C “No significant burden to Water Facilities”*

# Wasco County Standards

## Conditional Use Permit for a Youth Camp

### Road and Access Related Criteria

- ***OAR 660-006-0040 Fire Safety Design Standards for Roads***
- ***Chapter 3 Basic Provisions***
  - *Section 3.127(G) - Property Development Standards “Road Approach Permit”*
- ***Chapter 5 Conditional Use Review***
  - *Section 5.020.C “No significant burden to Road Facilities”*
  - *Section 5.020.D “Not unduly impair traffic flow or safety in the area”*
- ***Chapter 10 Fire Safety Standards***
  - *Section 10.140 - Access Standards*

# Wasco County Standards

## Conditional Use Permit for a Youth Camp

ATTACHMENT A

### Road and Access Related Criteria

Activity	Average Daily Roundtrips	Annual Roundtrips	Peak Traffic
Cemetery	5.0	1,825.0	40.0
Youth Camp	1.2	443.0	12.0
Total:	6.2	2,268.0	52.0

Estimated “*Youth Camp*” Trips.

**“Table: Combined Traffic when Operating at Full Capacity”**  
within Staff Report provided incorrect Youth Camp data.

Youth Camp	1.1	394.0	10.0
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\*Does not alter findings in connection with traffic/road

# Wasco County Standards

ATTACHMENT A

## Conditional Use Permit for a Youth Camp

### Road and Access Related Criteria

- ***OAR 660-006-0040 Fire Safety Design Standards for Roads***
- ***Chapter 3 Basic Provisions***
  - *Section 3.127(G) - Property Development Standards “Road Approach Permit”*
- ***Chapter 5 Conditional Use Review***
  - *Section 5.020.C “No significant burden to Road Facilities”*
  - *Section 5.020.D “Not unduly impair traffic flow or safety in the area”*
- ***Chapter 10 Fire Safety Standards***
  - *Section 10.140 - Access Standards*

# Staff Recommendation

## Staff Recommends:

- Approve the Youth Camp Conditional Use Permit plan as submitted by the applicant, to construct and operate a Youth Camp in the Forest (F-2) Zone. Eight existing buildings will be repaired, modified or replaced in their existing locations to be used for Youth Camp operations.



# Wasco County Standards

## Conditional Use Permit for Cemetery

### Cemetery Subdivision

#### Chapter 3 Basic Provisions

- **Section 3.120 - Forest (F-2) Zone:**
  - **Section 3.124 - Uses Permitted Subject to Standards/Type II Review**
    - *Partitions, Property Line Adjustments and Subdivisions subject to Chapter 21*
  - **Section 3.125 - Uses Permitted Subject to Conditional Use Review/Type II or Type III**
    - PARKS/PUBLIC/QUASI-PUBLIC FACILITIES
    - Cemetery
  - **Section 3.127 - Property Development Standards**
  - **Section 3.128 - Parcel Size Standards**
    - *The parcel size may be reduced below 80 acres uses listed in Section 3.125 “Cemetery”*



# GREAT RIVER CEMETERY

LOCATED IN  
NORTH 1/2 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20  
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN  
WASCO COUNTY, STATE OF OREGON  
2N 12E 0 700  
2N 12E 19 100

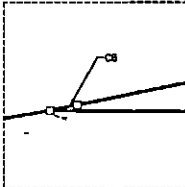
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.53'	1243.24'	47°55'27"	S43°45'45"W	92.51'
C2	445.33'	1542.89'	15°32'15"	S10°45'56"W	443.79'
C3	80.58'	288.73'	17°10'48"	S27°37'27"W	80.26'
C4	117.55'	249.63'	26°38'49"	S65°14'27"W	116.47'
C5	35.56'	89.86'	25°13'26"	N61°07'15"W	39.24'
C6	1.73'	113.14'	0°32'40"	S78°14'51"W	1.73'
C7	27.89'	150.00'	10°39'13"	N30°42'06"E	27.85'
C8	15.30'	150.00'	5°55'13"	N28°20'06"E	15.49'
C9	78.81'	247.37'	17°47'27"	N40°11'26"E	78.50'
C10	145.16'	75.00'	110°53'37"	S73°33'16"E	123.54'
C11	28.00'	100.00'	14°33'56"	S10°39'32"E	25.93'
C12	29.03'	100.00'	16°38'42"	S20°6'47"W	28.93'
C13	37.34'	100.00'	21°23'35"	S3°48'14"W	37.12'
C14	10.59'	200.00'	3°02'05"	S8°26'36"E	10.58'
C15	35.16'	100.00'	20°09'18"	S00°7'01"W	35.00'

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	75.80'	S27°48"W
L2	82.08'	S36°12'48"W
L3	36.14'	S20°57'58"W
L4	68.48'	S54°45'03"W
L5	103.63'	S48°13'31"W
L6	80.50'	S81°43'51"W
L7	32.69'	N78°48'57"W
L8	128.88'	S78°41'11"W
L10	80.10'	S2°28'48"W
L11	94.01'	S10°30'26"E
L12	75.12'	S89°28'05"E
L18	24.61'	S69°28'05"E
L17	29.42'	S89°28'05"E

**DETAIL "C"**



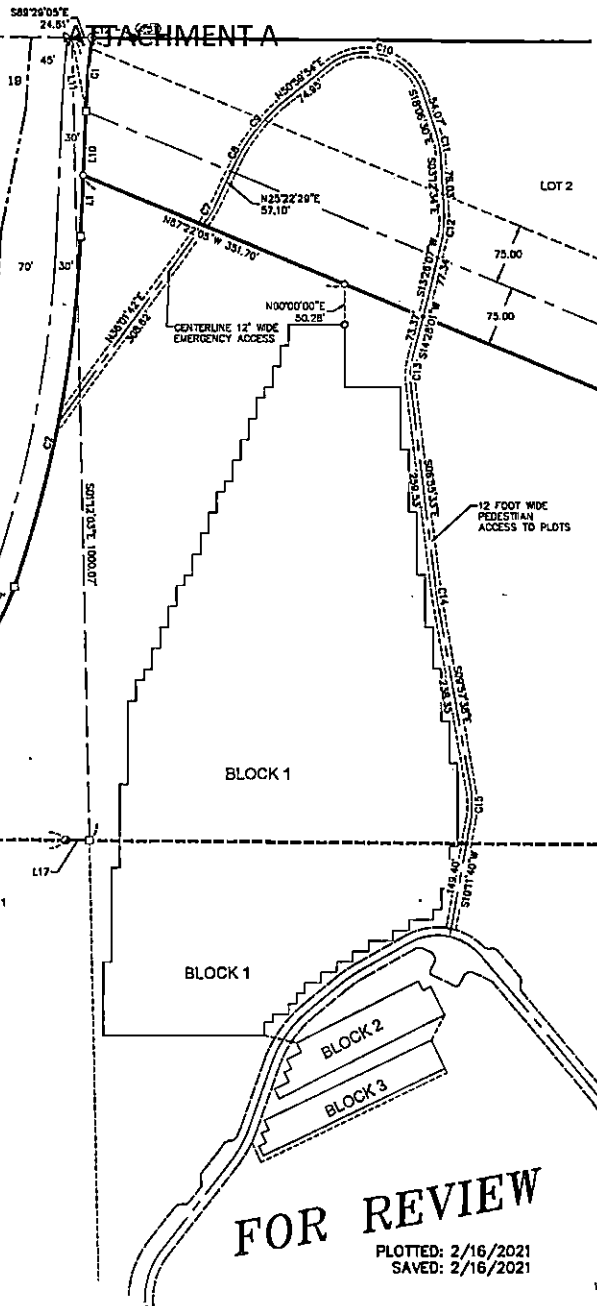
1" = 5'

**OWNER**

RUSSELL W & STEPHANIE HARGRAVE

SURVEY PERFORMED FOR:  
RUSSELL HARGRAVE  
DATE OF MONUMENTATION: XXX, 2021  
PROJECT: 19-01-02 DRAFT: DTB  
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.



**WASCO COUNTY SURVEYOR'S OFFICE**  
SURVEY NO. \_\_\_\_\_  
FILED \_\_\_\_\_  
BY \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_  
PLAT NUMBER \_\_\_\_\_  
SLIDE NO. \_\_\_\_\_

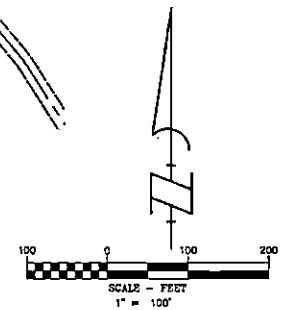
**LEGEND**

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (XA CR36608 WA 44349)
- 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (XA CR36608 WA 44349) PER PARTITION PLAT 20-029
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- FOUND 2" ALUMINUM CAP STAMPED "D248 INC. 2323 OR 2332 WA" (NO SURVEY RECORD FOUND FOR THESE MONUMENTS)
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- P.P. PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA

**FOUND MONUMENT INFORMATION**

- (240) 5/8" IRON ROD; PER LAND CORNER CARD 658; HELD FOR NORTH QUARTER CORNER SECTION 19
- (241) 3" ALUMINUM CAP, STAMPED "REF COR N1/4 SEC 19 T2N R12E C.S. 1923"; PER TERRA BELLA PARTITION PLAT 2000-002; HELD FOR LINE
- (242) 3" BRASS CAP STAMPED "S13, S18, S19, S24 T2N R11E, R12E C.S. 1977"; PER LAND CORNER CARD 2, HELD FOR NORTHWEST CORNER SECTION 19
- (243) 5/8" IRON ROD WITH R.P.C. STAMPED "LS 1815"; PER TERRA BELLA PARTITION PLAT 2000-002; HELD FOR 1/4 CORNER COMMON TO SECTIONS 19 AND 20.
- (244) 5/8" IRON ROD WITH R.P.C. STAMPED "LS 1815"; PER TERRA BELLA PARTITION PLAT 2000-002; HELD FOR SOUTHWESTERLY CORNER PARCEL 2 OF SAID PLAT 2000-002.
- (245) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA PLS 1815"; PER TERRA BELLA PARTITION PLAT 2000-002; HELD FOR NORTHWEST CORNER OF PARCEL 2 OF SAID PLAT 2000-002
- (246) 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA PLS 1815"; PER TERRA BELLA PARTITION PLAT 2000-002; HELD FOR SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20.

**FOR REVIEW**  
PLOTTED: 2/16/2021  
SAVED: 2/16/2021



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON 44112-208  
LEONIDES J SANDOVAL  
58608  
Expire 9-30-2022

SHEET 3 OF 11  
WILLAMETTE MERIDIAN  
WASCO COUNTY, OREGON  
1/4 SEC 1, R.  
19, 2N, 12E,  
20, 2N, 12E,

# GREAT RIVER CEMETERY

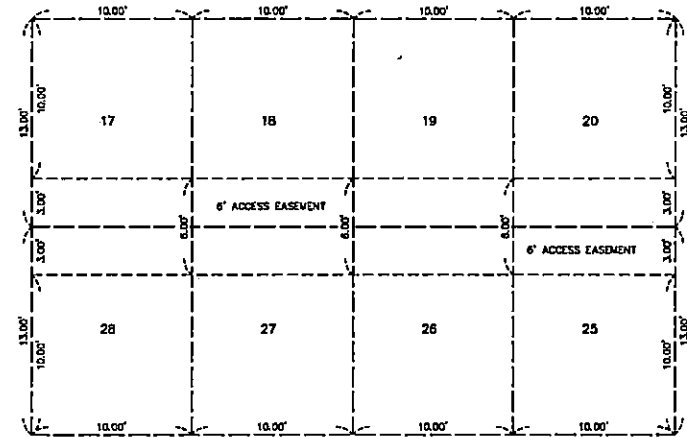
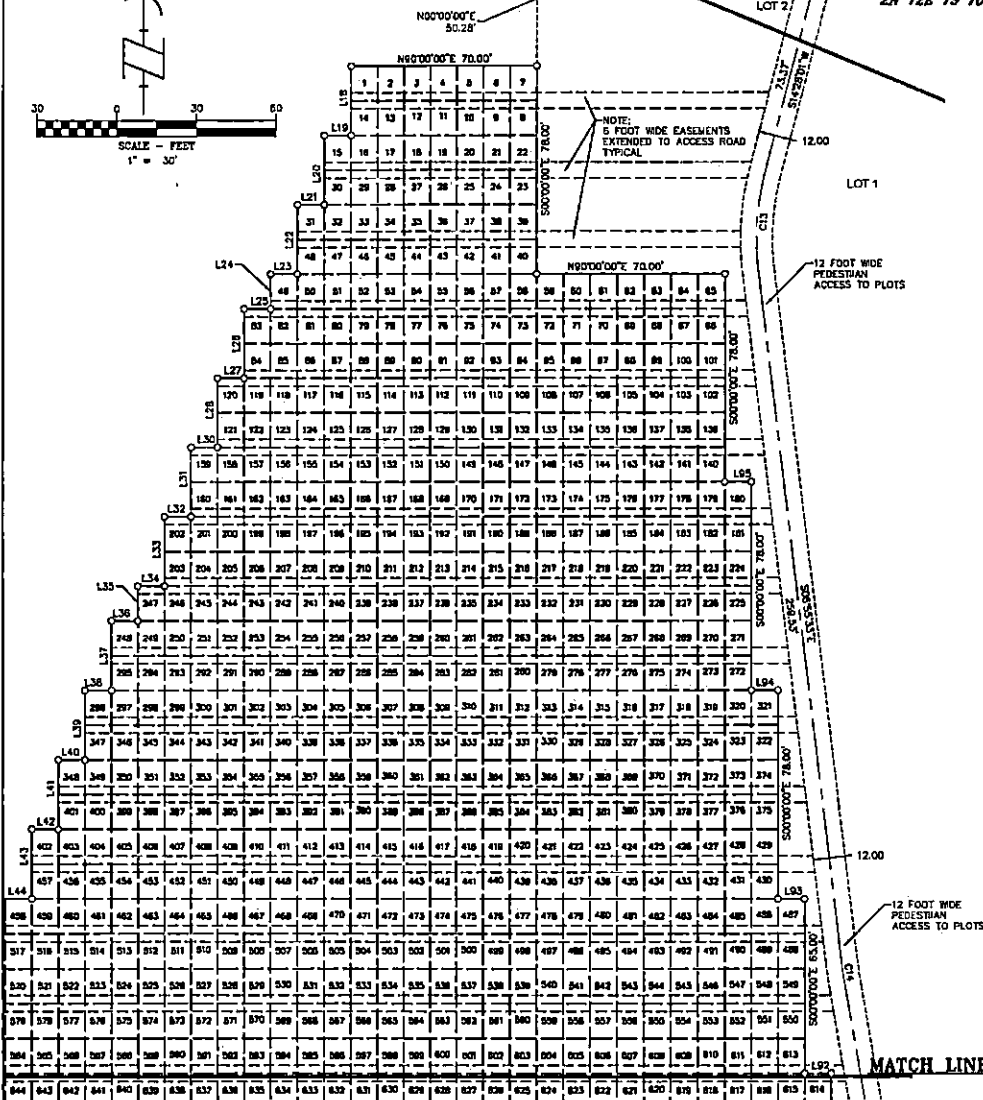
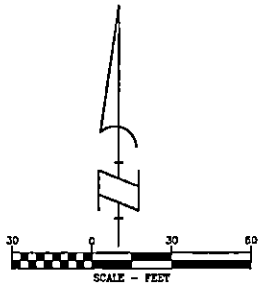
LOCATED IN  
NORTH 1/4 AND SE 1/4 SECTION 19 AND SW 1/4 SECTION 20  
TOWNSHIP 2 NORTH, RANGE 12 EAST, WILLAMETTE MERIDIAN  
WASCO COUNTY, STATE OF OREGON

2N 12E 0 700  
2N 12E 19 100

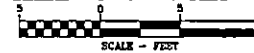
WASCO COUNTY  
SURVEYOR'S OFFICE

SURVEY NO. \_\_\_\_\_  
FILED \_\_\_\_\_  
BY \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_  
PLAY NUMBER \_\_\_\_\_  
SLIDE NO. \_\_\_\_\_



TYPICAL CEMETERY PLOT



LINE TABLE

LINE #	LENGTH	DIRECTION
L16	26.00'	S00°00'00"E
L19	10.00'	N80°00'00"W
L20	26.00'	S00°00'00"E
L21	10.00'	N80°00'00"W
L22	26.00'	S00°00'00"E
L23	10.00'	N80°00'00"W
L24	13.00'	S00°00'00"E
L25	10.00'	N80°00'00"W
L28	26.00'	S00°00'00"E
L27	10.00'	N80°00'00"W
L28	26.00'	S00°00'00"E
L30	10.00'	N80°00'00"W
L31	26.00'	S00°00'00"E
L32	10.00'	N80°00'00"W
L33	26.00'	S00°00'00"E
L34	10.00'	N80°00'00"W
L35	10.00'	S00°00'00"E
L36	10.00'	N80°00'00"W
L37	26.00'	S00°00'00"E
L38	10.00'	N80°00'00"W
L39	26.00'	S00°00'00"E
L40	10.00'	N80°00'00"W
L41	26.00'	S00°00'00"E
L42	10.00'	N80°00'00"W
L43	26.00'	S00°00'00"E
L44	10.00'	N80°00'00"W
L45	10.00'	S00°00'00"E
L46	10.00'	N80°00'00"W
L47	10.00'	S00°00'00"E
L48	10.00'	N80°00'00"W
L49	10.00'	S00°00'00"E
L50	10.00'	N80°00'00"W

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR28608 WA 44349)
- 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR28608 WA 44349) PER PARTITION PLAT 20-029
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- FOUND 2" ALUMINUM CAP STAMPED "D248 INC. 2325 OR 2552 WA" (NO SURVEY RECORD FOUND FOR THESE MONUMENTS)
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- P.P. PARTITION PLAT NO., WASCO COUNTY SURVEY RECORD
- RI RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1918  
LEONIDES J. SANDOVAL  
5880R

Expire 6-30-2022

**FOR REVIEW**

PLOTTED: 2/16/2021  
SAVED: 2/16/2021

## BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM  
NORTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY GPS OBSERVATION BETWEEN  
POINTS 250 AND 261

SHEET 7 OF 11

WILLAMETTE MERIDIAN  
WASCO COUNTY, OREGON

19	2N	12E
20	2N	12E

SURVEY PERFORMED FOR:  
RUSSELL HARGRAVE  
DATE OF MONUMENT: 000, 2021  
PROJECT: 19-01-02 DRAFT: 019  
FILE: 190102-SUBDIVISION.DWG LAYOUT TAB: OR SURVEY

RLN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

OWNER  
RUSSELL W & STEPHANIE HARGRAVE  
GREAT RIVER LLC

ATTACHMENT A

# Wasco County Standards

## Conditional Use Permit for Cemetery

### Cemetery Subdivision

#### **Chapter 5 Conditional Use Review**

- ***Sections 5.020 – 5.040 “Operations & Public Facilities Impacts”***

#### **Chapter 10 Fire Safety Standards**

- ***Sections 10.110 – 10.150 “Siting, Defensible Space, Construction Standards, Access, On-Site Water”***

#### **Chapter 21 Land Division**

- ***Sections 21.030 & 21.200 “Basic Provisions & Design, Preliminary Subdivision Plan Approval”***

# Wasco County Standards

## Conditional Use Permit for Cemetery Cemetery Subdivision

### **Oregon Revised Statutes**

- **ORS 692.275** – *“Certificate of authority for operating cemetery”*
  - *Recommend striking condition of approval requiring applicant obtain certificate of authority from the OMCB prior to final plat approval*
- **ORS 97.310 – 97.330** *“Survey, Subdivision, & Dedication”*

# Wasco County Standards

## Conditional Use Permit for Cemetery

### Cemetery Subdivision

### Oregon Revised Statutes

- **ORS 97.460** *“Requirements for establishment & operations of cemetery”*
  - *Operator must own the property*
  - *Receive written consent from Planning Commission or Governing Body*
    - *Strike Condition requiring Certificate of Authority prior to final plat approval*
  - *Must maintain records for disposition of human remains*
  - *Disclose the disposition of human remains upon sale of the property*
  - *Provide to the OMCB the County’s requirements for laying out, opening up or using property for cemetery purposes.*

# Staff Recommendation

## Staff Recommends:

- Approve the Cemetery Conditional Use Permit plan as submitted by the applicant, to construct and operate a green Cemetery in the Forest (F-2) Zone. Four out of eight existing buildings will be repaired, modified, or replaced in their existing locations to be used for Cemetery operations.
- Approve the preliminary Cemetery Subdivision plan as submitted by the applicant, to create a 6.51-acre cemetery subdivision from a 152.34-acre parcel.



ATTACHMENT A

# Partner Agency and Public Comments

Comments are addressed throughout the Staff Report.

ATTACHMENT A

Questions?

*Pioneering pathways to prosperity.*