

ATTACHMENT D – STAFF REPORT

File Number: 921-19-000018-PLNG

Applicant: Chris Marshall

Owner: Young Life’s Washington Family Ranch

Request: Conditional Use Permit:
1. Replace Broken Arrow Hotel with a new 66’W x 144’L x 43’6”H (18,567 SF) hotel structure
2. Replace Horseshoe Hotel with a new 66’W x 144’L x 43’6”H (18,567 SF) hotel structure
3. Renovation of Silver Spur with finished dimensions of 50’4”L x 50’4”W x 15’7”H (2,500 SF)

Decision: Approved, with **conditions**

Decision Date: March 14, 2019

Appeal Deadline: March 26, 2019

Location: Southeast corner of Wasco County, approximately one mile north of the Wasco County/Jefferson County Line, approximately 2½ miles west of the John Day River; more specifically described as:

<u>Map/Tax Lot</u>	<u>Acct#</u>	<u>Acres</u>
8S 19E 0 800	11632	3,933.66

Zoning: A-R, Agricultural-Recreational

EPD: EPD-9, Big Muddy Overlay Zone

Past Actions: See next page

Procedure Type: Administrative Action

Prepared By: Brent Bybee, Associate Planner

Permit Number	Use
921-18-000208-PLNG	Construction of zip line towers, shade structures viewing platform, rope swing platform, decking around pond, and additions to village condos.
PLACUP-16-11-0012	Construction of Creekside Dorm E, snackbar and game room, medical team housing complex, expansion of broken arrow and horse shoe hotel, canyon central utility addition, remodel canyon store, three gates, renovate sewer lift stations, utility network improvements, two canyon shade structures, canyon camper plaza, condo #2, 6, & 7 storage sheds
PLACUP-15-12-0009	Two water treatment building additions, replacement water storage tank, two creekside storage additions, office porch addition, bus barn addition, ropes course shade structure, Creekside freezer addition, landscape building addition, canyon store addition.
PLACUP-13-01-0001	Construct a water treatment plant building
PLAMNN-12-03-0002	Installation of liquefied petroleum containers
PLACUP-10-12-0025	Construction of infirmary express awning, two swing shade structures, bike awning, relocated go kart track with storage, entry gateway, and two pool shade structures.
PLASTS-09-03-0001	Expansion to include four camper dorms, hall/office building, activity center, skate park, auditorium, retail kiosk, wave pool, and water slide.
PLACUP-08-11-0009	Same as PLASTS-09-03-0001
CUP-08-106/STS-08-109	Pedestrian bridge over muddy creek
CUP-08-101	Construct a 672 square foot modular building, and deck with access ramp for distributing prescription medicine.
CUP-06-122	Guest Lodge
CUP-05-116	8,165 sq ft club room/dining hall
CUP-05-106	RV sites and walk in cooler/freezer
CUP-02-111	20 shade structures
CUP-00-104	Establish a farm ranch recreation site which will include rounding up cattle, fencing, irrigation, rangeland improvement projects, wildlife management projects, and ranch based education
CUP-99-117	Construction of a 26,000 sq ft dining hall and kitchen
CPA-97-101	Approval of youth and family camp; exception to statewide planning goals 3, 11, and 14; comprehensive map and text amendment for A-R plan designation; zoning map and text amendments to designate property A-R and allow camp in A-R zone; limited use overlay on property.
LOC-04	
LOC-03	
LOC-02	
LOC-01	
LOC-00	
LOC-99	
LOC-98	
LOC-97	

I. APPLICABLE STANDARDS

Wasco County Land Use & Development Ordinance (LUDO)

A. Chapter 2 – Development Approval Procedures

- Section 2.060.A.1. (Application/Completeness)
- Section 2.080 (Notice)

B. Chapter 3 - Basic Provisions

Section 3.230 - Agricultural-Recreational (A-R) Zone

Section 3.930 – Environmental Protection District – 9, Big Muddy Limited Use Overlay

- Section 3.932 (Conditional Uses)
- Section 3.933 (Development Standards)
- Section 3.934 (Limitations)

C. Chapter 5 – Conditional Use Review

- Section 5.020 (Authorization to Grant or Deny Conditional Uses, and Standards and Criteria Used)
- Section 5.030 (Conditions)
- Section 5.040 (Revocation of Conditional Use Permit)
- Section 5.050 (Preexisting Uses Classified as Conditional Uses in this Ordinance)
- Section 5.060 (Criteria for Certain Transportation Facilities and Improvements)

D. Chapter 10 - Fire Safety Standards

- Section 10.110 (Siting Standards – Locating Structures for Good Defensibility)
- Section 10.120 (Defensible Space – Clearing and Maintaining a Fire Fuel Break)
- Section 10.130 (Construction Standards for Dwellings and Structures -Decreasing the Ignition Risks by Planning for a more Fire-Safe Structure)
- Section 10.140 (Access Standards – Providing Safe Access to and Escape From Your Home)
- Section 10.150 (Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response)

E. Chapter 20 – Site Plan Review

- Section 20.030 (Contents of Site Plan)

II. BACKGROUND

- A. Legal Parcel:** The subject parcel was created in its current configuration by Deed 73-0934, filed with the Wasco County Clerk on April 27, 1973. It is consistent with the definition of (Legal) Parcel in Section 1.090 of the WCLUDO because it was created by deed prior to September 4, 1974.
- B. Site Description:** The Development Area is located between two steep hills on a gently sloping portion of the property, 250+' south of Muddy Creek. Slopes on the property exceed 40% slope. A designated Development Boundary contains Young Life's Washington Family Ranch, but the remainder of the property is generally used for cattle grazing.

- C. **Surrounding Land Use:** Most of the surrounding property is owned by the Bureau of Land Management (BLM), and is not in farm use. Topography varies from gentle slopes along some roads, to greater than 40% slopes, in all directions. Washington Family Ranch own some land surrounding the subject property, and grazing cattle is the predominant farm use.
- D. **Land Use History:** The subject property was originally used for raising sheep, but most people remember it as the ranch that was occupied by followers of the Baghwan Shree Rajneesh in the 1980s. The Rajneesh left the property in the late 1980s, and the land was purchased in a Sheriff's Auction by Dennis & Phyllis Washington, who later donated the ranch to Young Life for a new youth and family camp. The owners received approval of an Exception to Statewide Goal 3 – Agricultural Lands, a Comprehensive Plan amendment, Zone Change, and LUDO text amendment in 1997. Since the initial approval of the camp in 1997, the owners have opened the youth camp, and in 2008, received approval for expansion of a separate camp for junior high participants. They continue to improve existing buildings and construct new buildings for youth/family camp purposes.
- E. **Public Comment:** Notice of Administrative Action was mailed on December 8, 2016, to all owners of property within 750' of the subject parcel and affected agencies. This notice provided a 12-day pre-notice for public comment. As of the issuance of the Public Notice of Administrative Action, no comments were received.

III. FINDINGS:

A. Chapter 2 – Development Approval Procedures

Section 2.060 - Application/Completeness (Amended 4/12)

A. *The Director shall have the authority to review the following applications for Administrative Action, and shall follow the procedure provided by this Ordinance to accomplish such review. Matters required by this Ordinance that are not subject to other provisions of this Ordinance include, but are not limited to:*

1. *Conditional Use Review (Chapter 5)*

FINDING: The conditional use is being reviewed by the Wasco County Planning Department in accordance with Chapter 5, and the conditional use review criteria outlined in the Big Muddy Limited Use Overlay Zone. All relevant criteria are addressed throughout this report. Staff finds the request complies with Criterion A.

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Section 2.080 - Notice

Citizen and Agency Involvement - The County shall provide opportunities for public and agency input in the planning process. To ensure that there is a coordinated effort to permit land use projects, notice of applications for development approval shall be sent to interested agencies and departments such as County departments, sheriff and fire departments, school districts, utility companies, and the applicable city departments for those municipalities within Wasco County. Affected jurisdictions and agencies could include the Department of Environmental Quality, the Oregon Department of Transportation, Wasco County Transportation Network, and other applicable local, state or federal agencies.

If the subject property is being considered for a comprehensive plan or zone change, notice of receipt of the application shall be provided to the Oregon Department of Transportation.

- A. *At least twenty (20) days prior to the date of a quasi-judicial public hearing under Section 2.060 B, notice shall be sent to: (Revised 1-92)*
 - 1. *The applicant and all owners or contract purchasers of record of the property which is the subject of the application;*
 - 2. *All owners of property within one hundred feet (100') if located wholly or in part within an urban growth boundary, three hundred feet (300') if located outside an Urban Growth Boundary and not within a farm, farm/forest or forest zone, and five hundred (500) feet within a farm, farm/forest or forest zone. (Revised 1-92)*
 - 3. *The appropriate Citizen Advisory Group;*
 - 4. *Any affected governmental agency or public district within whose boundary the subject property lies;*
 - 5. *The city within whose recognized Urban Growth Boundary the subject property lies or whose facilities may be impacted;*
 - 6. *Other persons as may be clearly and necessarily affected by the result of the development request.*
- B. *Notice of Administrative Action for the use listed in Sections 2.060 A 1 and A 9, shall be given as prescribed by subsection (A) (1) – (6) of this Section, with the exception that notice be given at least ten (10) days prior to a decision. (Revised 1-92, 5-93, 9-99)*

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- E. *An affidavit of all mailing notices shall be made part of the record.*

FINDING: On February 14th, 2019, a public notice of administrative action was sent to all affected landowners within 750' and interested public agencies, notifying them of the proposed development with a 10 day comment period that followed. On March 14, 2019, a Notice of Decision was sent to the same affected landowners within 750' and interested public agencies, notifying them of the proposed development with a final decision date of March 26, 2019. Staff finds the request complies with Section 20.080.

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B. Chapter 3 – Basic Provisions

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Section 3.230 - Agricultural-Recreational (A-R) Zone

FINDING: The Big Muddy Limited Use Overlay (EPD-9), was created in 1997 to supersede the criterion within the A-R zoning. The criterion in EPD-9 encompasses criterion within the A-R zone and Chapter 5 - Conditional Use Review. The applicable criteria are addressed below. Staff finds Section 3.230 is not applicable to the request.

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Section 3.930, Environmental Protection District, Division 9 – Big Muddy Limited Use Overlay zone

The purpose of the Big Muddy limited use overlay is to assure that the development and operation of a youth/family camp in the Big Muddy exception area (adopted as part of the Wasco County Comprehensive Plan by Ordinance No. 97-001) occurs in a manner that is consistent with the purpose and intent of the Big Muddy Exception (“Exception”) and limits uses and activities allowed in the underlying Agricultural-Recreational (A-R) Zone to only those uses and activities which are justified in the Exception adopted as part of the County’s plan by Ordinance No. 97-001.

Section 3.932 - Conditional Uses

A. *The following are Conditional Uses in the Big Muddy limited use overlay:*

1. *New buildings for youth/family camp purposes.*
2. *Expansion of existing buildings for youth/family camp purposes.*

FINDING: The request includes the construction/replacement of two hotel structures, and the renovation and improvement of an existing hotel structure. Exhibit A of the application materials state:

“In 2017, Young Life received a Wasco County Notice of Decision to renovate camper hotels in Nos 5a and 5b. Since this time, it has been determined that these existing building will be removed and replaced with new structures Young Life’s Washington Family Ranch is requesting to replace the two camper hotels at Canyon and renovate two supporting hotel structures. This is a continuation of the original Master Plan and the renovation of these Canyon facilities that have been in service for 20 years. The construction of these facilities will be phased. The completed structures will accommodate 550 over-night guests, in accordance with Wasco County Ordinance 97-001 and the Big Muddy Limited Use Overlay. As mentioned above, Young Life is applying to renovate two supporting hotel structures, Silver Spur and the Hotel Lobby. These existing structures now serve guests with special needs and as a welcome center for arriving guests. The renovated structures will continue to welcome guests and provide housing for leadership and a location for the housekeeping services that care for the guest accommodations. Rooms for guests with special needs will be included in the design of the new camper hotels to be built thus integrating guests with special needs into the general population of guests. The renovation of the Hotel Lobby includes updating the mechanical system and exterior siding. As a result illustrations are not included for the Hotel Lobby. Each of the new camper hotels will comprise 274 beds in dormitory-style rooms that accommodate 12, 14, and 16 occupants. Between the camper hotels and around the perimeter landscaping turf and seating areas will be provided for guests to enjoy during their stay. All utilities and services (sewer, water, power, and communications) will be provided from the local utility power grid and services of Washington Family Ranch. Once completed, these buildings will operate year around in the same manner as the guest hotels to be demolished do.”

As proposed, new buildings and structures will be in conjunction with youth/family camp purposes. Other projects include the maintenance, repair or expansion of existing structures or buildings for youth/ family camp purposes. Staff finds the request complies with Criterion A.

B. Approval Criteria: Approval of a Conditional Use in the Big Muddy limited use overlay shall be based on a demonstration that the following four criteria are met:

1. Taking into account location, size, design and operational characteristics of the proposed use, the proposal is compatible with the surrounding area and the Exception.

FINDING: Young Life’s goal exception and rezone was approved on September 17, 1997. This action approved a 750 acre exception area for youth and family camp purposes. The requested development for the current request occurs within the exception area. The proposed hotel structures will be located in the same location as the original structures, and will house 550 guests as opposed to the existing structures that house 650 guests. New buildings are similar in size and design to existing camp buildings. Staff finds the request complies with Criterion 1.

2. 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 services, or solid waste disposal facilities.

FINDING: Young Life’s Washington Family Ranch provides its own sewer and water services, fire protection, and solid waste disposal. Most of roads on the property are private roads with the exception of Muddy Road, a County road. The projects proposed by Young Life will not increase traffic on Muddy Road, nor will it allow expansion of the camp beyond its approved capacity of 1,500 persons, therefore it will not significantly burden Muddy Road. Telephone and electrical service are currently provided to the youth/family camp. The Wasco County Sheriff’s Department responds to phone calls from Young Life. The proposed buildings and structures will not burden any public facilities and services because the request will not increase the number of visitors to the camp. Staff finds the request complies with Criterion 2.

3. The proposed use will not significantly reduce or impair sensitive wildlife habitat or riparian vegetation along streambanks and will not subject areas to excessive soil erosion.

FINDING: The request complies with Criterion c. The Development Area of Young Life’s Washington Family Ranch is not located within any sensitive wildlife habitat area identified by the Oregon Department of Fish & Wildlife. All of the proposed structures and buildings are set back from streams and will not disturb any land within 100’ of streambanks.

All of the projects that involve ground disturbance have the potential to create soil erosion if disturbed areas are not planted with vegetation after completion of construction. To ensure areas are not subject to excessive soil erosion, a **condition** is included requiring the owner to maintain existing vegetation to the greatest extent possible, and to revegetate any disturbed ground within the first planting season, after completion of construction (October – April). All new vegetation planted shall be fire-resistant. See the local Extension Service for a complete list of fire-resistant vegetation. With that condition, staff finds the request complies with Criterion 3.

4. *The proposal will not significantly increase the cost of or cause a significant change in accepted farm or forest practices on surrounding lands devoted to or available for farm or forest use.*

FINDING: In developing property development standards including property line setback requirements, the County wanted to limit conflicting uses between farm/potential farm uses and non-farm uses. Through the approval of the zoning amendment in 1997, It was determined by the County that a 100' setback from any grazing operation, and a 200' setback from any planted crop or field would provide adequate separation between farm/non-farm uses to avoid significant changes to surrounding farm lands, and to avoid an increase in cost to surrounding farm properties. There are no planted fields on adjacent publicly-owned (BLM) properties, but there is a history of seasonal grazing on some of the properties. All buildings are proposed to be 100+' from property lines. Based on the distance between proposed structures/ buildings and adjacent farm uses, the request will not significantly increase the cost of, or cause a significant change in accepted farm or forest practices on surrounding lands devoted to or available for farm or forest use. Staff finds the request complies with Criterion 4.

- C. *Conditions: Such reasonable conditions as are necessary to ensure the compatibility of a conditional use to surrounding properties and to fulfill the purposes of the Big Muddy limited use overlay may be imposed in approving a conditional use permit application.*

FINDING: Conditions of approval are included throughout this report as necessary to ensure the compatibility of the proposed uses to surrounding properties and to fulfill the purpose of the Big Muddy Limited Use Overlay Zone. With proposed conditions of approval throughout this report, staff finds the request complies with Criterion C.

- D. *Applicability of Conditional Use Review Standards: Conditional uses in the Big Muddy limited use overlay shall be subject only to the following sections of Chapter 5, Conditional Use Review: Sections 5.040, 5.050 and 5.060.*

FINDING: Conditional Use Review Standards are addressed in Chapter 5 of this report where the request is found to comply with all requirements.

Section 3.933 - Development Standards

- A. *Lighting: Outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways.*

FINDING: The application materials do not identify lighting, however new outdoor lighting may be required for safety purposes. A **condition** of approval is included in the Notice of Decision requiring any outdoor lighting to be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. With that condition, staff finds the request complies with Criterion A

- B. *Setbacks: No new structure other than fences or signs shall be located closer than twenty-five (25) feet from the right-of-way of a public road.*

FINDING: The applicant submitted a site plan showing the location of all new buildings and relocated buildings. Muddy Road is the only public road that goes through the development area, though other on-site roads exist to serve the camp. The site plan submitted by the applicant shows that all proposed buildings will be located approximately 600' from Muddy Road, and a minimum of 25' from the on-site access road, Zen Drive. Staff finds the request complies with Criterion B.

C. *Height: Maximum height for all buildings shall be 50 feet.*

FINDING: Structures and buildings proposed in the request range in height from 15'-43'6". Staff finds the request complies with Criterion C.

Section 3.934 - Limitations

A. *No partitioning or subdividing shall be allowed in the Big Muddy limited use overlay.*

FINDING: The request is for structural development within the Big Muddy Limited Use Overlay zone and no partitioning or subdividing is proposed. Staff finds that Criterion A is not applicable to this request.

B. *No temporary housing shall be permitted in the Big Muddy limited use overlay, except as necessary to house construction personnel/workers during construction and remodeling on site.*

FINDING: The request is for structural development within the Big Muddy Limited Use Overlay zone and no temporary housing is proposed or approved as part of this request. Staff finds the request complies with Criterion B.

C. *All new structures shall be located within the Development Area as provided for in the Exception.*

FINDING: All of the replacements structures and buildings, and renovation of existing buildings will occur within the 750 acre Development Area. Staff finds the request complies with Criterion C.

D. *Uses in the Big Muddy limited use overlay shall be limited to the youth/family camp as provided for in the Exception.*

FINDING: As described in Section 3.932.A., all proposed structures/buildings, renovation of existing buildings, landscaping and utility work is in conjunction with the approved youth/family camp. Staff finds the request complies with Criterion D.

C. Chapter 5 - Conditional Use Review

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Section 5.020 - Authorization to Grant or Deny Conditional Uses, and Standards and Criteria Used

Conditional uses listed in this Ordinance shall be permitted, enlarged or otherwise altered or denied upon authorization by Administrative Action in accordance with the procedures set forth in Chapter 2 of this Ordinance. In judging whether or not a conditional use proposal shall be approved or denied, the Administrative Authority shall weigh the proposal's appropriateness and

desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable.

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Section 5.030 - Conditions

Such reasonable conditions as are necessary to ensure the compatibility of a conditional use to surrounding permitted uses as are necessary to fulfill the general and specific purposes of this Ordinance may be imposed in approving an application, pursuant to Section 2.110(D). Such conditions may include, but are not limited to, the following:

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FINDING: EPD-9 was created to supersede Sections 5.020 and 5.030, and the applicable conditional use criteria are addressed in Section 3.932 of this staff report. Staff finds Section 5.020 and 5.030 are not applicable to the request.

Section 5.040 - Revocation of Conditional Use Permit (added 2 89)

Noncompliance with any condition placed on a conditional use permit shall be grounds for revocation of the permit. Revocation of a conditional use permit shall be considered a land use action and reviewed by the Planning Commission. The following procedures shall be completed at least twenty (20) days prior to the date of the revocation hearing: (Revised 1-92)

- A. *A notice of violation pursuant to Section 15.090 shall be sent to the owner of the property on which the conditional use takes place.*
- B. *Notice of public hearing pursuant to Section 2.080 shall be sent.*

The opportunity for review of the Planning Commission decision, pursuant to Section 2.170 shall be available.

FINDING: The owner needs to be aware that noncompliance with any condition will result in a public hearing before the Planning Commission. A **condition** of approval is included in the Notice of Decision advising the owner that all conditions of approval must be met or the Conditional Use Permit could be revoked by the Planning Commission. The Planning Commission would hold a public hearing consistent with Criteria A. and B. With the proposed condition, staff finds the request complies with Section 5.040.

Section 5.050 - Preexisting Uses Classified as Conditional Uses in this Ordinance

A use or structure existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use is subject to the following restrictions...

FINDING: The use of the 750 acre Development Area was approved by the Board of County Commissioners in 1997. This action changed the underlying zoning of the property to Agricultural-Recreational and created the Big Muddy Limited Use Overlay Zone. The existing youth and family camp is not considered to be a pre-existing use because it complies with the overlay zone. Staff finds the request complies with Section 5.050.

Section 5.060 - Criteria for Certain Transportation Facilities and Improvements

- A. *Construction, reconstruction, or widening of highways, roads, bridges or other transportation facilities that are (1) not designated in the adopted Wasco County Transportation System Plan (“TSP”) or (2) not designed and constructed as part of an approved, active, development order are allowed in all zoning districts subject to the Conditional Use Review provisions of this ordinance and satisfaction of specific criteria...*

FINDING: The request involves the construction, expansion and renovation of existing and new buildings, new landscaping and maintenance of existing utilities and pipelines. It does not include any transportation facilities or improvements to transportation facilities. Staff finds the request complies with Criterion A.

- B. *State transportation system facility or improvement projects. The Oregon Department of Transportation (“ODOT”) shall provide a narrative statement with the application demonstrating compliance with all of the criteria and standards in this Section. Where applicable, an Environmental Impact Statement or Environmental Assessment may be used to address one or more of these criteria.*

FINDING: The request involves the construction, and renovation of existing buildings, and new landscaping. It does not include any State transportation system facility or improvement project. Staff finds the request complies with Criterion B.

D. Chapter 10 – Fire Safety Standards

- Section 10.110 (Siting Standards – Locating Structures for Good Defensibility)*
- Section 10.120 (Defensible Space – Clearing and Maintaining a Fire Fuel Break)*
- Section 10.130 (Construction Standards for Dwellings and Structures – Decreasing the Ignition Risks by Planning for a more Fire-Safe Structure)*
- Section 10.140 (Access Standards – Providing Safe Access to and Escape From Your Home)*
- Section 10.150 (Fire Protection or On-Site Water Required – Ensuring Dwellings Have Some Fire Protection Available Through Manned or Unmanned Response)*

FINDING: The Fire Safety Standards, adopted by the Wasco County Court in 2007, require property owners to be made aware of potential fire risks in areas outside of urban areas of Wasco County, and requires compliance with siting standards, fuel break requirements, construction standards, access standards, and on-site water storage requirements.

As part of a complete application, the property owners completed a Fire Safety Standard Self-Certification Form. By signing the self certification form, the owners have acknowledged that they understand these standards and commit to achieve compliance with them within one year of the date of approval and maintain them through the life of the development. This certification further commits all future property owners to this same requirement. A copy of this self-certification form is available for inspection at the Wasco County Planning Department under Files 921-18-000018-PLNG, and a **condition** of approval is included in the Notice of Decision requiring the landowner to adhere to these standards.

(Section 10.110, Siting) All buildings must be on slopes less than 40%, and shall not be located at the top of slopes greater than 30%. The slopes at the site are low, ranging from 2-5%.

(Section 10.120, Defensible Space) A **condition** of approval is included in the Notice of Decision stating that a defensible space against wildfire shall be maintained around the proposed and renovated structures. A 50-foot fire fuel break shall be maintained, with the following requirements:

- Ground cover maximum 4 inches tall;
- Trees limbed up approximately 8 feet from the ground,
- Trees kept free from dead, dry, or flammable material;
- Ladder fuels must be removed;
- No shrubs or tall plants under trees;
- Shrubs only in isolated groupings that maximize edges of ornamental beds to avoid continuous blocks of ground fuel;
- Keep shrubs and ornamental beds 15 feet away from edge of buildings and drip line of tree canopy; and
- Use well irrigated or flame resistant vegetation (See OSU Extension Service publication called "[Fire Resistant Plants for Oregon Home Landscapes](#)")

(Section 10.130, Construction Standards) Roofing for the structures will be composed of standing seam metal. No chimneys or stove pipes are proposed for the development. **Conditions** of approval related to construction standards are included in the Notice of Decision stating:

- Decks shall be kept clear of fire wood, flammable building materials, dry leaves and needles, and other flammable chemicals. Decks shall also be composed of fire resistant materials.
- Openings into and under the building such as louvers and vents will be screened with noncombustible corrosion resistant mesh screening material with quarter inch or smaller openings.
- Utilities that are not underground will be kept clear along their route, have a single point of access to the building, and all power connected to buildings shall include a clearly marked power disconnect switch at the pole or off grid power source.
- A stand pipe shall be provided within 50 feet of the structures to be served by a plumbed water system.

(Section 10.140, Access) Access is provided to the development area by Zen Road. The road is paved and approximately 16' wide, with turnout areas provided every 400', and ample area for emergency responders to turnaround. The existing access meets the requirements in Section 10.140.

(Section 10.150, Fire Protection) The subject property is not located within a fire protection district, however the Washington Family Ranch utilizes a locally organized fire protection team for the ranch, and water is supplied by the Washington Family Ranch Municipal Water system.

With those conditions, staff finds that the request complies with Chapter 10.

B. Chapter 20 – Site Plan Review

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Section 20.030 - Contents of the Site Plan

The Site Plan shall clearly indicate the following information:

- A. *Lot dimensions.*
- B. *Location, size, height, of all existing or proposed buildings and structures, and illustrating the buildings and parking facilities on abutting properties.*
- C. *Location, size and dimension of all yards and setbacks and all spaces between buildings.*
- D. *Walls and fences: Location, height and materials.*
- E. *Off street parking:*
 - 1. *Location, dimensions and method of improvement of all driveways and parking areas consistent with Sections 20.050 & 20.080.*
 - 2. *Number of spaces consistent with Section 20.050 & 20.080 and internal circulation pattern.*
 - 3. *Size and location of existing and proposed curb openings.*
- F. *Access: Pedestrian, vehicular, service; and definitions of all points of ingress and egress.*
- G. *Signs: Location, size, height, material and method of illumination.*
- H. *Loading: Location, dimensions, number of spaces, internal circulation and access from public right of way consistent with 20.070 & 20.080.*
- I. *Lighting: General nature, location and hooding devices (not including interior building lighting).*
- J. *The location, dimensions and methods of improvement for all property to be dedicated to general public purposes or to public utilities.*
- K. *A detailed plan for landscaping, if determined necessary by the Planning Director which shall clearly illustrate:*
 - a. *Plants and tree species, their initial sizes and other proposed landscaping materials.*
 - b. *The location and dimensions of all areas to be devoted to landscaping, and location of automatic sprinkler systems.*
- L. *Outdoor storage and activities, if permitted in the zone, showing type, location and height of screening devices.*
- M. *Drainage and grading plan.*
- N. *Identification of proposed trash storage locations, including proposed enclosure design construction and access for pick up purposes.*
- O. *Location of existing utility poles.*

P. Such data as may be required by the Planning Director to act on the application.

FINDING: The relevant criteria in Section 20.030 are illustrated in the site plan materials submitted by the applicant. Staff finds the request complies with 20.030.

ATTACHMENT E – LIGHTING STANDARDS

Good Neighbor OUTDOOR LIGHTING

PRESENTED BY THE NEW ENGLAND LIGHT POLLUTION ADVISORY GROUP (NELPAG) AND SKY PUBLISHING CORP.

What is good lighting?

Good outdoor lights improve visibility, safety, and a sense of security, while minimizing energy use, operating costs, and ugly, dazzling glare.

Why should we be concerned?

Many outdoor lights are poorly designed or improperly aimed. Such lights are costly, wasteful, and distractingly glary. They harm the nighttime environment and neighbors' property values.

Glare Here's the basic rule of thumb: If you can see the bright bulb from a distance, it's a bad light. With a good light, you see lit ground instead of the dazzling bulb. "Glare" is light that beams directly from a bulb into your eye. It hampers the vision of pedestrians, cyclists, and drivers.

Light Trespass Poor outdoor lighting shines onto neighbors' properties and into bedroom windows, reducing privacy, hindering sleep, and giving the area an unattractive, trashy look.

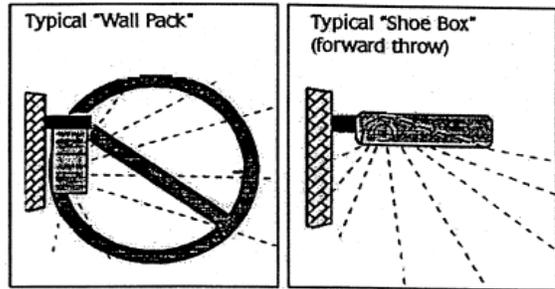
Energy Waste Many outdoor lights waste energy by spilling much of their light where it is not needed, such as up into the sky. This waste results in high operating costs. We waste over a billion dollars a year in the United States needlessly lighting the night sky.

Sky Glow Rays that beam uselessly above the horizon create murky skyglow – the "light pollution" that washes out our view of the stars.

How do I switch to good lighting?

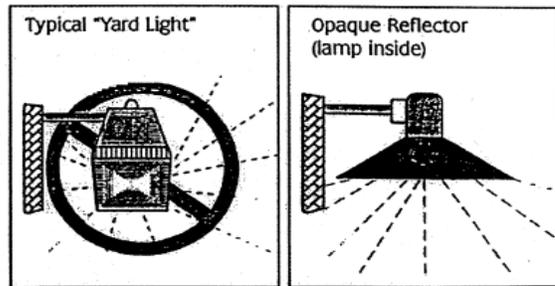
- 1 Provide only enough light for the task at hand; don't over-light, and don't spill light off your property. Specifying enough light for a job is sometimes hard to do on paper. Remember that a full Moon can make an area quite bright. Some lighting systems illuminate areas 100 times more brightly than the

Some Good and Bad Light Fixtures



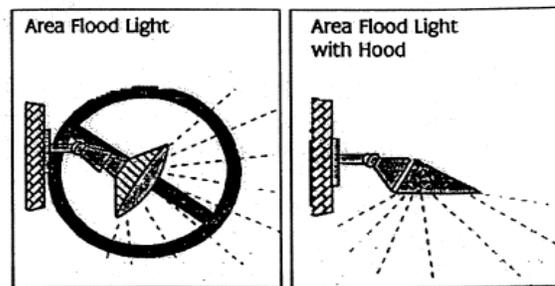
BAD

GOOD



BAD

GOOD



BAD

GOOD

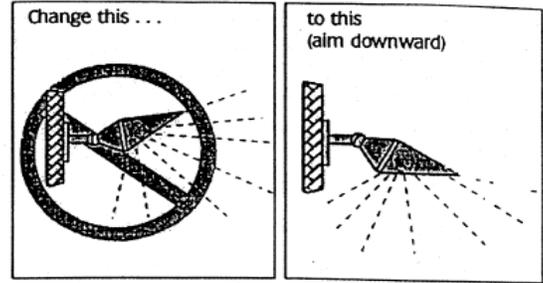
full Moon! More importantly, by choosing properly shielded lights, you can meet your needs without bothering neighbors or polluting the sky.

- 2 Aim lights down. Choose "full-cutoff shielded" fixtures that keep light from going uselessly up or sideways. Such fixtures produce minimum glare. They create a pleasant-looking environment. They increase safety because you see illuminated people, cars, and terrain, not dazzling bulbs.
 - 3 Install fixtures carefully to maximize their effectiveness on the targeted area and minimize their impact elsewhere. Proper aiming of fixtures is crucial. Most are aimed too high. Try to install them at night, when you can see where all the rays actually go.
- Properly aimed and shielded lights may cost more initially, but they save you far more in the long run. They can illuminate your target with a low-wattage bulb just as brightly as a wasteful light does with a high-wattage bulb.
- 4 Choose energy-efficient low-pressure sodium (LPS) or high-pressure sodium (HPS) lamps wherever yellowish light will do the job. Use less efficient white lights only where ideal color rendition is important.
 - 5 Where feasible, put lights on timers to turn them off each night after they are no longer needed. Put home security lights on a motion-detector switch, which turns them on only when someone enters the area; this provides a great deterrent effect!

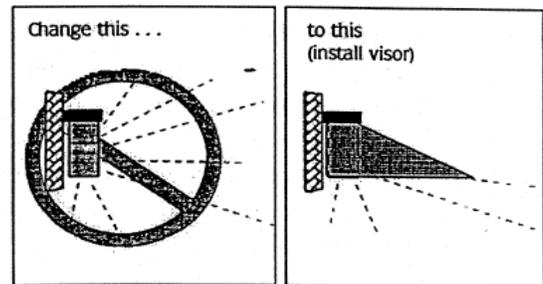
Replace bad lights with good lights.

You'll save energy and money. You'll be a good neighbor. And you'll help preserve our view of the stars.

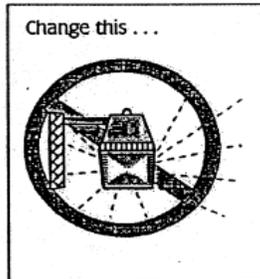
What You Can Do To Modify Existing Fixtures



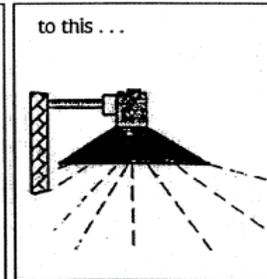
FLOOD LIGHT



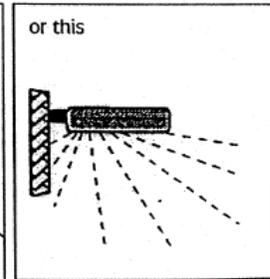
WALL PACK



YARD LIGHT



OPAQUE REFLECTOR



SHOE BOX

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We urge all individuals and groups interested in the problems of light pollution and obtrusive lighting to support the IDA and subscribe to its newsletter. IDA membership costs \$30 per year; send your check to IDA, 3225 N. First Avenue, Tucson, AZ 85719, U.S.A.



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