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Letter of Transmittal

September 20, 2018

To: Dawn Baird
Wasco County Planning and Development
2705 East Second Street
The Dalles, OR 97058

From: Chris Marshall, Project Manager
13635 NW Cornell Rd, Suite 200
(503) 487-7286
cmarshall@wfr.younglife.org

Dawn,

Please find enclosed the following information for our new Conditional Use Permit Application:

1. Completed Land Use Application Cover Page
2. Conditional Use Permit
3. Fire Safety Standards Self Certification Form
4. Exhibit A – Detailed Project Description
5. Exhibit B – Canyon Program Improvements
6. Exhibit C – Vehicle Trips Matrix
7. Exhibit D – Waterfront Site Plan View in concept drawing.
8. Exhibit E – Program Improvements
   (a) Adventure Course Poles and Elements
   (b) Zip Line Tower 1
   (c) Zip Line Tower 2
   (d) Zip Line Tower 3
   (e) Zip Line Tower 4
   (f) Pond Shade Structures A – D (4)
   (g) Adventure Shade Structure Area E (1)
   (h) Viewing Platform and Dock at Pond
   (i) Rope Swing Platform at Pond
9. Exhibit F – Residence Decking and Shed Improvements
   (a) East Village Condo 11 Site Plan for Attached Storage Shed
   (b) East Village Condo 11 Storage Shed
   (c) East Village Condo 11 NW and NE Deck Extensions
   (d) East Village Condo 11 South Deck Extension
   (e) Staff Village Condo 3 Deck Extension (5 Pages)
   (f) Staff Village Condo 13 Deck Extension (2 Pages)
   (g) Staff Village Condo 17 Deck Extension (4 Pages)
10. The required fee will be paid by credit card.

Thank you for your assistance.

Chris Marshall

PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • **f:** [541] 506-2561 • www.co.wasco.or.us

Pioneering pathways to prosperity.

FILE NUMBER: 921-18-000208-PLNG

FEE: _____

LAND USE APPLICATION COVERPAGE

Date Received: **Planner Initials:** **Date Complete:** **Planner Initials:**

APPLICANT INFORMATION

Name: Chris Marshall
Address: 13635 NW Cornell Road, #200
City/State/Zip: Portland, OR 97229
Phone: 503-487-7286
Email: cmarshall@wfr.younglife.org

OWNER INFORMATION

Name: Young Life's Washington Family Rar
Address: PO Box 220
City/State/Zip: Antelope, OR 97001
Phone: 541-489-3100
Email: cmarshall@wfr.younglife.org

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
8S 19E Tax Lot #800	11632	3,933.66	A-R/EPD-9/EPD-1

Property address (or location): Southwest Wasco County, 1 Muddy Road, approximately one mile
Zoning Designation: A-R/EPD-9
Environmental Protection District: ~~N/A~~ EPD-1 & 9
Proposed Use: Youth Camp
Permitted Subject to Section: C
Water source: Existing well system and surfa
Sewage disposal method: STEP system DEQ WPCF I
Are there wetlands/waterways on your property? ☐ NO ☐ YES (description) _____
Name of road providing access: Muddy Road
Current use of property: Youth Camp/Conferenc
Use of surrounding properties: Grazing Livestock/Agric
Do you own neighboring property? ☐ NO ☐ YES (description) Development Zone is surrounded by Cattle Ranch

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.):

See Exhibit A

☐ **Additional description/maps/pictures attached**

LEGAL PARCEL STATUS

Partition, Subdivision, OR
***Most Recent* Pre-9/4/1974 Deed #:** 73-0934 **Date Filed:** April 27, 1973

Current Deed #: 98-0147 **Date Filed:** January 13, 1998

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

SIGNATURES

Applicant(s): _____ **Date:** 9/14/18

_____ **Date:** _____

Property Owner(s): _____ **Date:** _____

_____ **Date:** _____

_____ **Date:** _____

PLEASE NOTE: Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify 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.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- ☐ Application Fee – Cash or Check (credit cards now accepted with additional fee)
- ☐ Site Plan
- ☐ Elevation Drawing
- ☐ Fire Safety Self-Certification
- ☐ Other applicable information/application(s):
  - ☐ Conditional Use Permit
  - ☐ _____

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST *ALSO* INCLUDE:

- ☐ Scenic Area Application/Expedited Review
- ☐ Color and Material Samples
- ☐ Landscaping Plan
- ☐ Grading Plan
- ☐ Other applicable information/application(s):
  - ☐ _____
  - ☐ _____

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel ❑ NO ❑ YES
Deed/Land Use Action: _____

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____ ❑ NO ❑ YES

_____

_____

Subject to previous conditions? ❑ NO ❑ YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

❑ EPD # _____

❑ EPD # _____

❑ EPD # _____

❑ EPD # _____

Water Resources
Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? ❑ NO ❑ YES

Describe (include setback distances): _____

❑ Fish bearing ❑ Non fish bearing ❑ Seasonal Creek
❑ Irrigation ditch ❑ Wetland ❑ Pond/Lake ❑ Not identified

(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)

Access:
County or ODOT approach permit on file? ❑ NO ❑ YES, # _____

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

Fire District: _____

Fees (List Review Type and Cost): _____

_____

_____

PLANNING DEPARTMENT

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FILE NUMBER: PLASTS-

FEE

FLOODPLAIN DEVELOPMENT

Date Received: **Planner Initials:** **Date Complete:** **Planner Initials:**

DETAILED SPECIFIC WRITTEN REQUEST

Young Life WFR proposes to construct a zip line tower, four shade structures, a viewing platform, and a ropes swing platform within the mapped 100-year floodplain shown on FEMA FIRM Panel 410229 B. See attached plans and memorandums.

DETAILED DEVELOPMENT INFORMATION

Proposed Improvements				
	Length	**Width**	**Height**	**Square Footage/Cubic Yards**
Dwelling				
Garage				
Accessory Bldg.				
Decks				
Driveway				
Agricultural Bldg				
Bridge				
Fill				
Other	Varies (see drawings)	Varies (see drawings)	Varies (see drawings)	
Existing Improvements				
Dwelling				
Garage				
Other	Varies (see drawings)	Varies (see drawings)	Varies (see drawings)	

REQUIREMENTS FOR ALL DEVELOPMENT IN THE FLOODPLAIN

In addition to structural development, a permit for development in the floodplain includes but is not necessarily limited to mining, dredging, filling, grading, excavating, roads, bridges, culverts, altering or relocating stream channels, storage of materials including gas or liquid storage tanks, and placement of water and septic/sewer systems.

1. Per the floodplain map, what are the following in the area of the proposed development?
   Zone A Panel Number 120 Community Number 410229 B

2. Elevation to mean sea level at proposed development site: Varies, see attached plan. feet National Geodetic Vertical Datum (NGVD).

3. Base Flood Elevation to mean sea level at proposed development site: 1,558 feet NGVD.
   The height of the base flood elevation can only be determined by an engineer, or architect who is authorized by law to certify flood elevation information.
   Adequate documentation establishing the base flood elevation has been submitted? ☐ No ■ Yes

4. Alteration or relocation watercourse:
   Does the proposal include altering or relocating any watercourse? ■ No ☐ Yes
   If yes the following information is required to be submitted:

   -A description of the extent to which any watercourse will be altered or relocated as a result of proposed development must be included. This description is attached? ☐ No ☐ Yes ☐ N/A

   -A description of the long term maintenance plan within the altered or relocated portion of the watercourse showing how the flood carrying capacity will not be diminished is included? ☐ No ☐ Yes ☐ N/A

   -Notification to adjacent communities, Department of Water Resources, Department of Land Conservation and Development Natural Hazards Coordinator, Department of State Lands, Federal Emergency Management Agency, and the Federal Insurance Administration is required prior to any alteration or relocation. Verification of the notification to these agencies or groups is included? ☐ No ☐ Yes ☐ N/A

5. Adverse affect: The proposed development cannot adversely affect the flood carrying capacity of the special hazard. To prove this, an analysis shall be done which includes but is not necessarily limited to the following:

   -Potential damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas; and
   -Potential danger to life and property due to increased flood heights or velocities; and
   -Potential danger that materials may be swept onto other lands or downstream to the injury of others.

   A non-adverse affect analysis is included? ☐ No ■ Yes

6. Why is a waterfront location required for this facility? What alternative sites are available?

   See attached memorandum.

7. Elevation Drawing: In addition to the general elevation requirements, the following shall also be included for all proposed development within the floodplain:
-Base flood elevation.
-Elevation of lowest floor including basement.
-Areas of ingress and egress of water through any structure.
-Elevation to which any structure will be flood-proofed (required to be 1 foot above base flood elevation).
-Elevation of water supply and sanitary facilities.
-Elevation of utilities including all heating and electrical equipment (furnace, water heater and electrical panel).
This is included? ☐ No ■ Yes

8. Cross Section:

A Cross-Section of any area of the development site (structure, driveway and/or septic) where filling or excavation will occur showing by an elevation drawing the water table, fill and development elevations.

This is included? ☐ No ■ Yes

9. Are other Federal, State or local permits required to be obtained?
-Department of State Lands/Corps of Engineers Removal Fill Permit ☐ No ☐ Yes
-Oregon State Parks Wild and Scenic River Permit. This may be required if the proposed development is located within ¼ mile of Deschutes River or John Day River ■ No ☐ Yes
-Other: Specify_____

WATER AND SEPTIC/SEWER UTILITIES

If new or replacement water or septic/sewer utilities are proposed within the floodplain the following must be met:
New or replacement water or septic/sewer facilities are proposed within the floodplain? ■ No ☐ Yes

1. Explain how it is not practicable to locate the new or replacement water or septic/sewer utility outside the floodplain.

_____

_____

_____

_____

2. Documentation has been included which explains how the water supply system is designed to minimize or eliminate infiltration of flood waters into the system. ☐ No ☐ Yes

3. Documentation has been included which explains how the on-site septic system will be located to avoid impairment to it or contamination from it during flooding. ☐ No ☐ Yes

4. Documentation has been included which explains how the sewage system is designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters. ☐ No ☐ Yes

NON-SUBSTANTIAL IMPROVEMENTS

Non-substantial improvements include alterations, additions, or improvements to existing structures that meet the standards below:

1. What is the estimated market value of the existing structure? $_____

2. What is the cost of the proposed construction? $_____

3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure then the proposal is a substantial improvement and the applicable following sections shall be filled out. If not the proposal is a non-substantial improvement and no more of this application is required to be filled out.
   Documentation validating the numbers listed above has been submitted? ❒ No ❒ Yes

RESIDENTIAL DEVELOPMENT

All residential development and non-residential development that will not be flood proofed according to the next section below shall meet the following requirements:

1. Proposed lowest floor elevation (including basement):_____ feet NGVD. This must be at or above the base flood elevation for new residential development and substantial improvements to existing residential development. It is recommended that the first floor elevation be at least one foot above the base flood elevation.

   For new manufactured homes or existing manufactured homes with substantial improvement they shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation.

2. Floodplain Elevation Certificate – A FEMA Elevation Certificate (Form No. 1660-0008) will be required to be filled out by a registered professional engineer or architect. This form is available at the Planning Department.

   This elevation certificate has been submitted? ■ No ❒ Yes

   If the permit application is approved, a second Elevation Certificate will be required indicating the as-built elevations.

3. Below the first floor: Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

   - A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
   - The bottom of all openings shall be no higher than one foot above grade.
   - Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

   Documentation has been included which shows how the proposed development meets or exceeds the requirements above? ❒ No ❒ Yes

If no, documentation has been included by a registered professional engineer of architect showing how this standard will be met? ❒ No ❒ Yes

4. Requirements of "Additional Standards" section below must also be met.

NON-RESIDENTIAL DEVELOPMENT

If non-residential development is proposed to be located higher than the base flood elevation rather than flood-proofed, use the residential section above.

1. Elevation to mean sea level to which any non-residential structure will be flood-proofed: _____feet National Geodetic Vertical Datum (NGVD). This has to be at least one foot above base flood elevation.

2. FEMA Flood Proofing Certificate (Form No. 3067-0777) will be required to be filled out by a registered professional engineer or architect. This form is available at the Planning Department.

   This flood proofing certificate has been submitted? ❒ No ❒ Yes

3. Certification by a registered professional engineer or architect that proposed flood-proofing meets the following flood-proofing criteria:

   - The development is watertight with walls substantially impermeable to the passage of water to at least one foot above the base flood elevation.
   - The development will have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

   Flood-proofing certificate has been submitted? ❒ No ❒ Yes

   If the permit application is approved, a second flood proofing Certificate will be required indicating the as-built flood proofing methods.

4. Requirements of "Additional Standards" section below must also be met.

ADDITIONAL STANDARDS

The standards included below are for all new construction and substantial improvement.

1. Anchoring: Development shall be anchored to prevent flotation, collapse, or lateral movement of the structure. For manufactured homes anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Any alternative method of anchoring may involve a system designed to withstand a wind-force of ninety (90) miles per hour, or greater.

   Documentation describing the proposed anchoring has been submitted? ■ No ❒ Yes

2. Construction Materials and Methods: All new development shall be constructed with materials and utility equipment resistant to flood damage and using methods and practices that minimize flood damage. Electrical, heating, ventilation, plumbing, and air- conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Documentation describing the construction materials and methods has been submitted? ■ No ❒ Yes

ACKNOWLEDGEMENT

By signing the front page application that goes along with this application I/we have read and understand the following:

I/we agree that all such work shall be done in accordance with the requirements of the Wasco County Floodplain Ordinance as approved through this permit and with all other applicable local, State and Federal regulations.
The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Wasco County, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

700 NE MULTNOMAH, SUITE 1000 | PORTLAND, OR 97232 | P 503.233.2400, 360.694.5020

TECHNICAL MEMORANDUM

DATE: November 15, 2018
TO: Brent Bybee, Wasco County
FROM: Jennifer Hughes
SUBJECT: Floodplain Development Permit - EPD-1
PROJECT NUMBER: 297-7383-004
PROJECT NAME: Young Life WFR Conditional Use Review

This memorandum accompanies the EPD-1 Floodplain Development Form to provide additional information where necessary.

REQUIREMENTS FOR ALL DEVELOPMENT IN THE FLOODPLAIN

1. FEMA FIRM Panel 410229 B 120, Flood Hazard Zone A.
2. The elevations (NGVD) for each of the proposed structures is as follows:

Zipline Tower #4	1,556
Shuttle Pick-up	1,556
Shade Structures	1,560
Viewing Platform	1,560
Ropes Swing Platform	1,560

3. The Base Flood Elevation (BFE) to mean sea level is 1,558 feet NGVD. See the attached memorandum for documentation of the establishment of the BFE at this site.
4. No additional information necessary.
5. The proposed development will not adversely affect the flood carrying capacity of the special hazard because it is the intent of the design to have a balance between cut and fill volumes within the special hazard area (floodplain); therefore, the carrying capacity of the special hazard will remain unchanged. No increase in flood heights or velocities will result from the project. No improvements are in the floodway and none are in danger of major damage or failure related to the backwater from a potential flood event. All structures will be anchored sufficiently to resist potential hydraulic forces.
6. No additional information necessary.
7. See attached elevation drawings.

8. The embankment for the Zipline Tower will have a minor amount of fill to establish the base for the structure's concrete pad at elevation 1,556. This will include a maximum of approximately 18 inches of fill totaling approximately 20 cubic yards. An equal or greater amount of excavation adjacent to the tower location will compensate for the fill within the floodplain. This insignificant amount of fill and excavation has not been drawn at this stage of engineering design, therefore no cross-section drawing is provided.

9. Coordination with DSL is necessary to determine if the 2.7-acre man-made lake lined with an impermeable membrane is considered jurisdictional. However, the amount of fill is estimated to be less than 50 cubic yards, so should not require fill permit in the event the lake is determined to be a jurisdictional wetland.

RESIDENTIAL DEVELOPMENT

Note: Because this is non-residential development proposed to be located higher than the BFE rather than flood-proofed, this application uses the Residential Development section, as instructed.

1. There are no true 'floors', but the lowest concrete pad surface proposed is 1,556, and the lowest shade structure deck is 1,560.

2. This form is not applicable to the proposed development. No additional information is necessary.

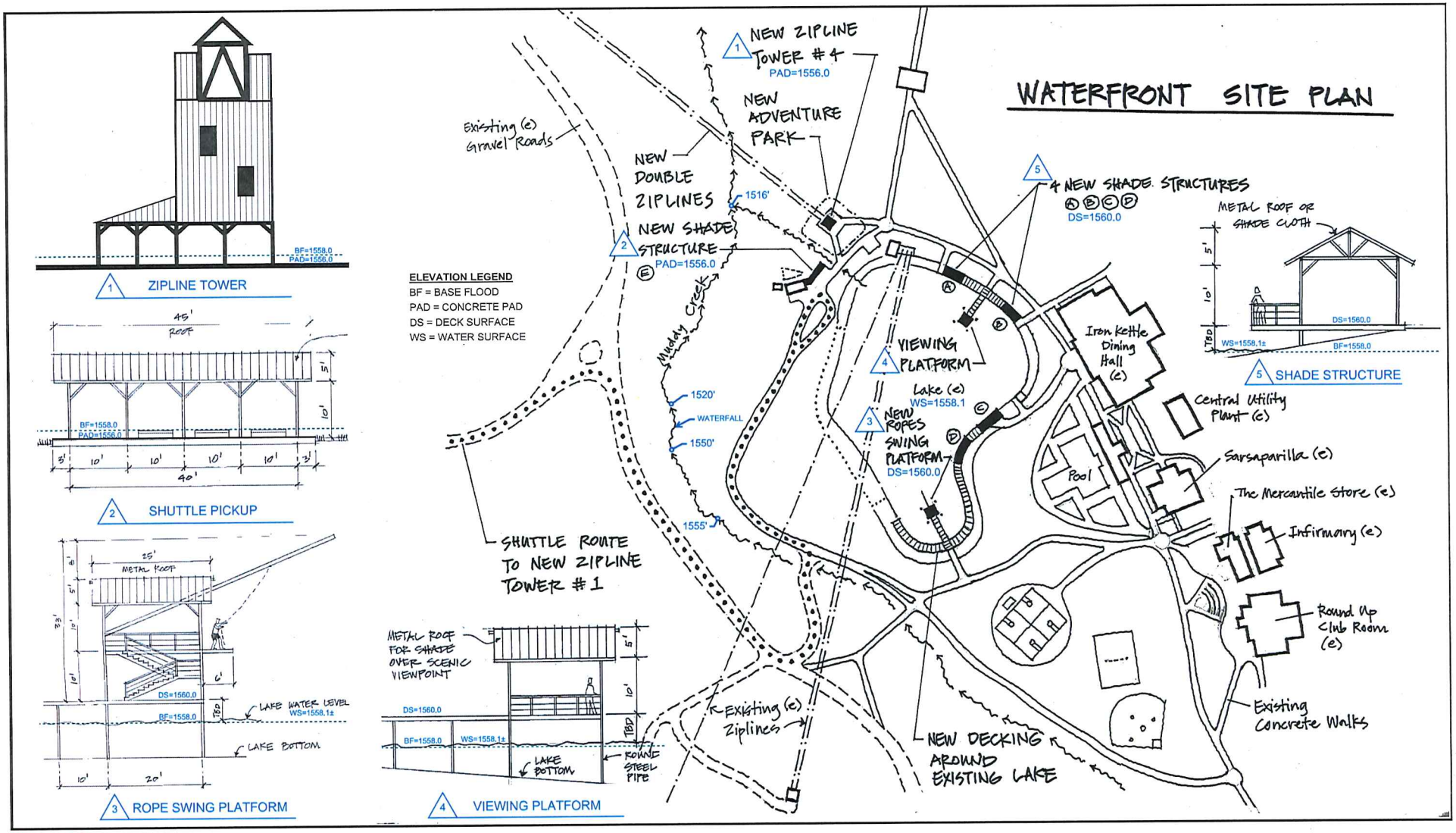
3. There are no fully enclosed areas below the lowest floor.

4. See Additional Standards section.

ADDITIONAL STANDARDS

1. All structures will be anchored sufficiently to resist potential hydraulic forces. No additional special anchoring is necessary, because only concrete pads and small portions of posts will be placed within the BFE.

2. No electrical, heating, ventilation, plumbing, or air condition equipment will be installed below the BFE.



Parametrix DATE: 11/15/2018

WFR Upgrades

EXHIBIT: Baseflood & Proposed Elevations

TECHNICAL MEMORANDUM

DATE:	November 12, 2018
TO:	Chris Marshall, Project Manager Young Life
FROM:	Shawn Ellis, PE; Parametrix
SUBJECT:	**Zip Line Base Flood Elevation**
CC:	Barry Johnson, Parametrix
PMX PROJECT #:	297-7383-004
PROJECT NAME:	**Young Life Washington Family Ranch Master Plan Improvements**
SUBJECT:	**Base Flood Elevation at the New Zip Line Tower and Pond**

This memorandum summarizes our analyses to determine the base flood elevation for Muddy Creek near the location for the proposed new zip line tower and the existing pond at the Young Life Washington Family Ranch (WFR) southeast of Antelope, Oregon.

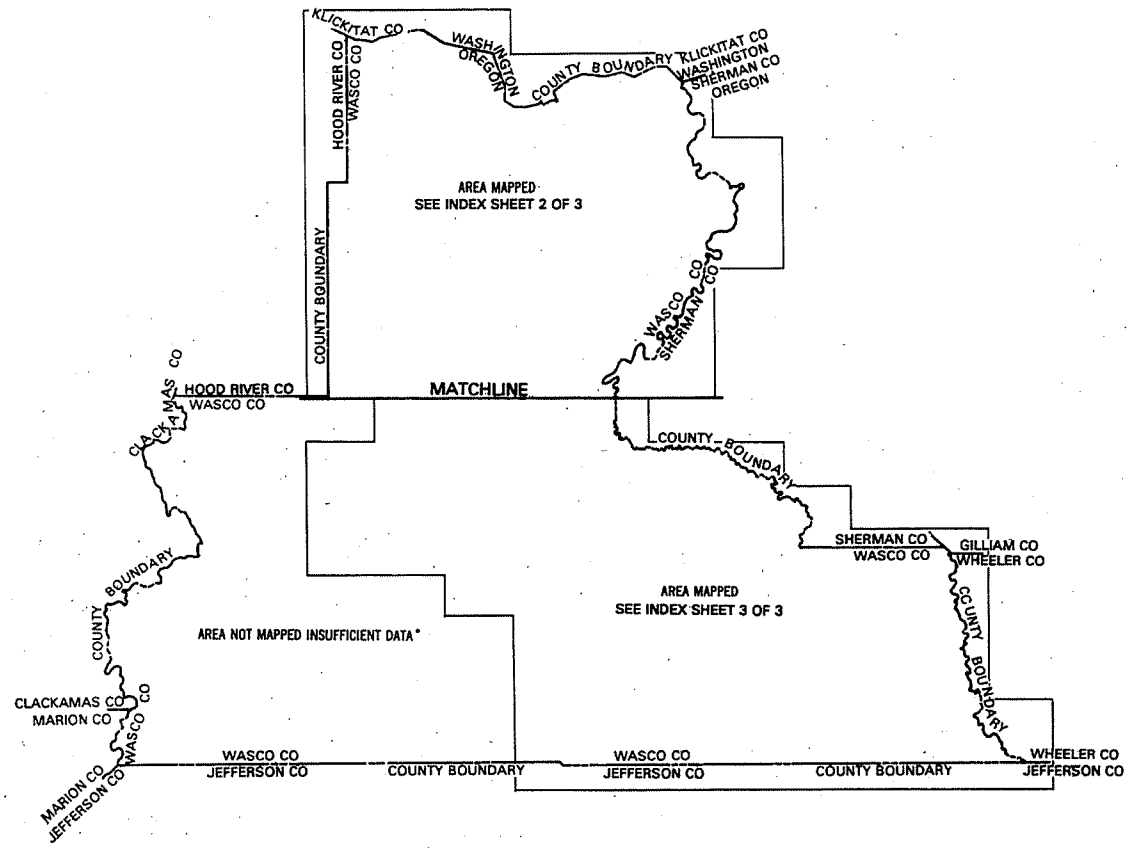
The project location appears to be shown within a Zone A Special Flood Hazard Area. A copy of the cover page and Panel 120 of the Flood Insurance Rate Map (FIRM) for Wasco County, Oregon is attached. A Zone A designation indicates an area where a base flood elevation has not been determined. In accordance with Wasco County land use and development ordinances, when it is unclear whether a proposed development is within or is outside a flood area, it is the responsibility of a development's applicant to provide a base flood elevation using FEMA approved methodologies.

FEMA has guidance for determining base flood elevations in approximate Zone A areas, as described in "*Managing Floodplain Development in Approximate Zone A Areas, A Guide for Obtaining and Developing Base (100-Year) Flood Elevations*", dated April 1995. In accordance with the FEMA guidance, small developments (less than 5 acres or 50 lots) in rural areas may use a simplified method to determine whether sites are reasonably safe from flooding and to ensure that a development is consistent with the need to minimize flood damage in a flood-prone area. The simplified method cannot be used to complete an Elevation Certificate used for flood insurance rating. However, flood insurance is not applicable for the types of improvements proposed in this case.

The simplified method process involves overlaying the approximate Zone A boundary depicted on the FIRM with topographic contours for the area. The Zone A boundary was obtained from GIS sources and compared with 1-foot interval contours for the site. The contours, which cover the WFR site and its surrounding area, were originally obtained from aerial topography and have been supplement with ground survey over time.

The comparison of the Zone A boundary and the site contours indicates a base flood elevation of 1,558 feet is appropriate for the specific project location (the zip line tower and the pond site). Muddy Creek drops over 20 feet vertically just downstream of the project location, which is indicated by the constriction of the Zone A boundary just north of the "Muddy Reservoir" location indicated on the FIRM. The eastern edge of the Zone A boundary near the "Muddy Reservoir" designation is defined by a topographic high area, which slopes toward the creek on its west side and slopes to the east on its east side. From the site topography, the high area is located at at an elevation 1,558 feet.

Therefore, it is our professional opinion **the base flood elevation is 1,558 feet using the FEMA provided simplified method.**



*PANELS NOT PRINTED - AREA IN ZONE D

KEY TO MAP

SPECIAL FLOOD HAZARD AREA — ZONE A / ZONE B

Elevation Reference Mark — RM7$_X$

Zone D Boundary

River Mile — •M .5

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
C	Areas of minimal flooding.
D	Areas of undetermined, but possible flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

NOTES TO USER

INITIAL IDENTIFICATION
FEBRUARY 21, 1975

FLOOD HAZARD BOUNDARY MAP REVISIONS:
NOVEMBER 1, 1977

FLOOD INSURANCE RATE MAP EFFECTIVE
SEPTEMBER 24, 1984

To determine if flood insurance is available in this community contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.

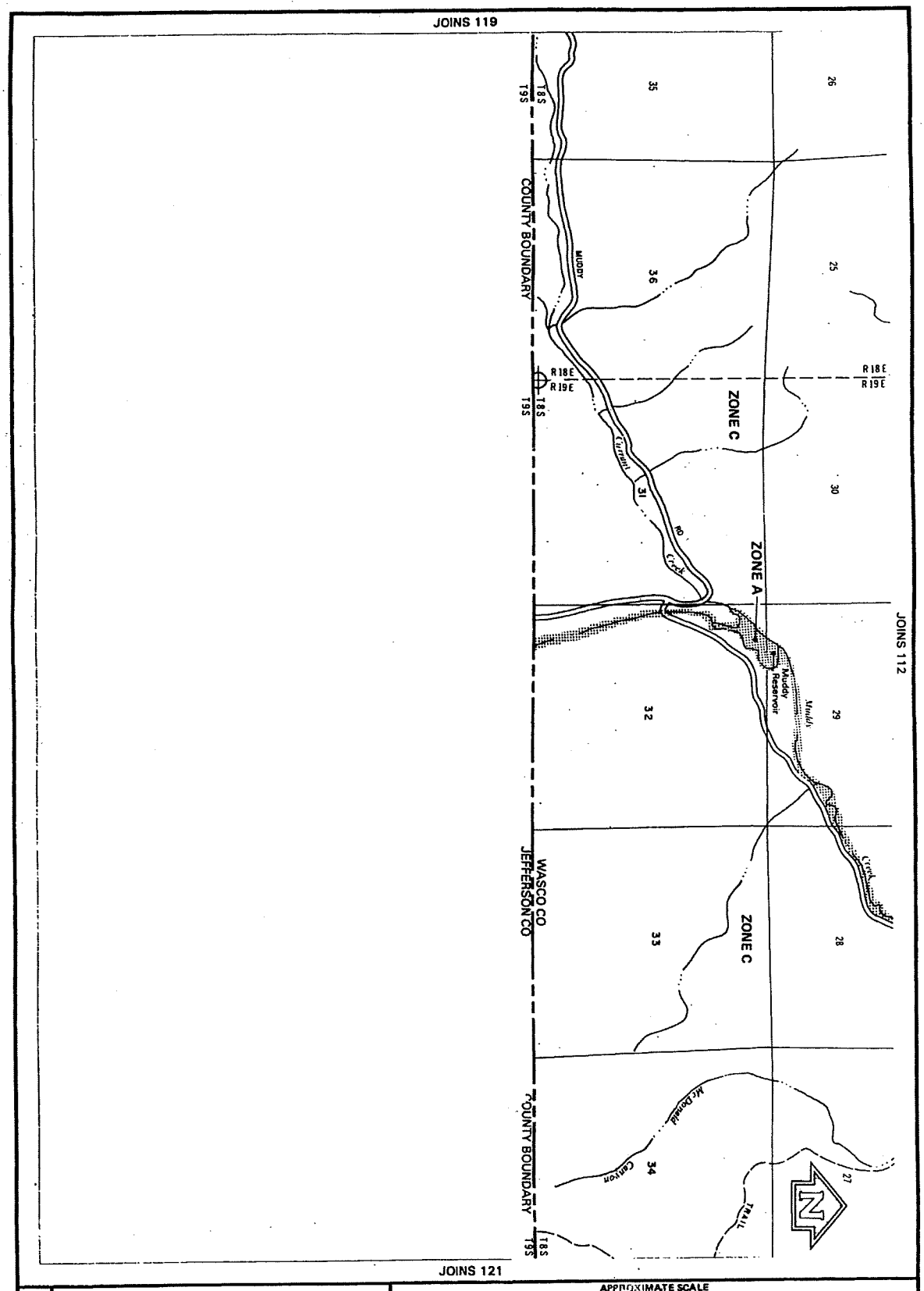
FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOOD INSURANCE RATE MAP
PANEL(S) 01-121

MAP INDEX
1 OF 3

WASCO CO., OR
(UNINC. AREA)

COMMUNITY NO. 410229 B



120	FEDERAL EMERGENCY MANAGEMENT AGENCY **WASCO CO., OR** (UNINC. AREA)	APPROXIMATE SCALE 2000 0 2000 4000 6000 FEET **FLOOD INSURANCE RATE MAP**	EFFECTIVE DATE SEPTEMBER 24, 1984

PLANNING DEPARTMENT

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FIRE SAFETY STANDARDS
SELF CERTIFICATION FORM

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: _____

PROJECT DESCRIPTION: _____

See attached Exhibit A

APPLICANT INFORMATION

Name: Chris Marshall
Address: 13635 NW Cornell Road, #2(
City/State/Zip: Portland, OR 97229
Phone: 503-487-7286
Email: cmarshall@wfr.younglife.org

OWNER INFORMATION

Name: Young Life's Washington Family Ranch
Address: PO Box 200
City/State/Zip: Antelope, OR 97001
Phone: 541-489-3100
Email: cmarshall@wfr.younglife.org

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
8S 19E Tax Lot #800	11632	3,933.66	A-R/EPD-9

Property address (or location): 1 Muddy Road, Antelope, OR 97001

***SITING* 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:*
NOTE: Select either B(1) or B(2).

A. You have identified site(s) for your building(s) that are not steeper than 40%.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(1). If your property is located in a Resource (A-1, F-1 or F-2) 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 _____ ❑ No, See Attached Fire Safety Plan

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 _____ ❑ No, See Attached Fire Safety Plan

***DEFENSIBLE SPACE* 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:*
NOTE: Select either A or B.

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 _____ ❑ No, See Attached Fire Safety Plan

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

***CONSTRUCTION STANDARDS* 10.130/11.130** – *Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):*

A(1). Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.
■ Ye s – Comment Metal standing seam roofing

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)
■ Yes – Comment No known chimneys and stove pipes in design. If included, spark arrestors will be specified per NFPA standards.

B(1). Please verify the following for all decks:

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

■ Yes – Comment _____

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

■ Yes – Comment _____

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

■ Yes – Comment _____

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

■ Yes – Comment _____

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of ¼" or less.

■ Yes – Comment _____

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 Per current operational standards for Young Life's Washington Family Ranch

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 _____

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

■ Yes – Comment _____

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 To be included in the final construction documents with detail.

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 _____

***ACCESS* 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). New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.
❑ Yes – Comment Not applicable ❑ No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).
❑ Yes – Comment Not applicable ❑ No, See Attached Fire Safety Plan

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.
■ Yes – Comment Emergency responders are local residents and have access to all gates.

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.
■ Yes – Comment _____

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;
■ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

_____

_____

All necessary improvements will be made and maintained to ensure basic access to the property.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

***ON-SITE WATER* 10.150/11.150** – *On site water requirements will be met in the following way:*
NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.
■ Yes – Comment Protection will be provided with WFR Municipal Water System and private fire apparatus ❑ No, See Attached Fire Safety Plan

---

I/we acknowledge receipt of the full **WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards** text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

_____ 9.14.18
Owner Signature Date

_____
Owner Signature Date

P:\Development Applications\FireSafety_Self-Certification.doc **Last Updated 7/13/2017**

PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561 • www.co.wasco.or.us

Pioneering pathways to prosperity.

FILE NUMBER: PLACUP-_____

FEE: _____

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

See attached Exhibit A

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

PROPOSED Improvements				
Structure/Development	**Length**	**Width**	**Height**	**Square Footage**
Dwelling	See Exhibit B			
Driveway				
Accessory Structure				
Agricultural Structure				
EXISTING Development				
Dwelling				

CONDITIONAL USE CRITERIA – LAND USE & DEVELOPMENT ORDINANCE (LUDO) CHAPTER 5

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and LUDO.

2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

The intended operation of WFR will not change from its current regiment. Improvements will be made at Canyon, which is a year-around facility that hosts a miriad of groups from schools, churches, and non-profit groups to high school Young Life campers and leaders in the summer months. These proposed changes will complement the offerings of activities to guests. As mentioned earlier, the total number of campers and leaders will not change. This operational model is in compliance with the Big Muddy Limited Use Overlay to serve Youth Camps.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

The operational characteristics do not change from our current operation with the addition of these proposed facilities.

Describe the number of people/employees/customers associated with the proposed use:

The changes outlined within this request will not change from the current operation in overall number of associated guests, employees, and people. Staffing will be redirected from the existing ropes course to the new proposed activities of the new adventure course, new zip lines, and new rope swing structures. Guest numbers remain the same with increased activity opportunities.

3. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services:

Roads: Services and guests access for this facility will be provided through the existing Muddy Road which guests have used for 20 years. Muddy Road is serviced by Young Life within the YLWFR boundary (private road with public access, 10.2 miles), as well as, Wasco County Public Works Department from Cold Camp Road to the YLWFR boundary (approximately 2.3 miles). Wasco County Public Works Department also maintains Cold Camp Road to Highway 218.

Fire & Police Protection:

Fire protection will be provided by the existing Big Muddy Fire Brigade that has protected the land and buildings of YLWFR since 1998. The Brigade has regular training and multiple pieces of apparatus that is used for building and wildland protection. The YLWFR infrastructure maintains a street-side hydrant system served by a domestic water system. Wasco County Sheriff will provide police protection.

Sewer & Water:

Sewage is to be handled with the existing STEP sewer system and evaporative lagoons. Effluent is discharged to existing septic tanks on site that allow for solids to settle. Non-solids flow from the septic tanks through existing mainline piping to recently renovated lift stations. The lift stations then pump non-solids to the existing three-stage evaporation lagoons. WFR currently operates two 240,000 gallon potable reservoirs. Currently 480,000 gallons is available for fire storage and domestic water use. These reservoirs are fed by existing well and treated surface water. Water is delivered through a network of piping infrastructure to the existing facilities.

Electrical & Telephone:

Telephone service is provided by the current local provider to the YLWFR telephone network for the current operation. Electrical will be and is provided by the current power utility via overhead lines to the YLWFR facility. Secondary power is distributed to relevant facilities by way of existing direct burial cabling, and conductors in conduits as services are required. Minimal power requirements will be installed at the ropes swing, waterfront activities and tower 4 of the adventure course.

Solid Waste Disposal:

Solid waste is gathered on site and removed via dumpster and compactor to Madras by way of outside service vendor.

4. The proposed use will not unduly impair traffic flow or safety in the area. Does the subject property have a road approach permit from Public Works on file for the use? ■ NO ❑ YES, Permit# _____

Describe the number of trips per day that will be generated by the proposed use: _____

See Exhibit C for an estimate of current trips per week for the WFR operation. The number of users, types of vehicles, and trips per day ~~is varied throughout season of use. With this proposed application, WFR does not foresee additional trips per day as the operational~~ guest capacity is not changing overall. Trips are shown as round-trip visits (in and out counts as one on the spreadsheet). Summer ~~guests arrive typically for five to seven day visits. Travel on the road is concentrated for a day and then minimal for several days except~~ for deliveries, trash, emergency vehicles and the occasional private vehicle. School season travel typically occurs on Fridays and ~~Sundays as groups come and go for the weekend.~~

5. How will you minimize the effects of noise, dust and odor on adjoining properties during development and operation?

~~Site location of proposed development does not impact any other land owners.~~

6. How will the proposed use affect sensitive wildlife habitat and riparian vegetation along streambanks? How will soil erosion be avoided? You may need to contact the Oregon Department of Fish & Wildlife.

As per prior construction at YLWFR, set backs will be honored and silt fences will be utilized in sensitive riparian areas. ~~Construction sites considered in this proposal are horizontally or~~ vertically removed from creek areas. Areas around the proposed adventure course and Tower 4 are surrounded by turf fields which will provide biofiltration in the event of storm inundation. Upon completion of the structural build-out, landscaping will be implemented as part of the final design. Revegetating exposed hillsides with hydromulch and landscaping will provide a natural appeal and control erosion. Collaboration with State and County agencies will take place for relevant portions of the project as required.

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

Correct.

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 though siting, new vegetation, colors, materials or other.

The addition of these structures at Canyon camp will be built in the manner that enhances the land, existing structures and guest experience. Buildings will be built to complement the western ~~ranch theme and be aesthetically pleasing. The decks and storage units at staff condos will be~~ built in a similar manner as the existing decks and structures. Materials, color pallet and vegetation will be of similar types to existing conditions and buildings.

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

Correct

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

Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

Correct. Adjacent ground is used for grazing of livestock directly adjacent to this area. This current agricultural use will not change nor be impacted by the proposed development.

EXHIBIT A

Wasco County Conditional Use Permit General Application
Young Life's Washington Family Ranch Expansion
9/12/2018

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): Young Life Washington Family Ranch is requesting to expand and improve its current facility while maintaining the current guest capacity. The structures submitted within this application are to compliment the structures approved in the 2016 Notice of Decision File No. PLASAR-16-10-0016 for WFR Master Plan Upgrades. Improvements submitted in this application are to occur at the existing high school camp, Canyon. These improvements include the addition of a 3-segmented zip line that travels approximately 5,000 feet with four transition towers, an adventure course built on poles, a viewing platform and dock at the pond, a structure and rope swing also at the pond, decking around the existing pond, and several shade structures that will provide shelter for guests from sun around the pond edge and at the adventure course. Also included in this application are several deck extensions and a storage shed for staff housing located at East Village 11, Staff Village 17, Staff Village 13, and Staff Village 3. These deck extensions will increase outdoor living space while the storage unit expansion will improve storage space for staff residents.

Exhibit B

Wasco County Conditional Use Permit General Application
Young Life's Washington Family Ranch Expansion
9/17/2018

Canyon Program Improvements	enclosed area	area not enclosed	Width	Length	Height	Yr Constructed
Zip Line Tower 1	600 S+B8:B47F	800 SF	20'	70'	40'	2018-2019
Zip Line Tower 2	400 SF	400 SF	20'	40'	40'	2018-2019
Zip Line Tower 3	400 SF	1000 SF	45'	45'	45'	2018-2019
Zip Line Tower 4	1600 SF	NA	40'	40'	50'	2018-2019
Shade Structure E at Adventure Course	1000 SF	NA	20'	50'	20'	2018-2019
Adventure Park Poles and Elements	NA	16,800 SF	120'	140'	50'	2018-2019
Shade Structure A at Pond	800 SF	NA	20'	40'	15'	2018-2019
Shade Structure B at Pond	800 SF	NA	20'	40'	15'	2018-2019
Shade Structure C at Pond	800 SF	NA	20'	40'	15'	2018-2019
Shade Structure D at Pond	800 SF	NA	20'	40'	15'	2018-2019
Viewing Platform and Dock at Pond		600 SF	30'	20'	20'	2018-2019
Rope Swing Platform at Pond	NA	300 SF	20'	15'	40'	2018-2019
Decking around pond edge	NA	10,000 SF	20'	500'	2'	2018-2019
Attached Storage Shed for East Village Condo 11	192 SF	NA	8'	24'	10'	2018-2020

NW Deck Extension for East Village Condo 11	NA	240 SF	8'	30'	2'	2018-2020
NE Deck Extension for East Village Condo 11	NA	91 SF	7'	13'	2'	2018-2020
South Deck Extension for East Village Condo 11	NA	144 SF	4'	36'	5'	2018-2020
Deck Extension for Staff Village Condo 3	NA	162 SF	15'	15'	1'	2018-2020
Deck Extension for Staff Village Condo 13	NA	150 SF	11.5'	13'	2.5'	2018-2020
Deck Extension for Staff Village Condo 17	NA	140 SF	11'-8"	12'	1'	2018-2020

Exhibit C

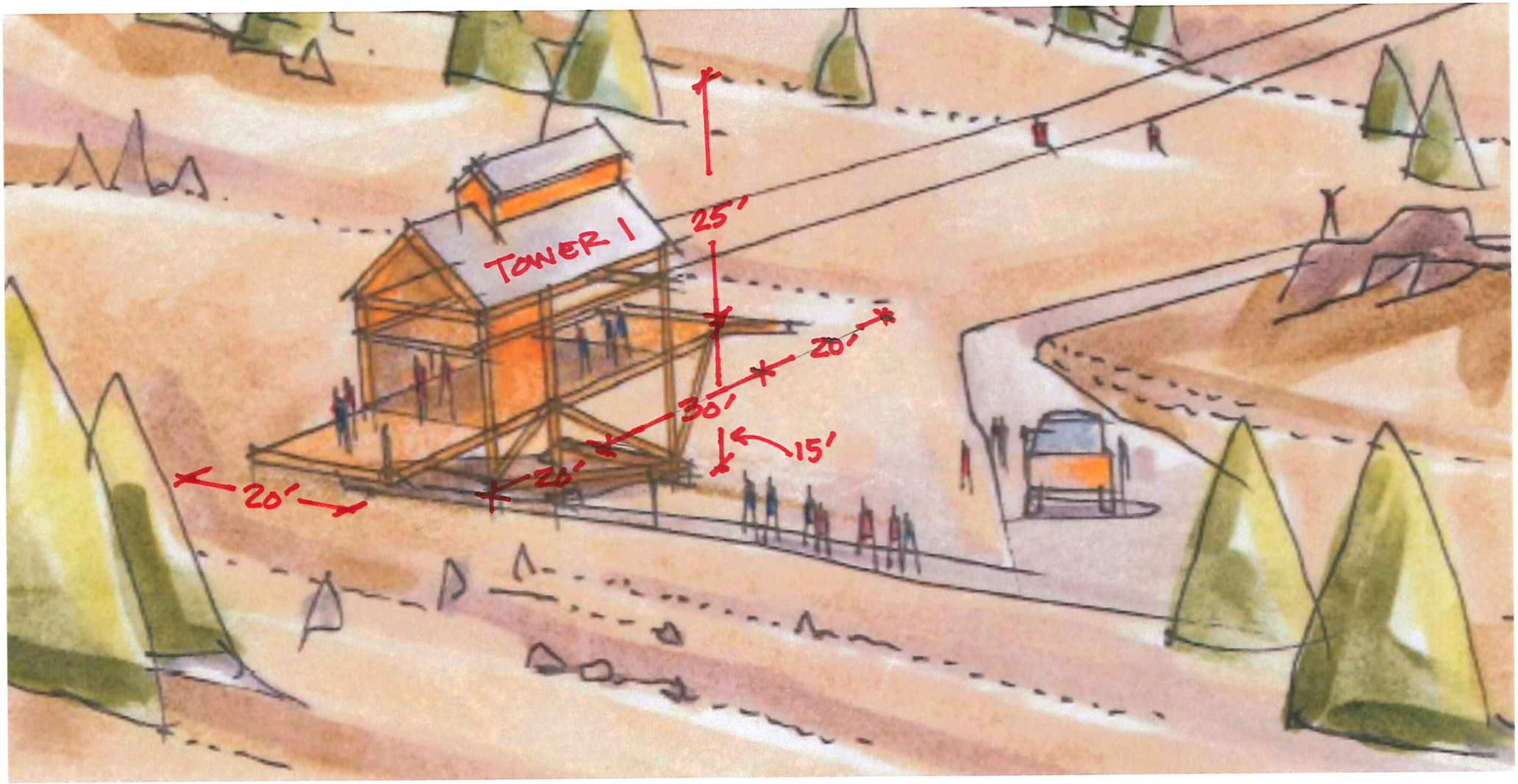
Wasco County Conditional Use Permit General Application
Young Life's Washington Family Ranch
9/12/2018

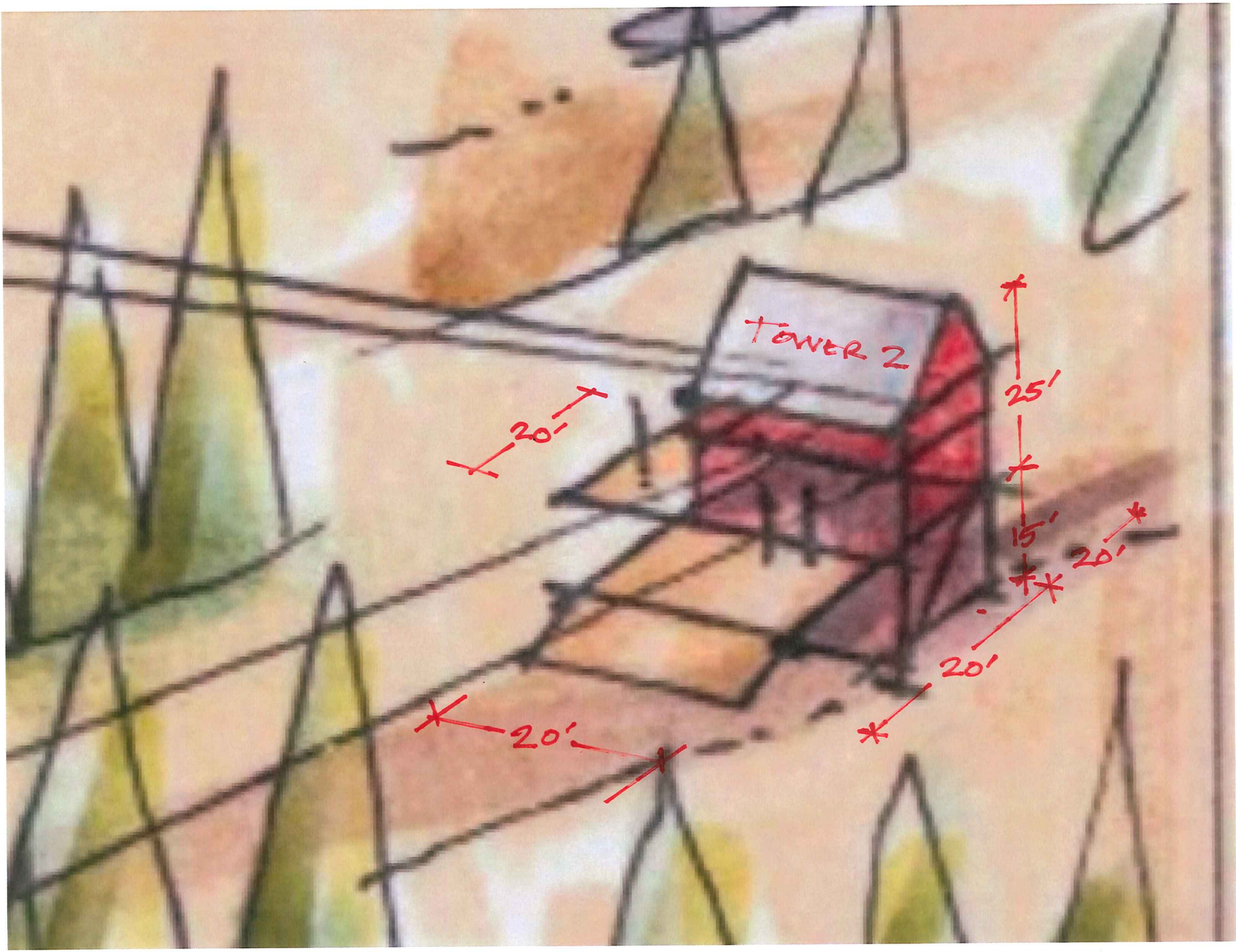
WFR-CREEKSIDE (seasonal facility)

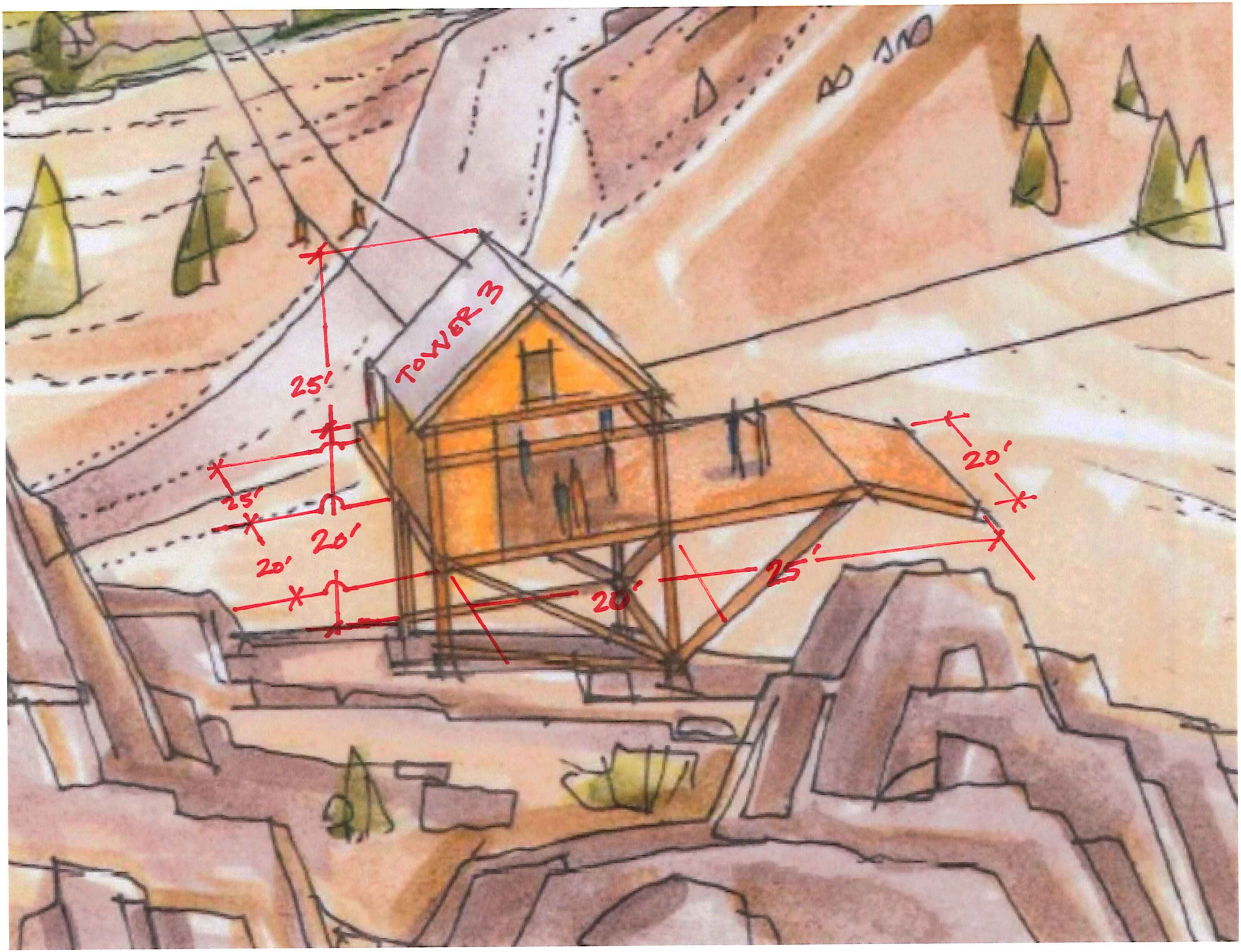
Vehicle Type	**School Season Months (May and Sept.)** Estimated *Weekly* Vehicle Trips (roundtrip)	**Active Summer Months (June, July, August)** Estimated *Weekly* Vehicle Trips (roundtrip)
Food Service Truck (split with CYN)	0.5	1
Trash Pickup (split with CYN)	0.25	0.5
Buses	4	10
Private Vehicles	60	32
Freight Deliveries (split with CYN)	0	2.5
Ambulance (split with CYN)	0	0.5

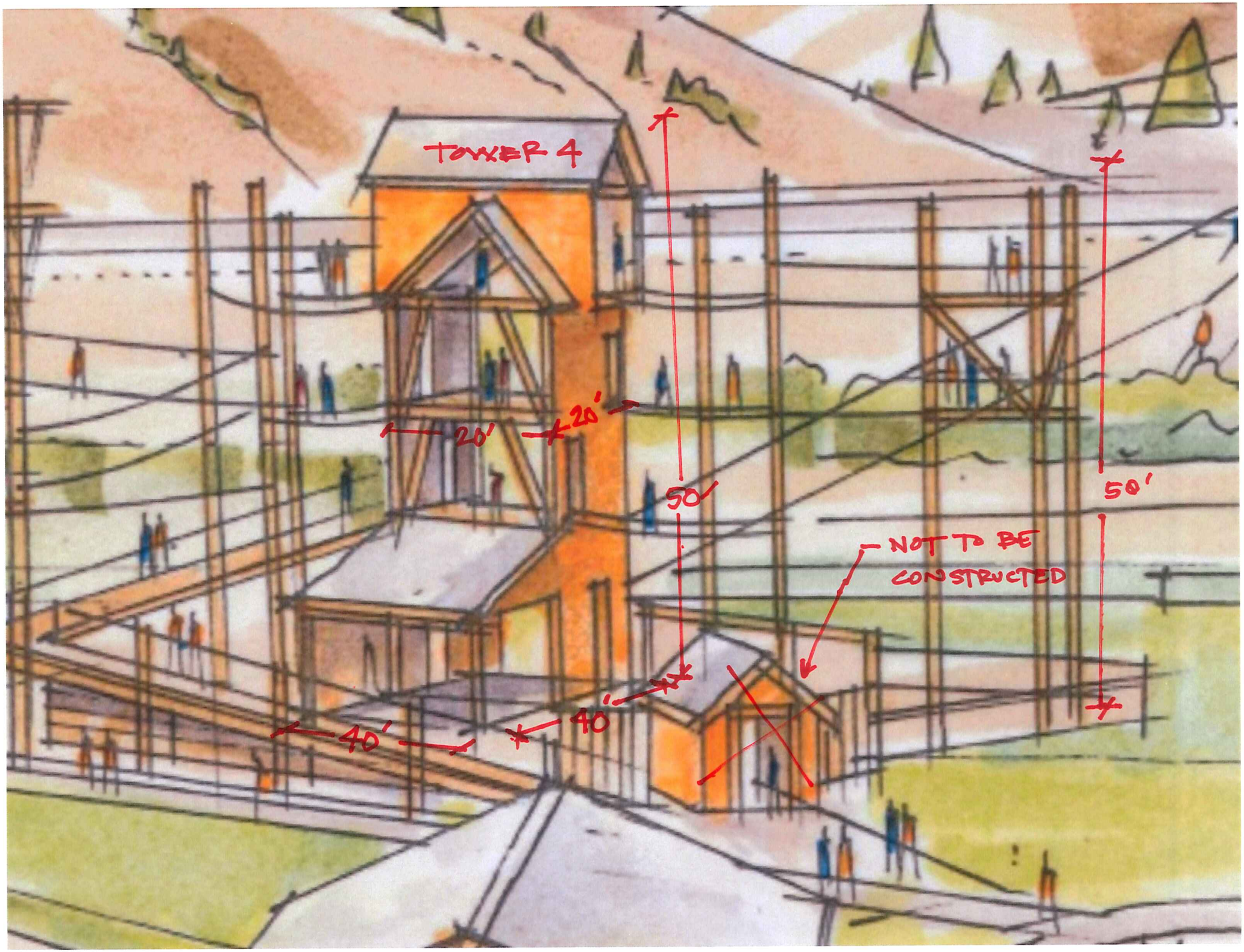
WFR-CANYON (year around facility)

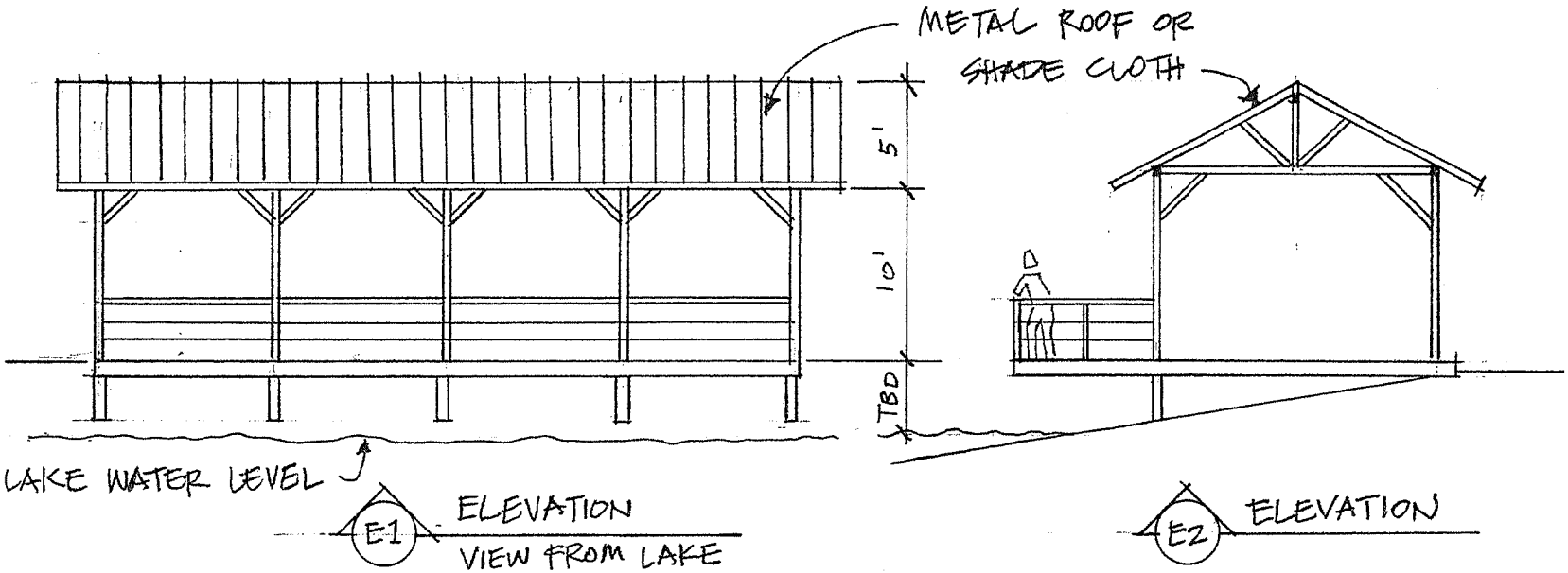
Vehicle Type	**School Season Months (Sept. thru May)** Estimated *Weekly* Vehicle Trips (roundtrip)	**Active Summer Months (June, July, August)** Estimated *Weekly* Vehicle Trips (roundtrip)
Food Service Truck (split with CRK)	0.5	1
Trash Pickup (split with CRK)	0.25	0.5
Buses	3	10
Private Vehicles (incl staff travel)	90	49
Freight Deliveries (split with CRK)	5	2.5
Ambulance (split with CRK)	0	0.5

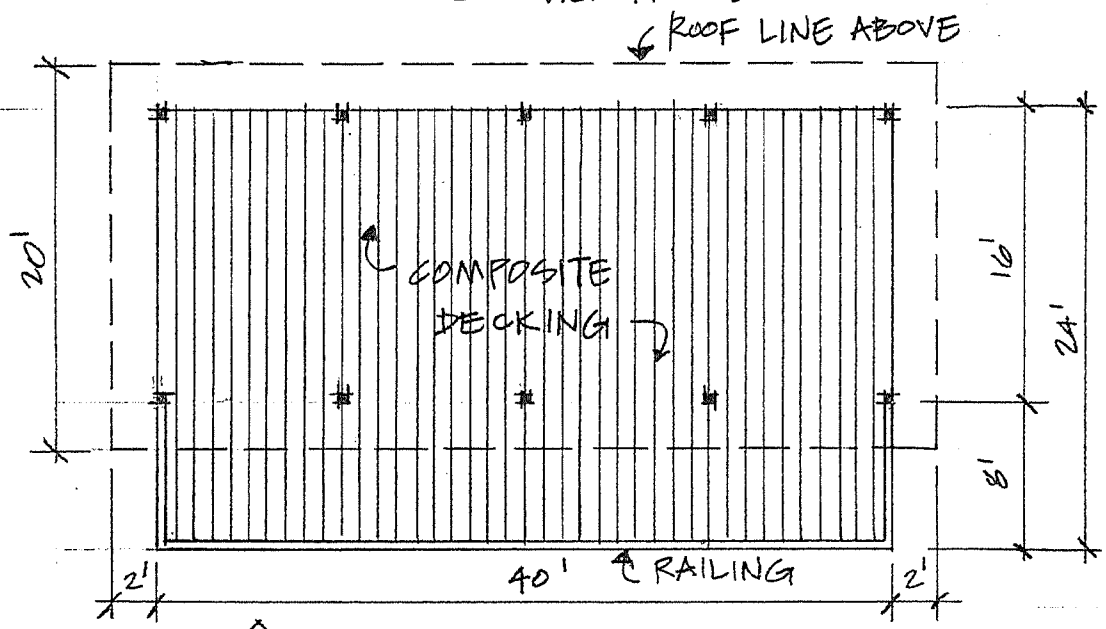

TOWER 1
25'
20'
30'
15'
20'
20'


TOWER 2
25'
15'
20'
20'
20'
20'

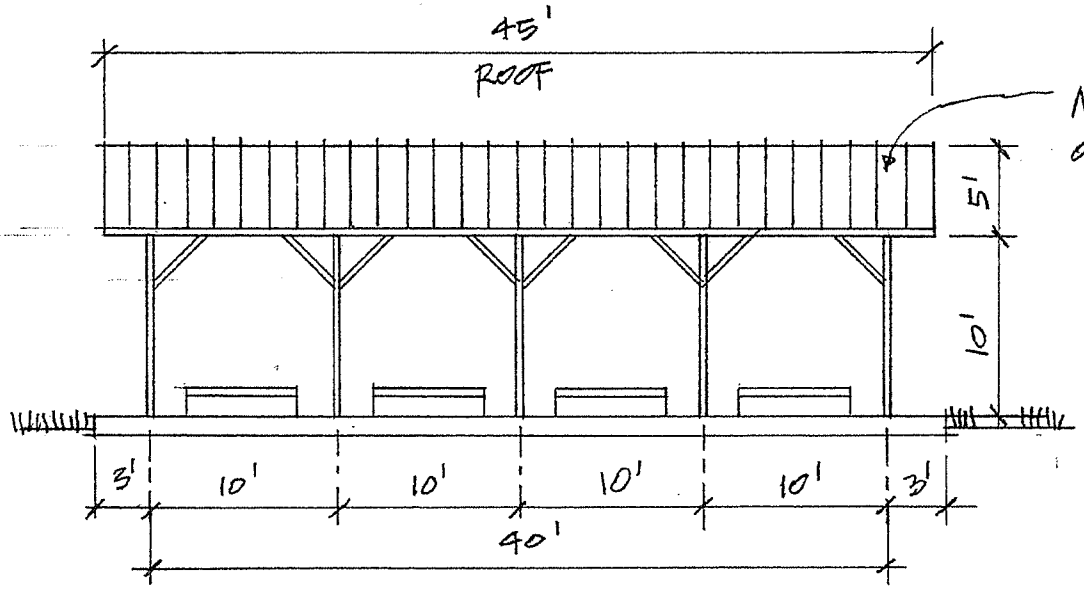

TOWER 3
25'
25'
20'
20'
20'
20'
25'


TOWER 4
20'
20'
50'
50'
NOT TO BE CONSTRUCTED
40'
40'

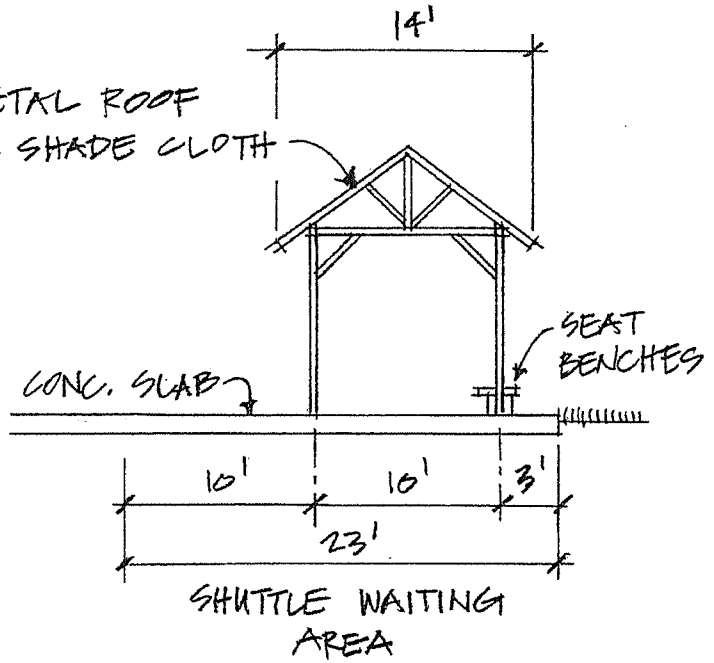




SHADE STRUCTURES
A, B, C & D

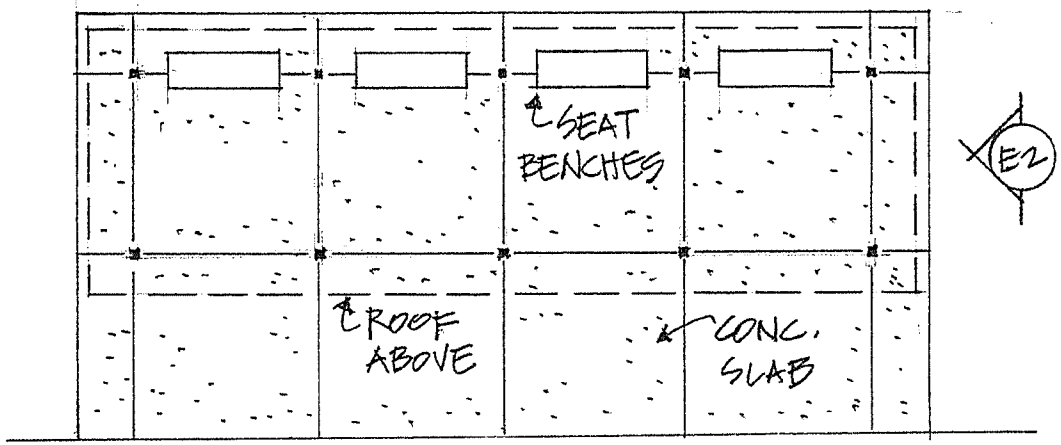


E1 ELEVATION



SHUTTLE WAITING
AREA

E2 ELEVATION

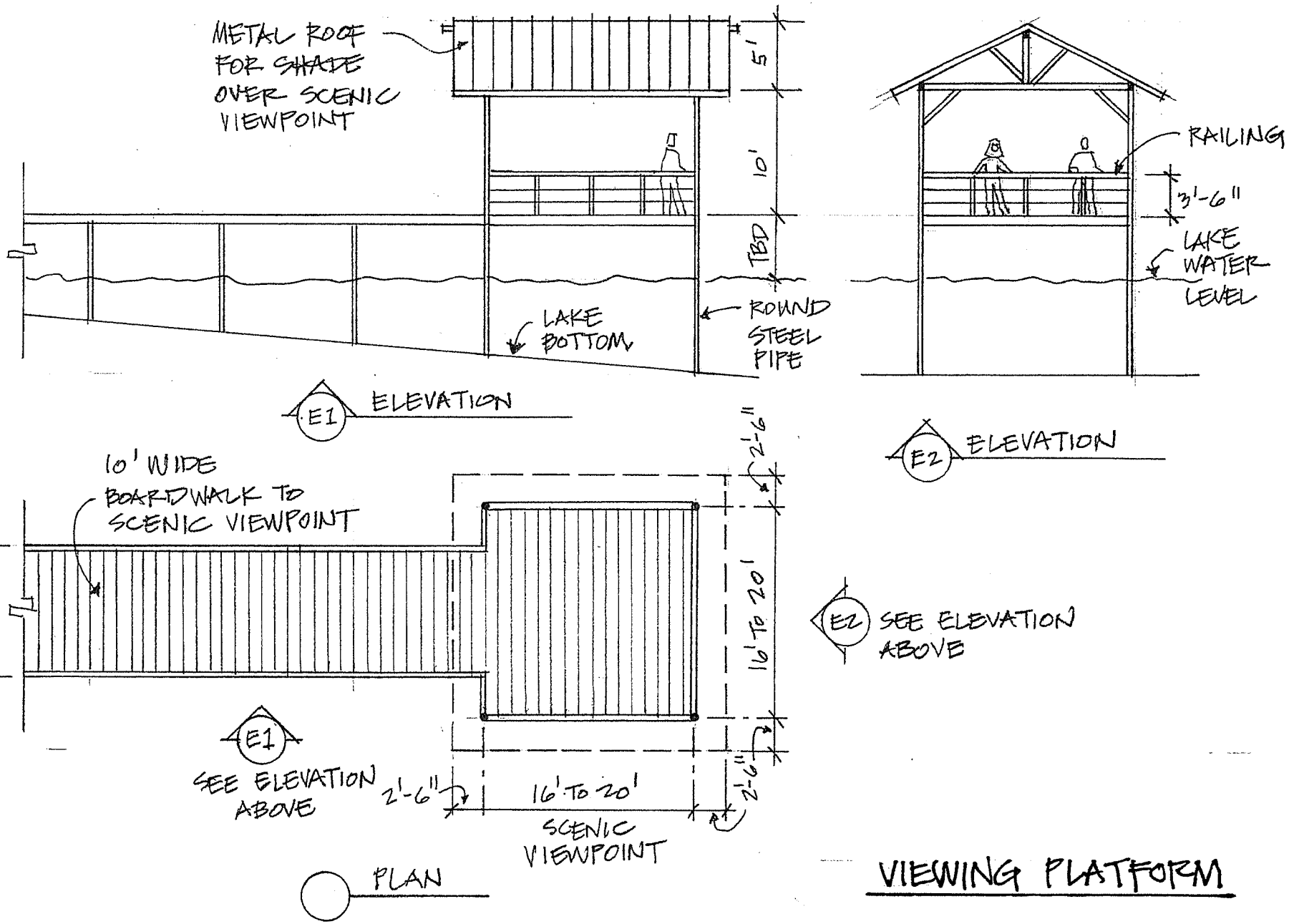


SEE ELEVATION ABOVE (E2)

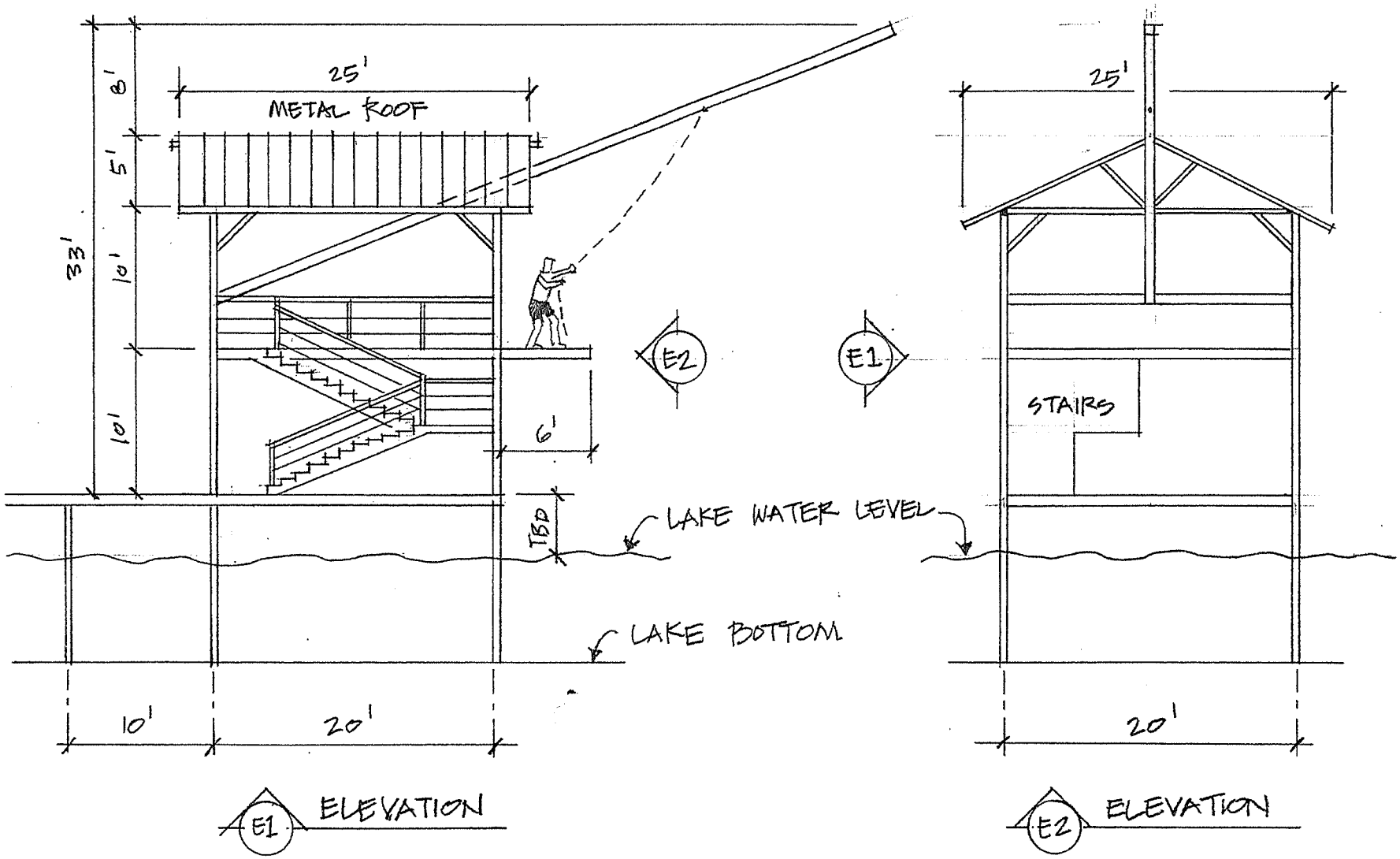
SEE ELEVATION ABOVE (E1)

P PLAN

SHADE STRUCTURE E



VIEWING PLATFORM

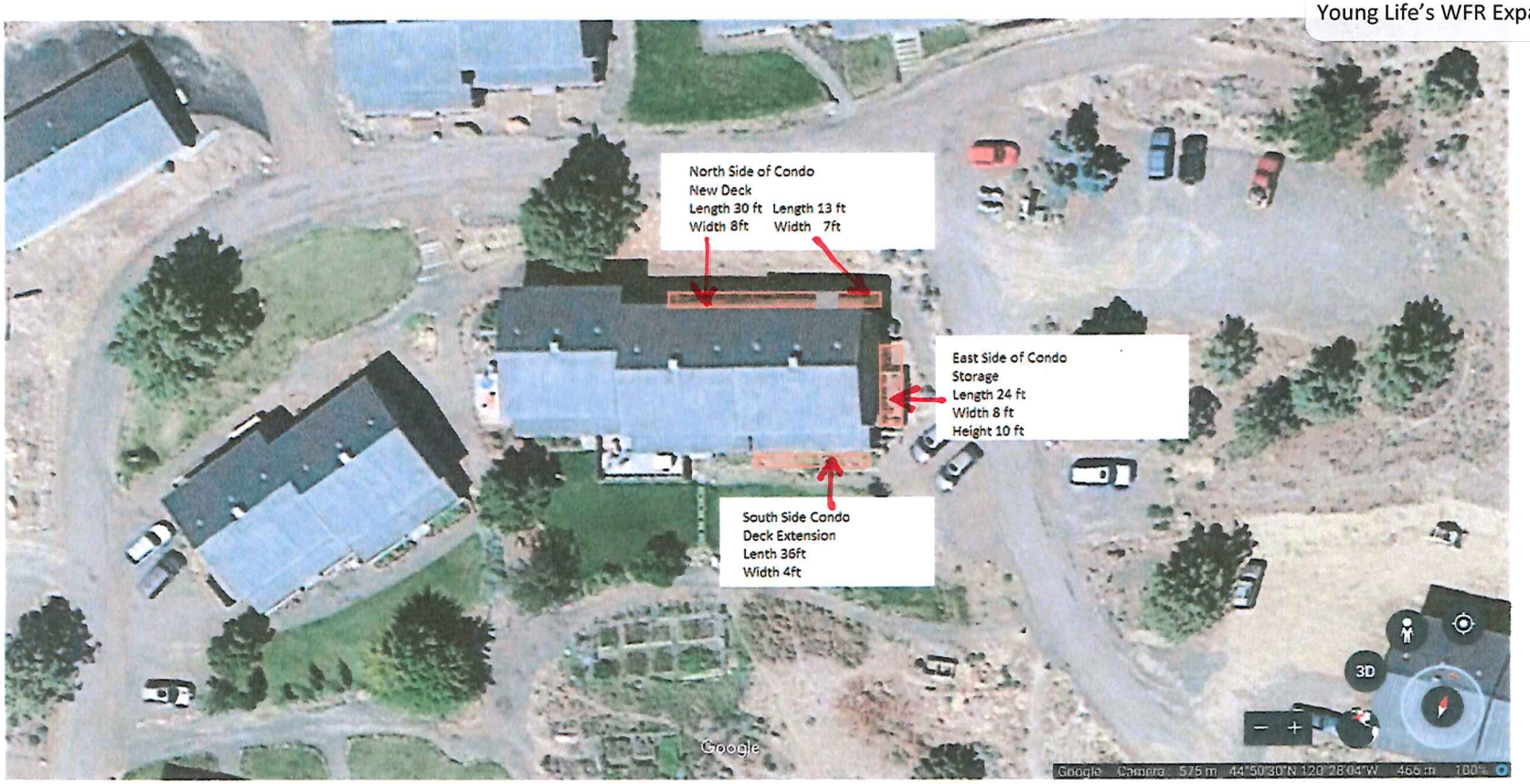


ROPES SWING PLATFORM STRUCTURE

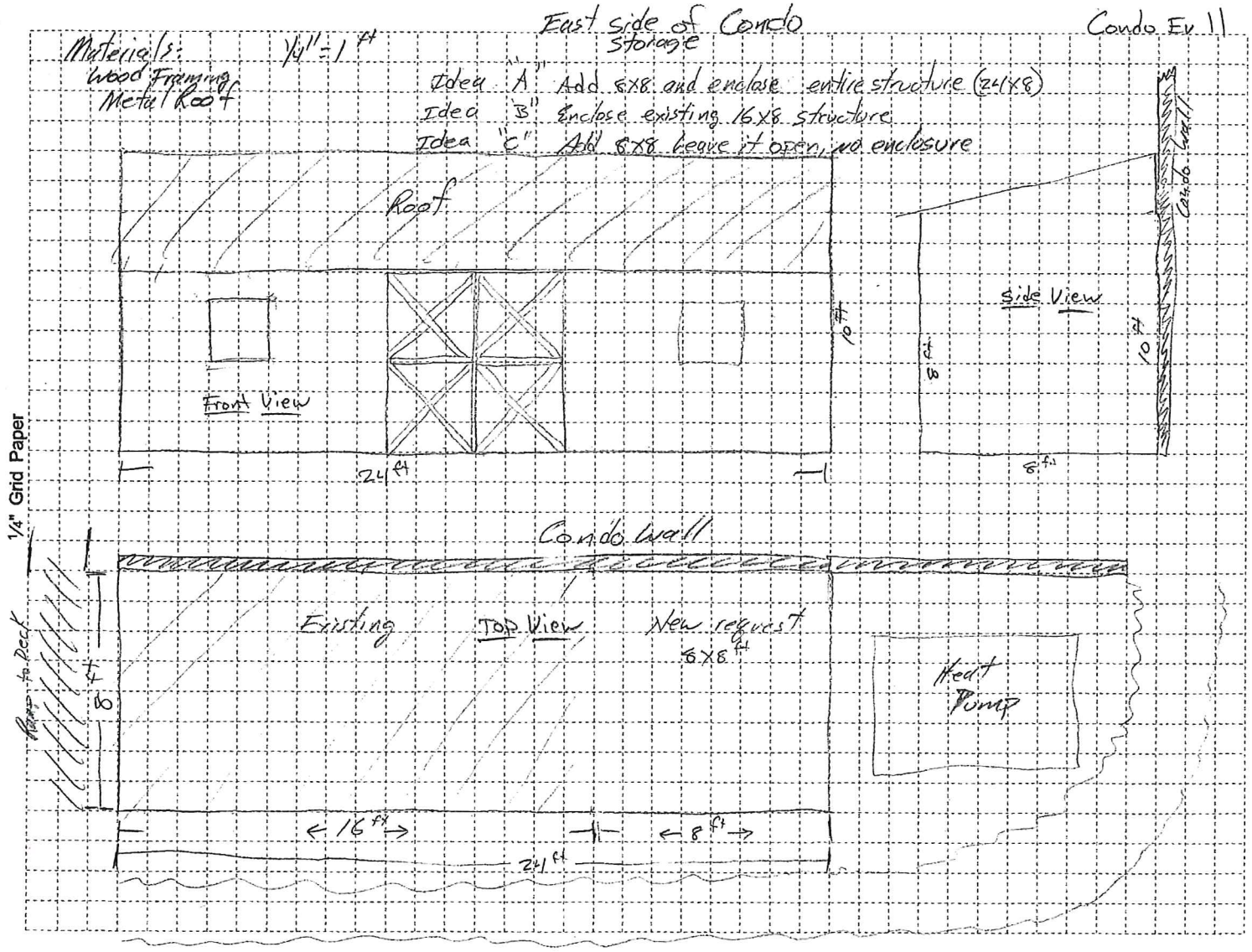
EAST VILLAGE II

EXHIBIT F – Residence Decking and Shed Improvements

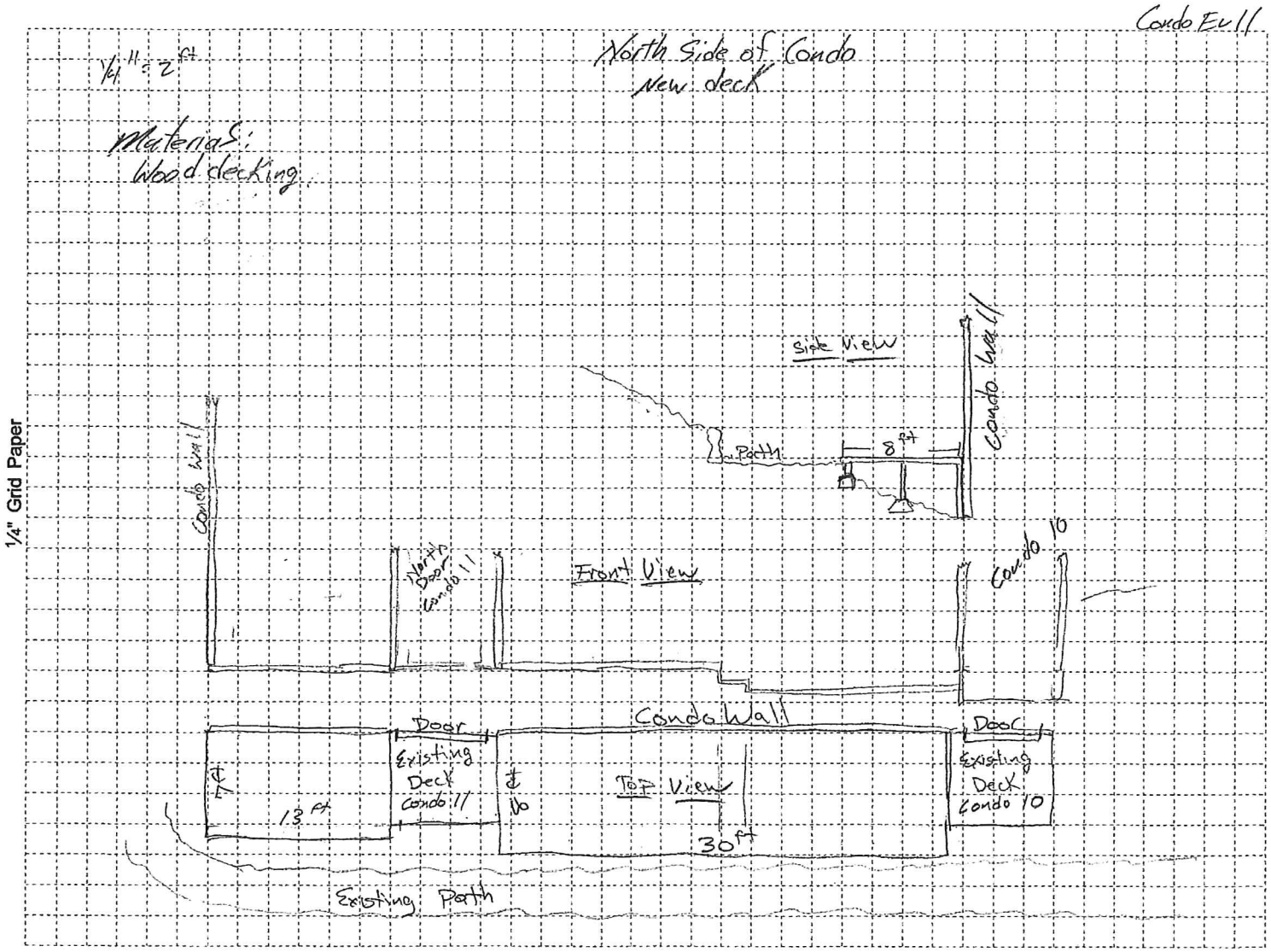
Wasco County Conditional Use Permit
General Application
Young Life's WFR Expansion



EAST VILLAGE II



EAST VILLAGE II



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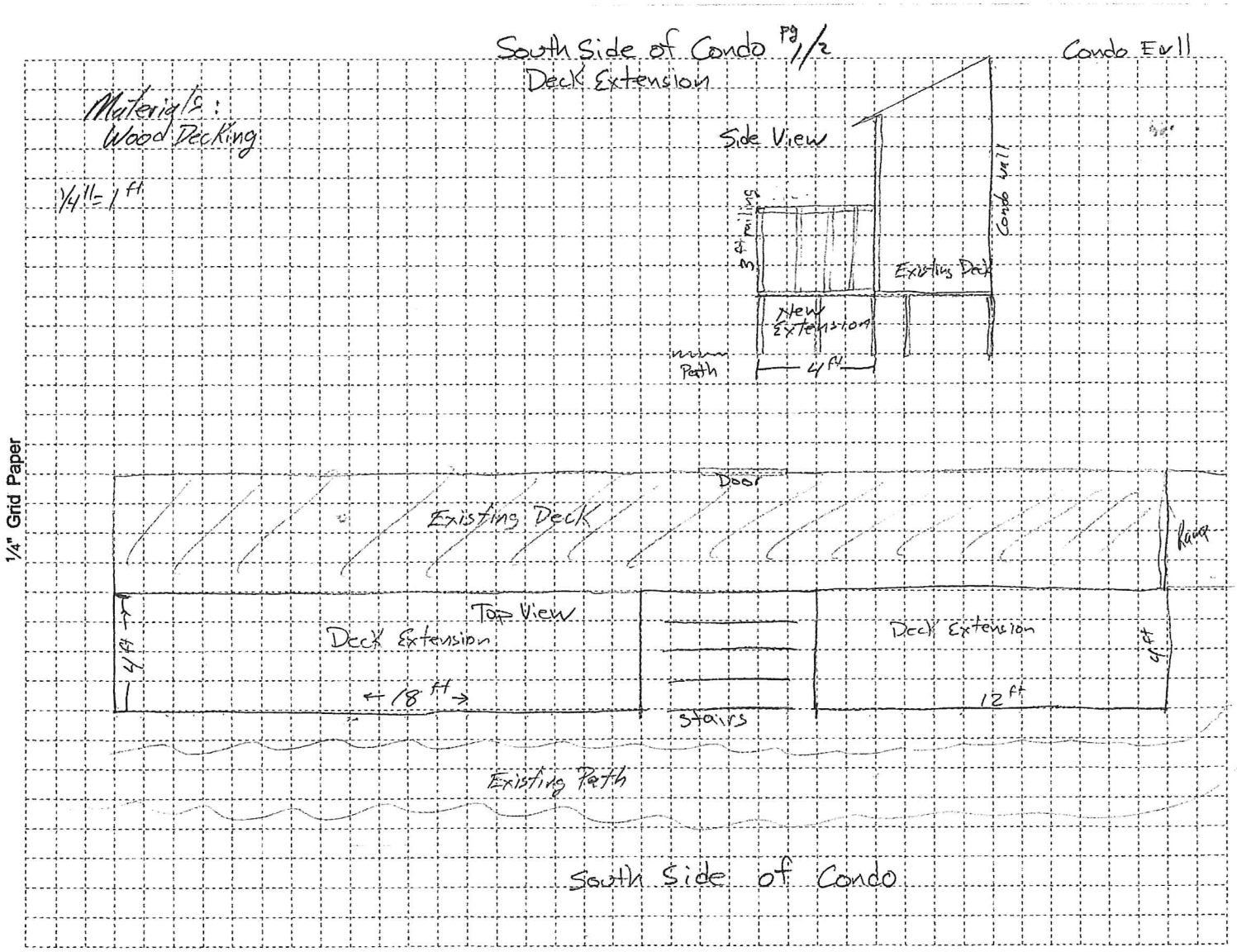


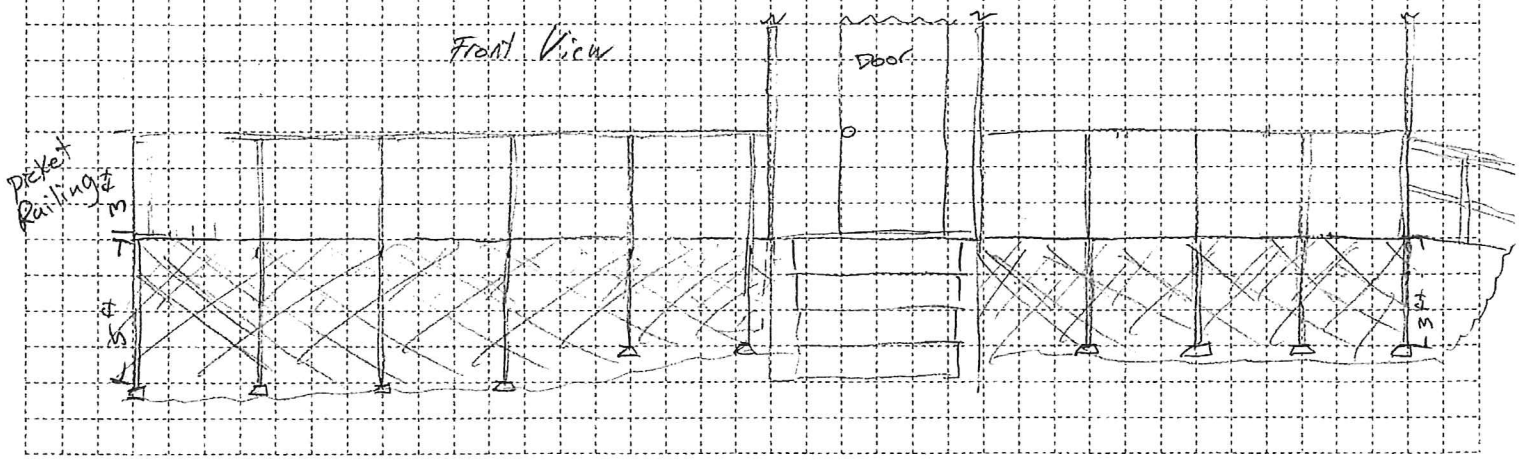
EAST VILLAGE 11

South Side of Condo pg 2/2
Deck Extension

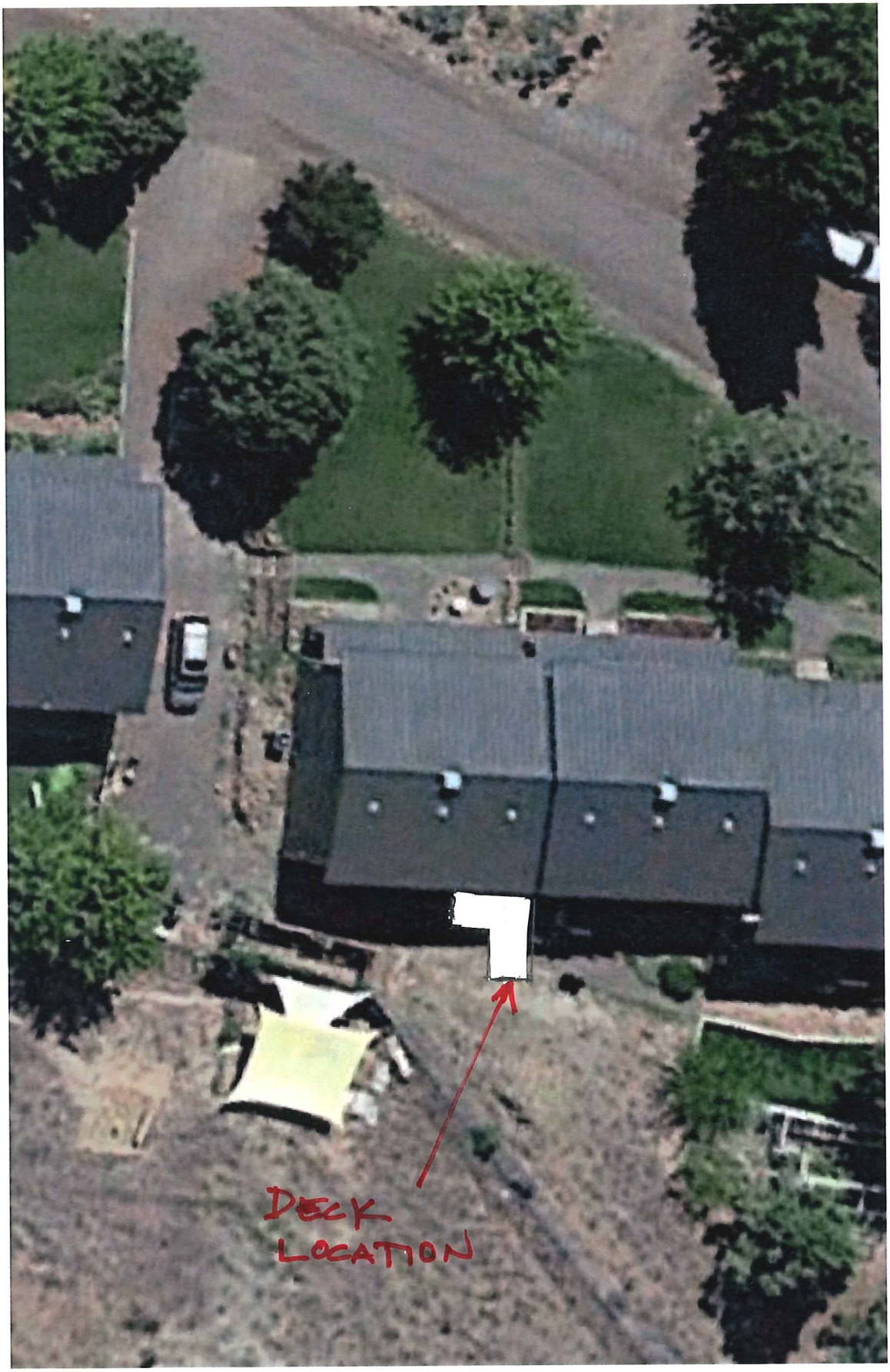
Condo Ev 11

1/4" = 1 ft

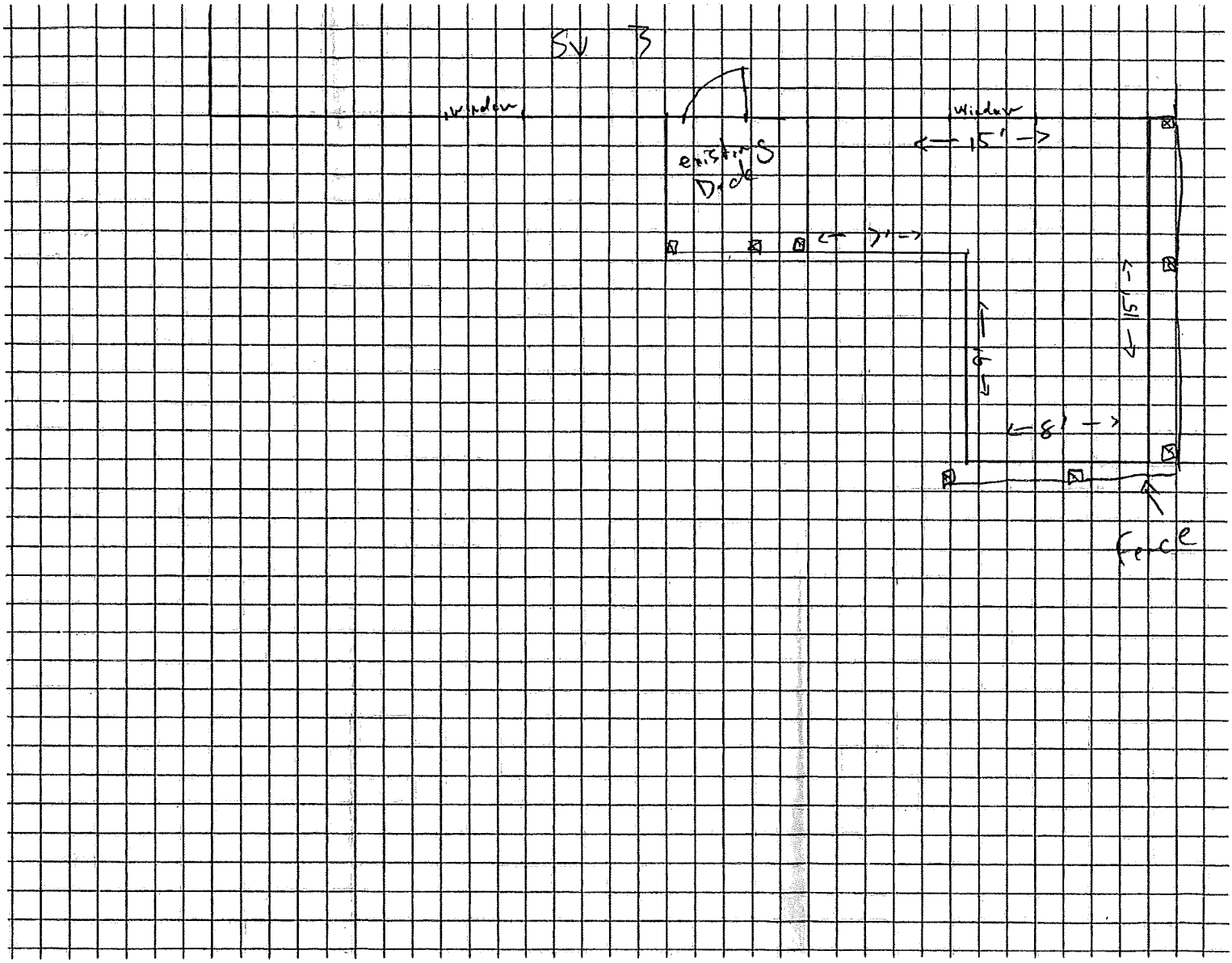
1/4" Grid Paper



STAFF VILLAGE 3

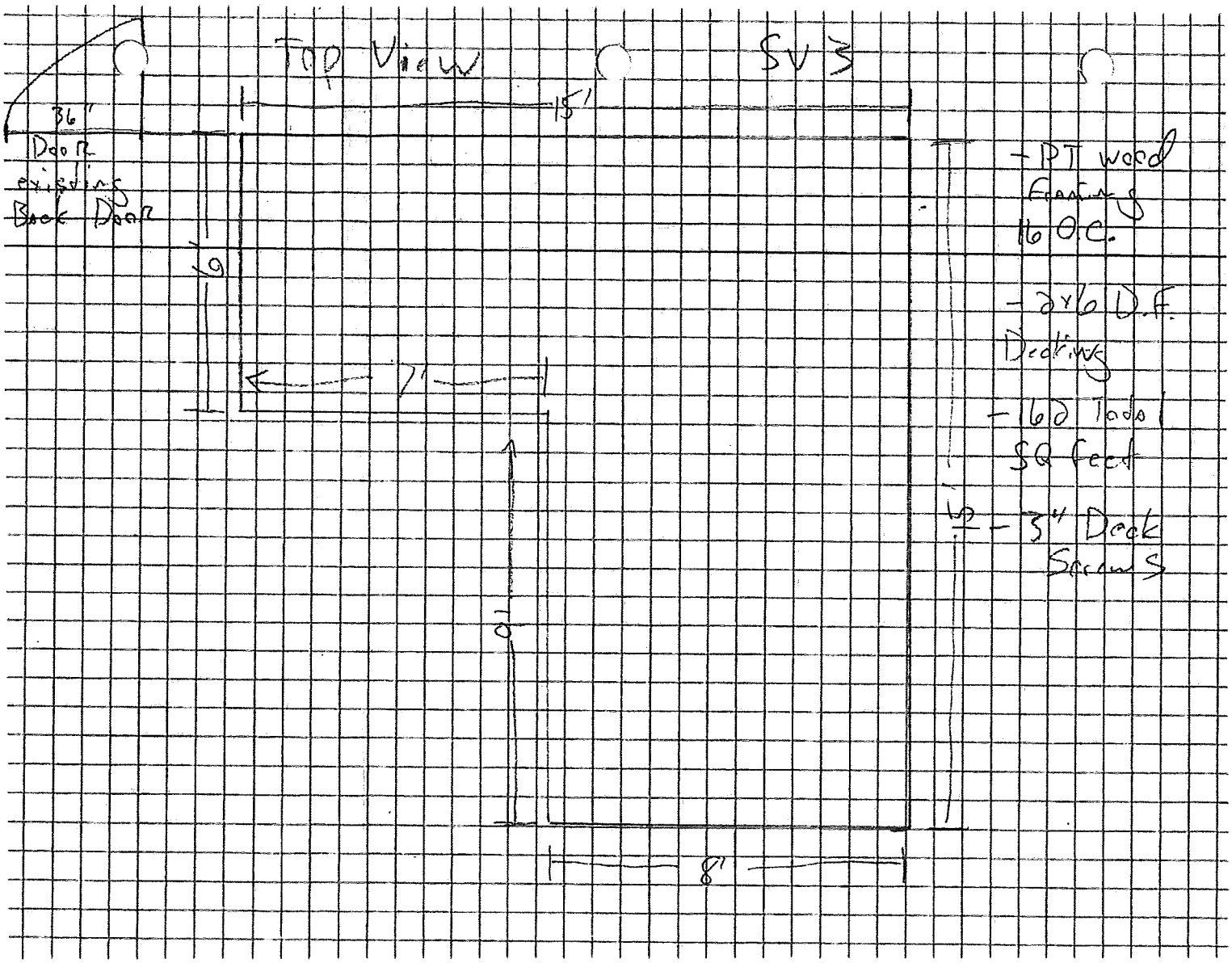


STAFF VILLAGE 3



SITE PLAN

STAFF VILLAGE 3

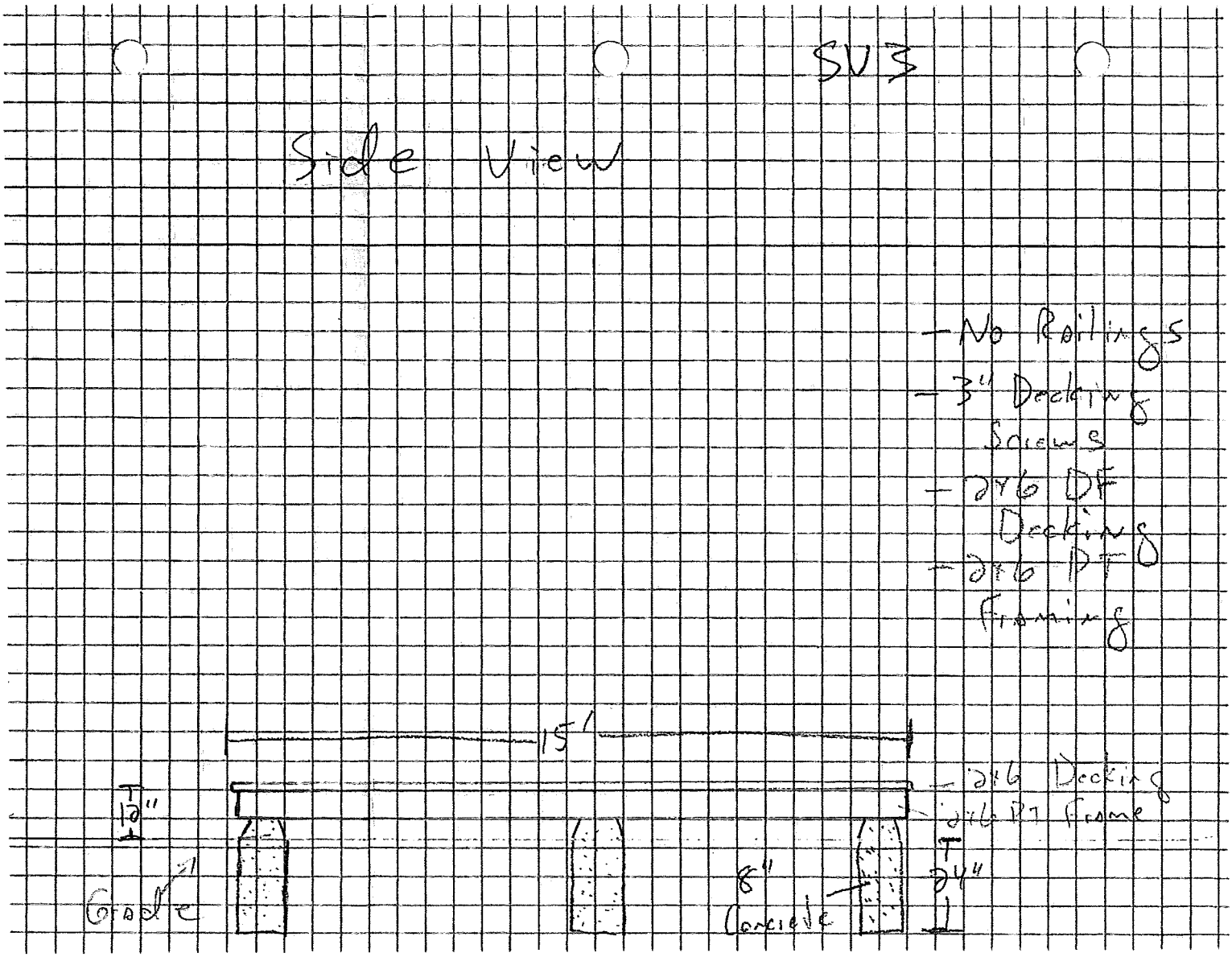


SITE PLAN & MATERIALS

STAFF VILLAGE 3

SV3

Side View

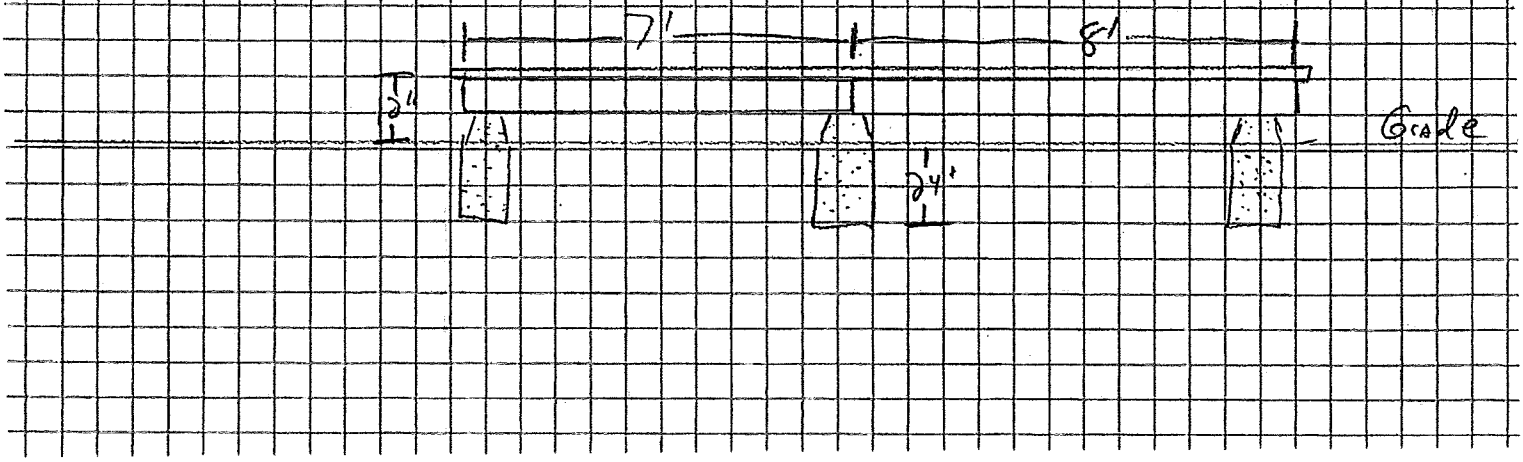


ELEVATION A

STAFF VILLAGE 3

Front View SV3

- 2x6 DF Decking
- 2x6 PT Framing
- 3" Deck Screws



ELEVATION B

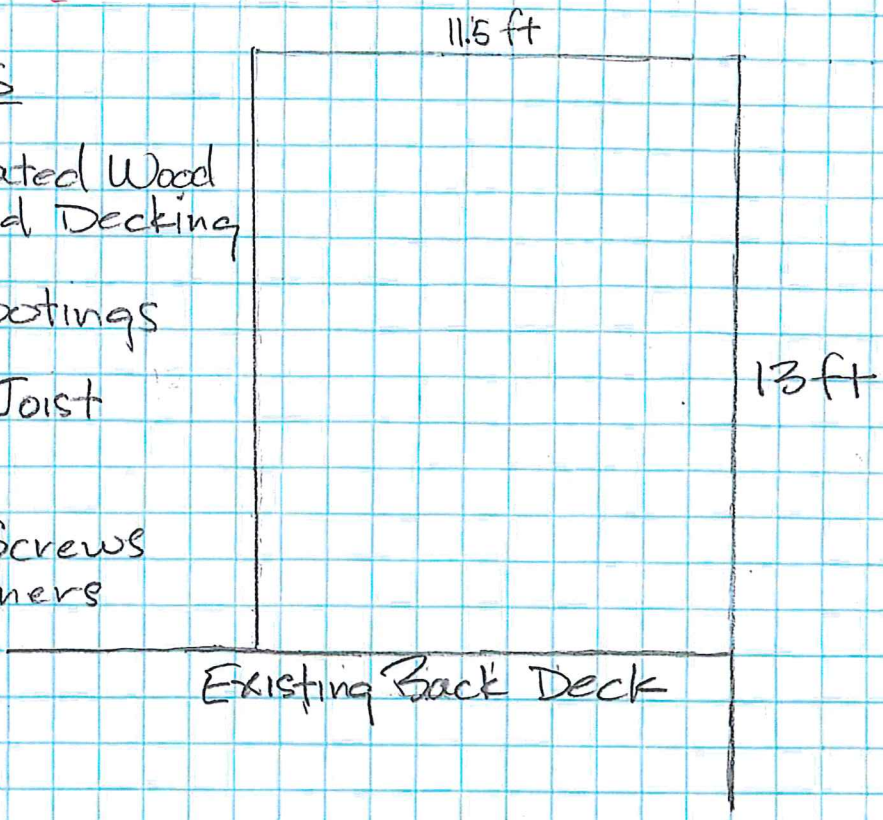
STAFF VILLAGE 13

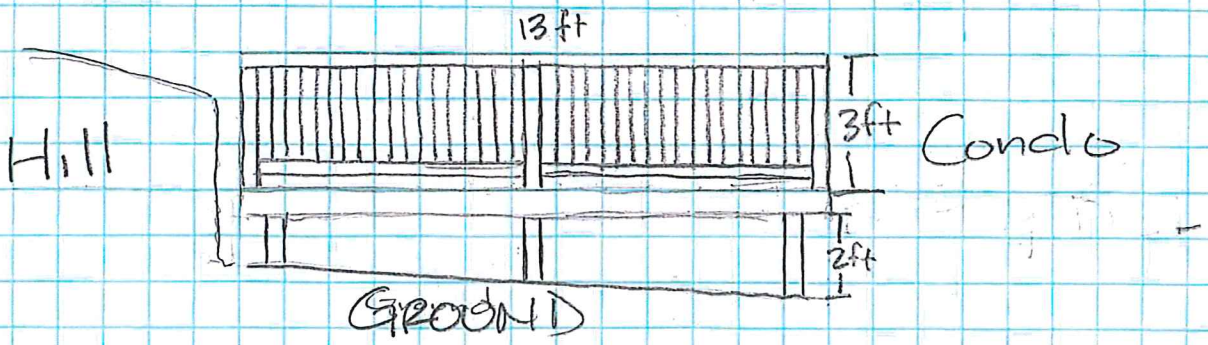
SITE PLAN

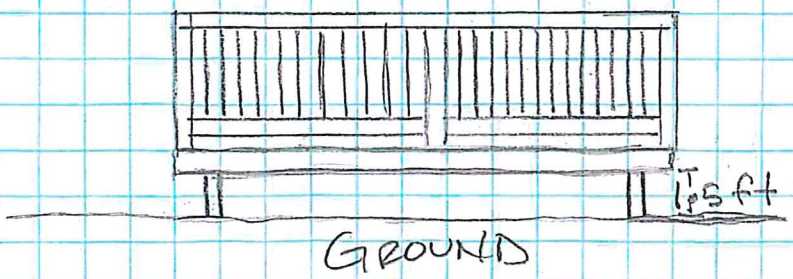
STAFF VILLAGE 13 DECK ADDITION

MATERIALS

- Pressure-Treated Wood Framing and Decking
- Concrete Footings
- Standard Joist Hangers
- Assorted Screws and Fasteners

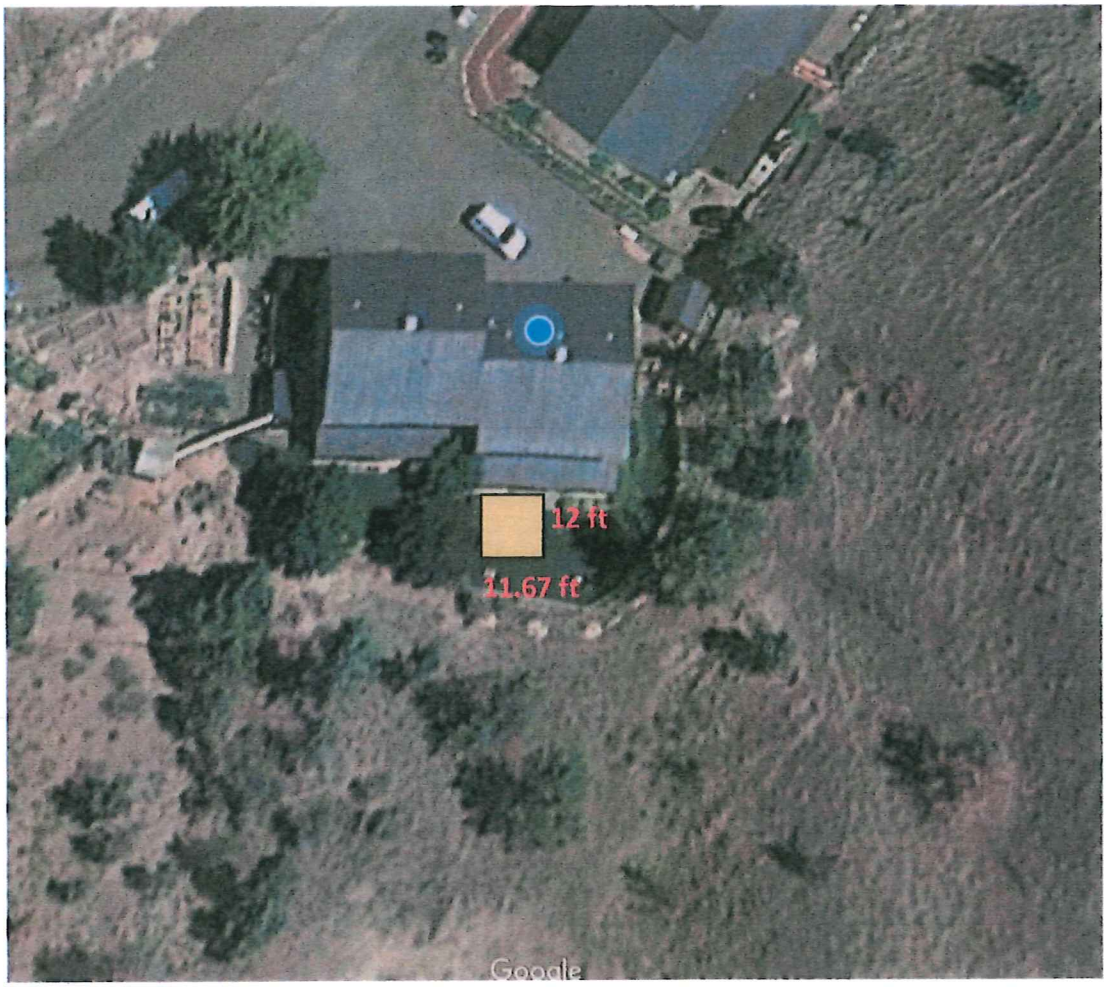






STAFF VILLAGE 17

SV#17 Deck Addition



.029 in = 1 ft

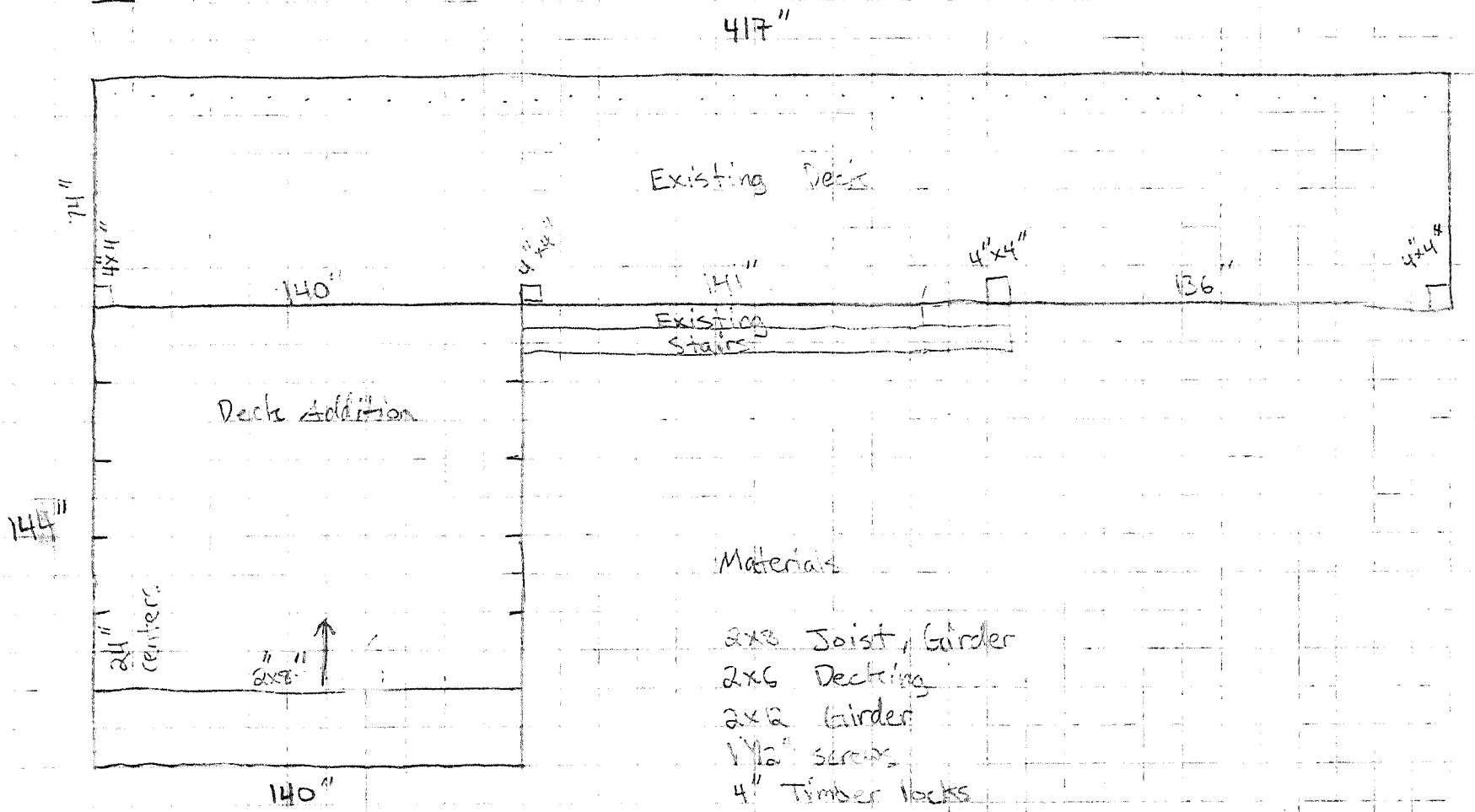
SITE PLAN

STAFF VILLAGE 17

SV #17

Site Plan for Deck Extension

— = 12"

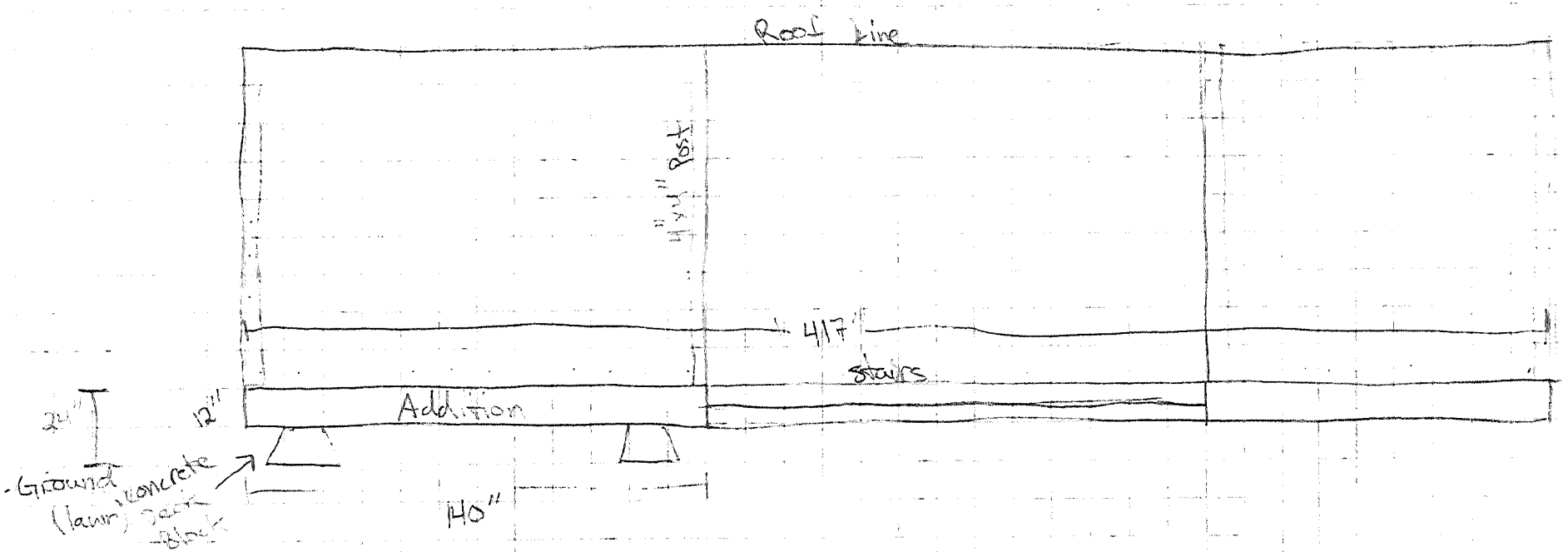


Materials

2x8 Joist, Girder
2x6 Decking
2x12 Girder
1 1/2" screws
4" Timber blocks
Concrete blocks
1/4" minus gravel

STAFF VILLAGE 17

Side View



STAFF VILLAGE 17

Side View #2

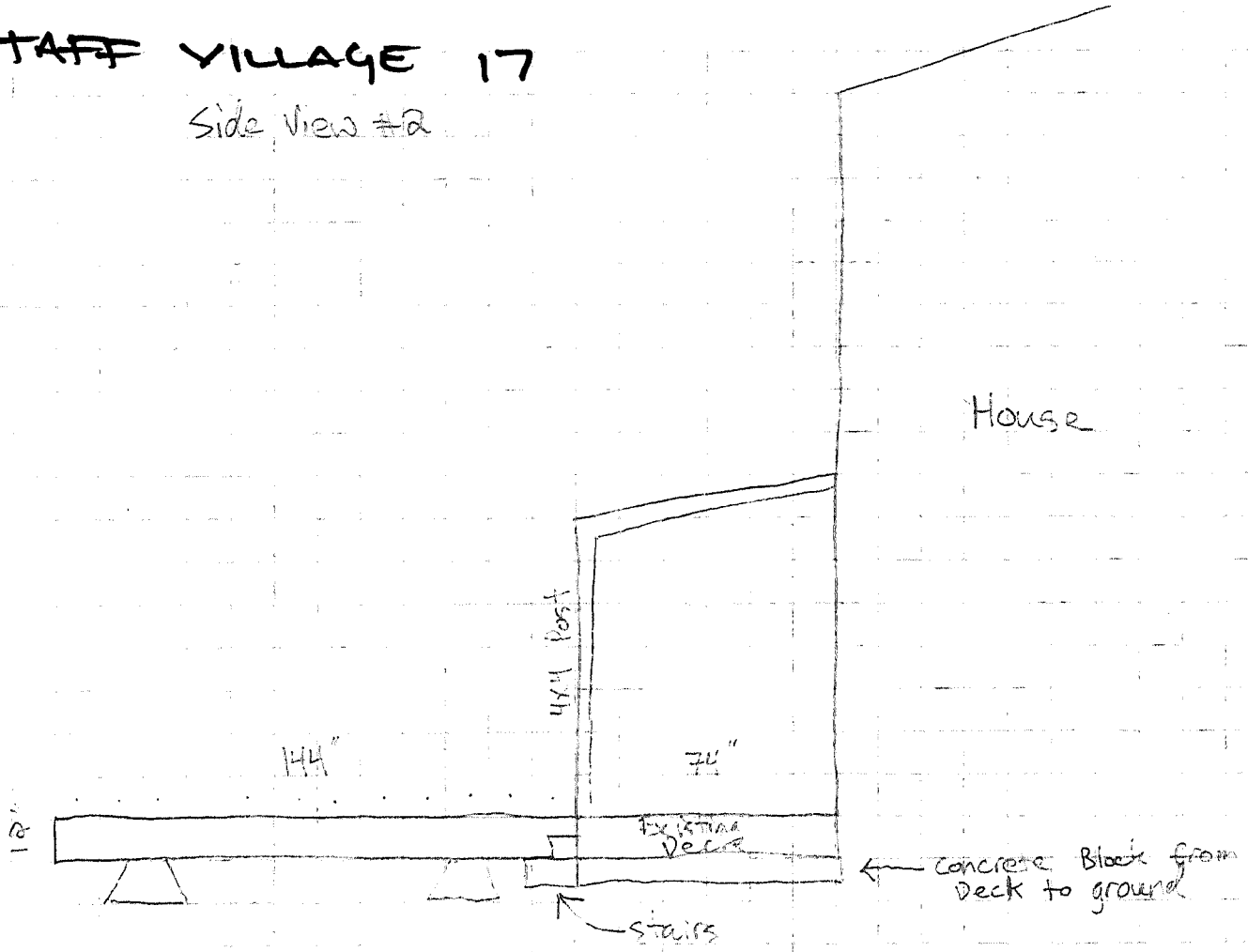


EXHIBIT D – Waterfront Site Plan (concept drawing)
Wasco County Conditional Use Permit
General Application
Young Life's WFR Expansion

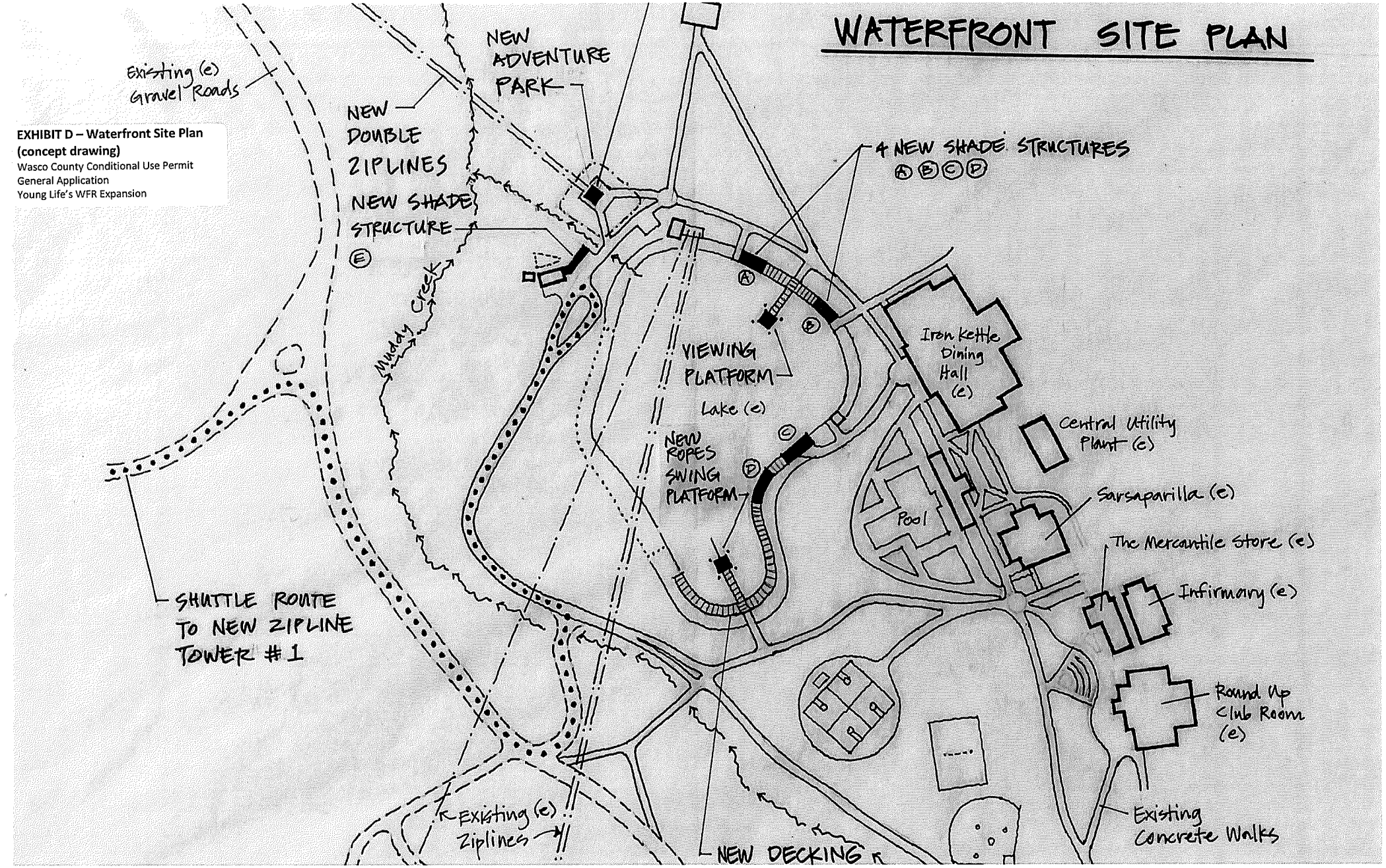
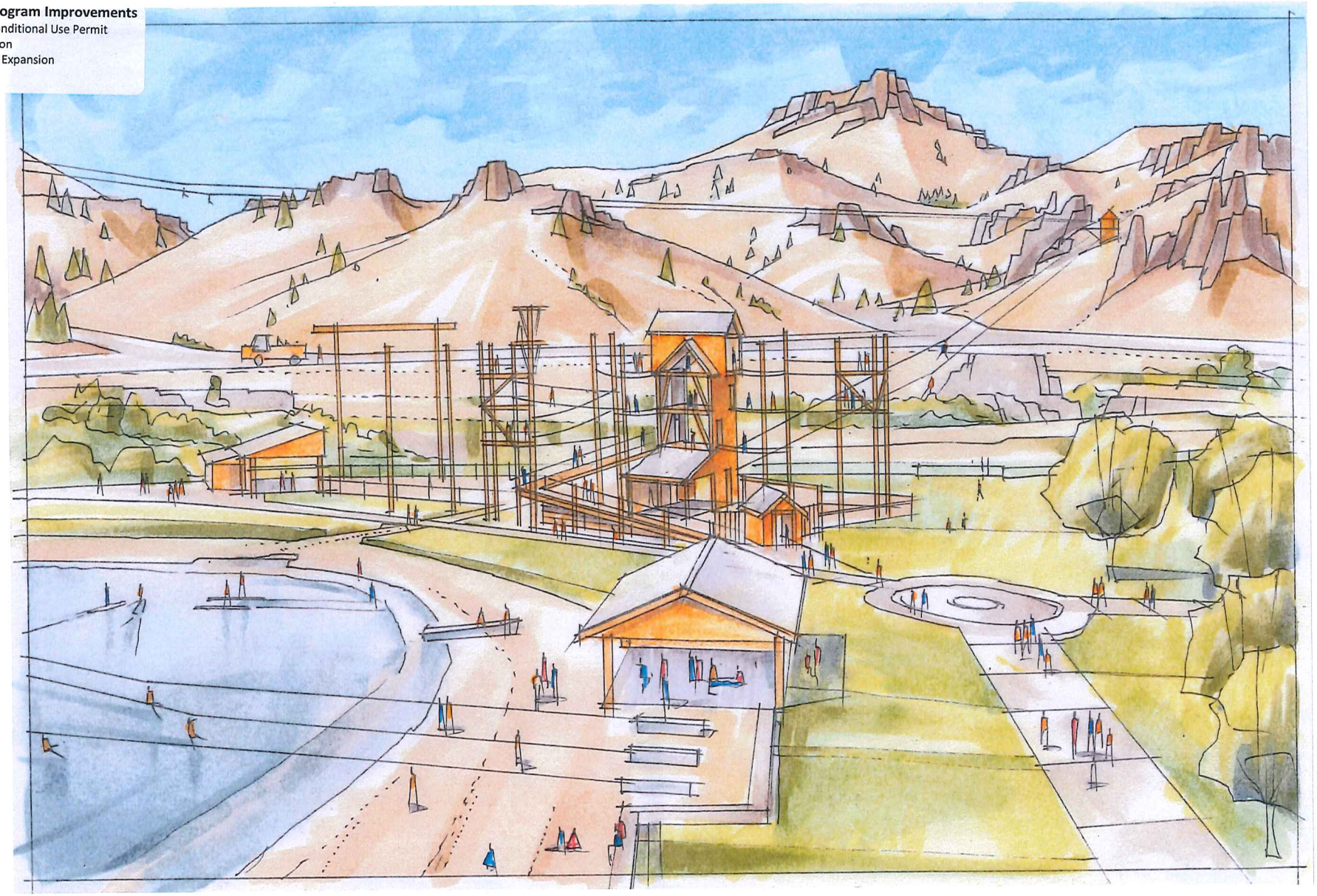


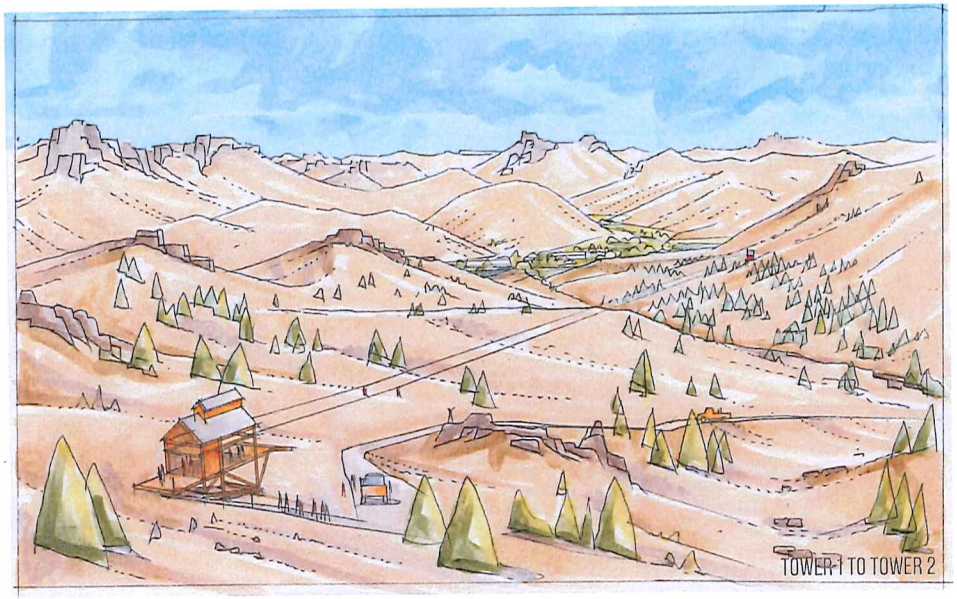
EXHIBIT E – Program Improvements
Wasco County Conditional Use Permit
General Application
Young Life's WFR Expansion

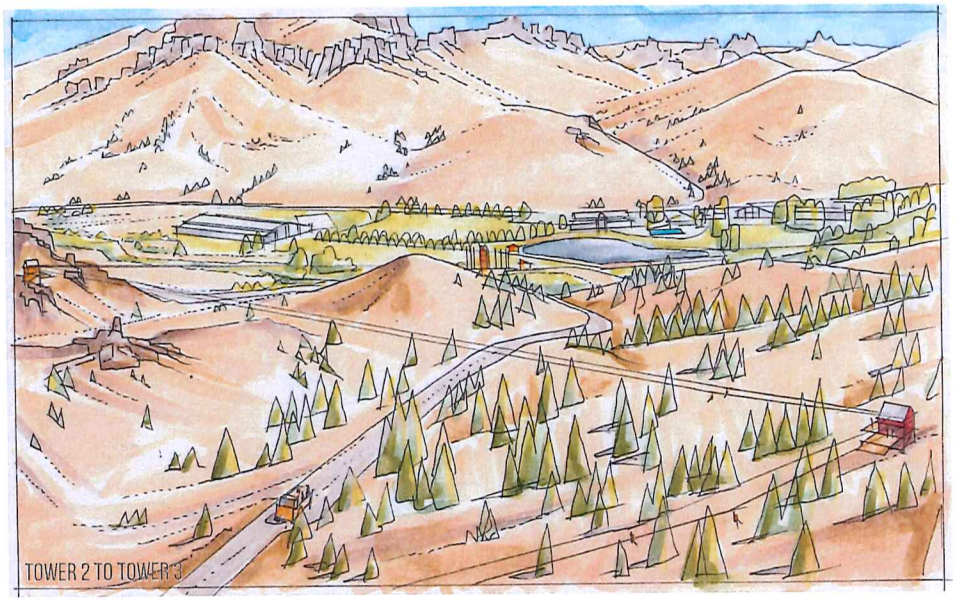


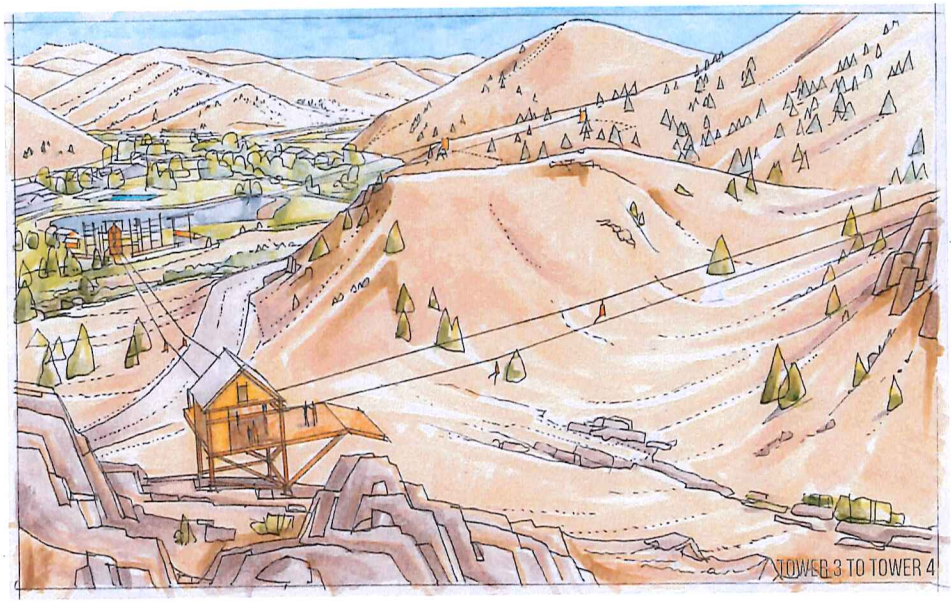
CANYON ADVENTURE COURSE AND TOWER 4

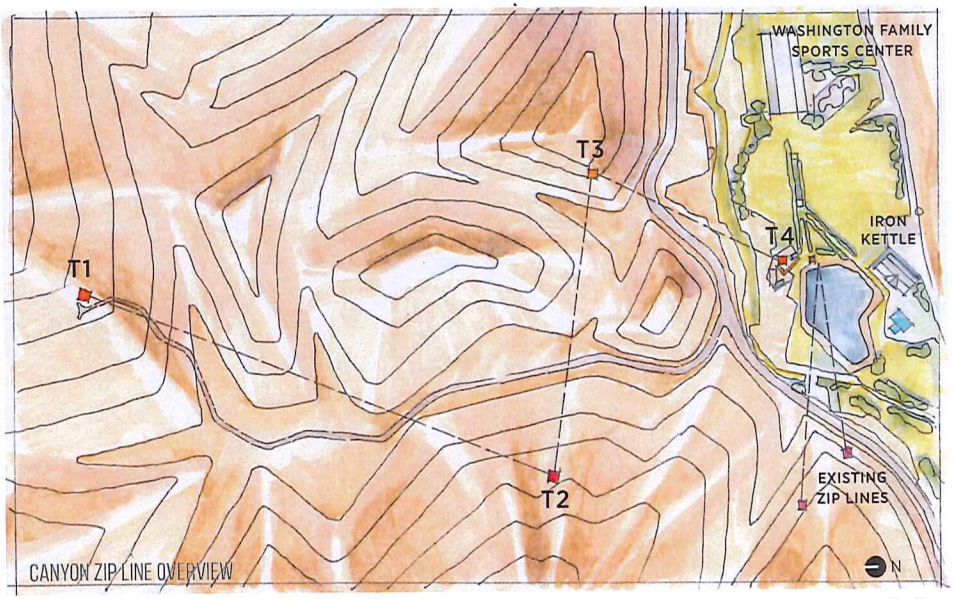
WASHINGTON FAMILY RANCH
younglife CAMP

Ankrom Moisan









WASHINGTON FAMILY RANCH
younglife CAMP

CANYON ADVENTURE COURSE

Ankrom Moisan