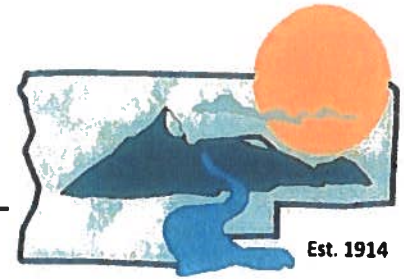


JEFFERSON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

85 S.E. "D" St. Madras, Oregon 97741 Phone: (541) 475-4462 FAX: (541) 325-5004



Planning Commission Staff Report Casefile 23-CU-01
Planning Commission Hearing Date January 25, 2024

Applicant: Doug Skidmore/Beebe Skidmore Architects
1500 SW 11th Avenue No. 2004
Portland, OR 97201

Owner: Kimberly Howard Wade
Executive Director Caldera Authorized Signer
Blue Lake Properties LLC
224 NW 13th Avenue
Portland, OR 97209

Neighbor Notice: December 27, 2023

Newspaper Notice: January 3, 2024

Request: The applicant requests approval of a conditional use permit to build a 2,022 square foot lodge on a portion of the 53.85 acre property ownership that is an existing youth camp facility.

Subject Property: 13-13-27-800.

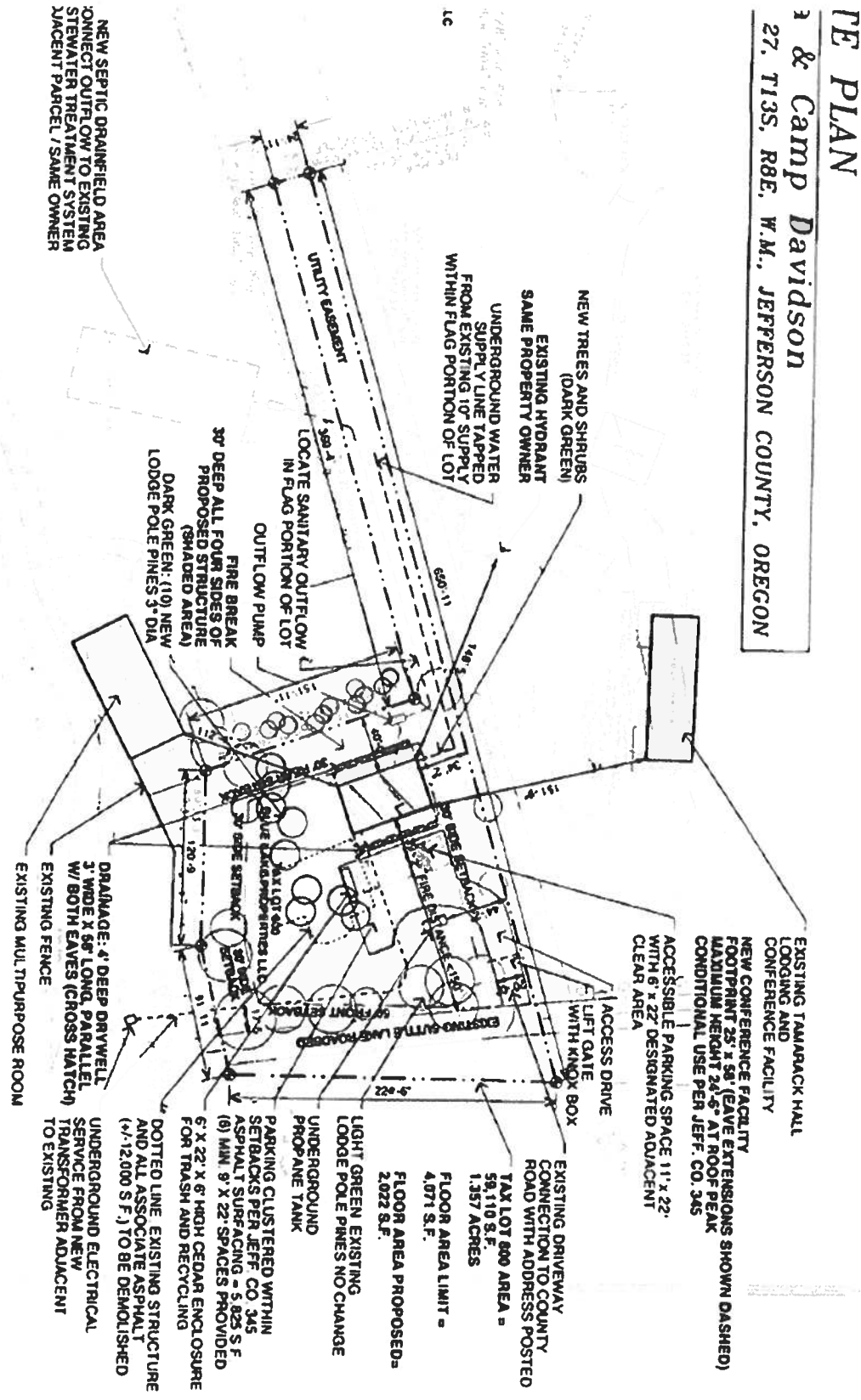
Zoning: The property is zoned Blue Lake (BL).

Lot of Record: Staff review of the assessor records finds the property was lawfully created via warranty deed on June 28, 1968 (Volume 42, Page 637).

Applicable criteria: Jefferson County Zoning Code (JCZO) 345, 405, 406, 414, 426, 602 and 903.5.

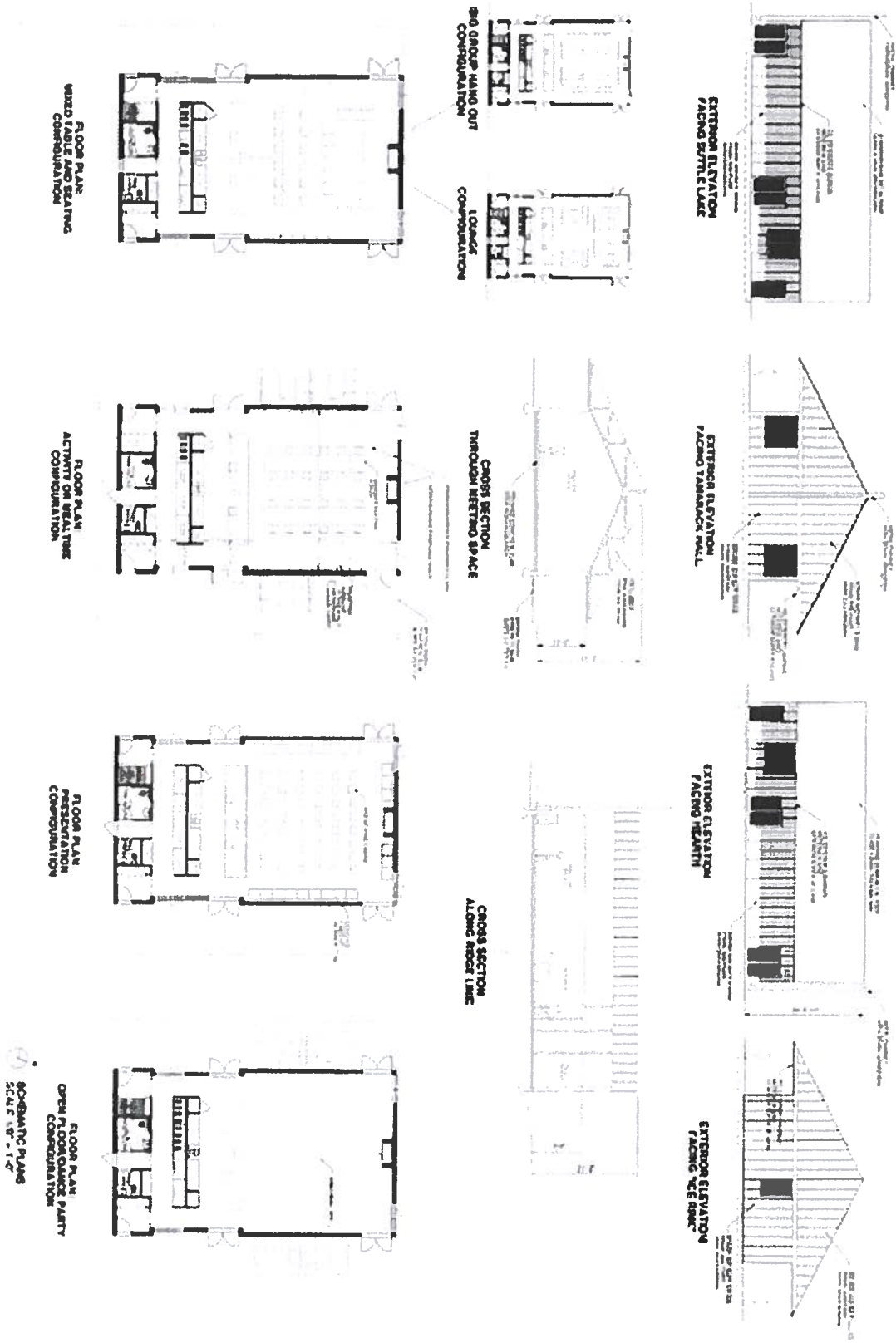
Location: The subject site lies approximately .3 miles south of Highway 20 and .3 miles east of Blue Lake in southwestern Jefferson County.

Map 3 - Close up view of the site plan.



FE PLAN
1 & Camp Davidson
 27. T13S, R8E, W.M., JEFFERSON COUNTY, OREGON

Map 4 – Proposed building plan/diagram.



Findings

Section 345 -

B. Conditional Uses.

The following uses and their accessory uses may be approved by the Planning Commission following a public hearing in accordance with the procedures in Section 903.5 if found to comply with the criteria in Section 602, the Site Plan Review standards in Section 414, and other standards in this section:

3. Lodge.

Finding 1: Staff finds that the applicant is requesting approval of a lodge which is consistent JCZO Section 345 (B.) (3.).

Section 405 – Outdoor Lighting

Purpose: The purpose of this Section is to monitor and regulate the burial of human remains on private property in Jefferson County that is not designated as a recognized formal cemetery.

Finding 2: Staff finds that this section is applicable and staff finds the design includes downward facing lighting and other items. Staff finds the criteria have been met.

Section 406 – Sign Regulations

Finding 3: Staff finds that a sign has not been proposed with this request, thus staff finds the requirements have been met.

Section 414 – Site Plan

Finding 4: Staff finds that the site plan submitted with the application is consistent with the requirements of Section 414. Staff also finds a traffic impact statement is not need due to the proposed facility not increasing the number of users, however, staff finds prior to site development permits, a drainage plan will be required to be reviewed by the Building Official.

Section 426 -

Section 426 - Fire Safety Standards

426.1 Purpose

The requirements of this Section are established to provide minimal standards for the protection of buildings from fire hazard. Compliance with these standards will assist designated rural fire protection personnel or a property owner in reducing fire suppression activities that may be required to protect dwellings and structures, and help prevent the spread of fire to surrounding lands.

426.2 Mandatory Standards

The following fire safety standards are mandatory for all new construction in the unincorporated areas of Jefferson County, unless a variance has been granted in accordance with Section 426.5. New construction includes additions to existing buildings and replacement buildings.

A. Roof Coverings

New buildings, reroofing of existing buildings, and additions to buildings that will have a roof area more than 50 percent of the existing roof area, shall have Underwriter's Laboratory rated Class A or B roofing or equivalent, or tile or metal roofing. Wood

roofing of any type, including pressure treated wood shingles or shakes, is prohibited.

B. Chimneys and Stovepipes

The openings of all chimneys and stovepipes shall be completely covered with a spark arrester which is constructed of 12 USA standard gauge wire which has openings no larger than ½ inch in size.

C. Slope

New dwellings shall be located on a slope of less than 40 percent, based on the natural grade.

D. Fire Fighting Protection

Where possible, dwellings shall be located within a fire district that provides structural fire protection. If the property is not in a fire district, the following standards shall be met:

1. The property owner shall provide evidence that they have requested that the nearest fire district either annex the property, or provide fire protection by contract if annexation is not possible. If the fire district will not provide protection, the County may require alternative fire protection measures, including one or more of the recommended standards in Section 426.3.

2. The property owner shall sign and record in the deed records for the County a Waiver of Remonstrance and Agreement binding the landowner, and the landowner's successors in interest, acknowledging that the property is in an area where no fire protection will be provided and

agreeing to hold Jefferson County harmless for any damage to life or property caused by fire.

E. Emergency Vehicle Access

Access to within 50 feet of all buildings shall be constructed to the following standards unless a variance has been granted in accordance with Section 426.5. However, existing access to a lawfully established building that does not meet these standards need not be upgraded to comply with the standards when an improvement to the building or a proposed accessory building is valued at less than \$10,000, provided that the existing access is adequate to provide ingress and egress by fire protection vehicles.

1. Access roads and driveways serving a single residence shall have a surface width of at least 12 feet. The width shall be increased to a minimum of 14 feet in curves with a centerline radius of less than 150 feet to ensure emergency vehicles remain on an all-weather surface. The area extending at least 10 feet from each side of the driveway's centerline shall be kept clear of obstructions and shall be maintained as a fuel break. Driveways more than 250 feet in length shall include turnouts at 150 foot intervals or lesser distance as needed to allow visibility. Turnouts shall be at least 10 feet in width and 50 feet in length, and shall meet the same load requirements as required by subsection (4).

2. *Access roads and driveways serving more than one residence shall have a surface width of at least 20 feet.*
3. *Commercial or industrial buildings that will have any portion of an exterior wall more than 150 feet from an existing road shall have an emergency vehicle access drive with a surface width of at least 20 feet.*
4. *A minimum clear height of at least 14½ feet shall be maintained for the entire width of the driveway.*
5. *Access shall be designed and constructed to maintain a minimum 75,000 pound load carrying capacity. If not designed by an engineer, driveways shall be constructed of a minimum of 5 compacted inches of crushed rock meeting ODOT material standards. The road shall be compacted until a loaded 10 cubic yard dump truck ceases to deflect the road.*
6. *Maximum finished grade shall be no greater than 10 percent unless approved by the fire chief. Grade shall not exceed 4 percent in turnarounds. Any portion of the access with a grade greater than 8 percent shall be surfaced with 1.5 inch class C asphalt mix, 0-11 oil mat, or four inch fiber mesh reinforced Portland cement concrete.*
7. *Curves shall have a minimum centerline radius of 55 feet, including the intersection of a driveway with a public road.*
8. *Gates shall be a minimum of 20 feet wide, and shall be of a swinging or sliding type constructed of materials that allow manual operation by one person. Electric gates shall be equipped with a Knox box purchased from the fire district.*
9. *Dead-end access roads and driveways more than 150 feet in length shall terminate in a 120-foot hammerhead, 60-foot "Y" or 96-foot diameter cul- de-sac or alternative turnaround arrangement as shown in the following diagrams. Turnarounds shall also be provided every ½ mile on dead-end access roads and driveways exceeding one mile in length. The turnaround area shall meet the same load requirements as required by subsection (4).*

F. Address Signs

An address sign shall be posted at the point where a driveway leaves a road, in such a manner as to be visible to vehicles approaching from both directions. A directional address sign must also be posted at the junction where an individual driveway leaves a shared driveway. Address signs shall contain white, reflective numbers at least 3 inches in height on a green background.

G. Fuel Breaks

Irrigated agricultural land and properties that are inside an Urban Growth Boundary are exempt from the fuel break requirements, but must comply with all other fire safety standards. Fuel breaks shall not be developed within riparian protection areas required by Section 419.1. In all other areas, fuel breaks are required that meet the following

standards, unless a variance has been granted in accordance with Section 426.5:

1. A primary fuel break shall be developed and maintained around all buildings. The fuel break shall be at least 30 feet wide, or to the property

line, whichever is the shortest distance. The fuel break shall be measured from the furthest extension of the structure, including attached carports, the outside edge of a deck, and the edge of roof eaves. The goal within the primary fuel break is to remove fuels that will produce flame lengths in excess of one foot. Brush, downed limbs and other dead plant material must be removed. The primary fuel break should contain primarily non-flammable ground cover such as asphalt, concrete, rock, brick, bare soil, green grass, or succulent ground cover. Combustible ground cover or plant materials, such as bark mulch or accumulated leaves and needles, are prohibited within twelve inches of buildings. Herbaceous plants such as groundcovers, bedding plants, bulbs and perennial flowers are permitted provided they are kept green during the fire season. Dry grass is allowed if kept less than four inches in height. Isolated groupings of deciduous ornamental shrubbery and trees, native trees or other low plants (less than 24 inches) are allowed when maintained in a green condition free of dead plant material and ladder fuels, and provided they are arranged and maintained in such a way that minimizes the possibility a fire can spread to adjacent vegetation. Healthy trees are permitted, provided they are pruned to remove branches that are dead or that are less than 10 vertical feet above the ground. A 15-foot clearance between tree limbs and stovepipes or chimney outlets must be maintained. No branches may overhang within 25 vertical feet of a roof. Areas under decks shall be kept free of firewood, stored flammable materials, leaves and needles.

2. A fuel break shall be developed and maintained immediately adjacent to any driveway that is more than 150 feet in length. The fuel break shall extend at least ten feet from each side of the centerline of the driveway, or to the property line, whichever is the shortest distance. A minimum clear height of at least 14½ feet shall be maintained for the entire width of the driveway and fuel break. The driveway fuel break shall meet the same requirements as outlined in subsection (1) for ground cover and limbing of trees.

H. Storage of Flammable Materials

The area under decks and stairways shall be kept free of flammable material, including leaves and needles. Firewood and lumber piles shall be kept at least 20 feet away from buildings from April 1 through November 1, unless kept within a fully enclosed building.

426.3 Recommended Standards

The following fire safety standards are recommended in all areas that are susceptible to a wildfire, and one or more of the standards may be required in areas with a high wildfire hazard when a fire district will not provide structural fire protection:

A. All permanent openings into and under the structure, including the area under decks, shall be completely covered with noncombustible, corrosion-resistant, mesh screening material which has openings no greater than ¼ inch in size.

- B. Eaves shall be boxed in.*
- C. Fire resistant building materials such as stucco or fiber-cement siding shall be used.*
- D. An automatic fire sprinkler system shall be installed.*
- E. Onsite firefighting equipment and water storage shall be provided. The water supply shall contain at least 4,000 gallons at all times. Road access to within 15 feet of the water source shall be provided for fire apparatus, with a turnaround adequate to accommodate the firefighting equipment. Permanent signs shall be posted along the access route to show the location of the emergency water source. If providing road access to the water source is not feasible, the water source shall be equipped with a minimum 2 ½ inch dry standpipe assembly equipped with NST (National Standard Thread) fittings to enable fire equipment to draught water.*
- F. A minimum 20 foot secondary fuel break shall be created around buildings. The secondary fuel break shall extend in all directions around the primary fuel break required by Section 426.2(G). An additional 50 feet, for a total of 100 feet of fuel break, shall be created when the slope around a dwelling exceeds 20 percent. This additional 50 feet is required downhill and to each side of the dwelling, but is not required uphill of the dwelling. The goal of the secondary fuel break is to reduce fuels so that the overall intensity of a wildfire will be lessened and the likelihood of crown fires and crowning is reduced. Healthy trees are permitted, provided they are pruned to remove branches that are dead or that are less than 10 vertical feet above the ground. Small trees and shrubs growing underneath larger trees must be removed or pruned to less than 1/3 the height of the lowest branch of the larger trees. Understory vegetation may include lawns or groundcover maintained at less than 12 inches in height, and low shrubs arranged in a manner so that fire cannot spread between plantings or into trees. Brush and dead plant material must be removed.*
- G. Open fires and use of burn barrels shall not occur unless in compliance with Jefferson County fire District standards.*
- H. LPG tanks shall be placed according to state Fire Marshall standards.*

426.4 Timing of Compliance with Standards

- A. Compliance with the standards in subsections 426.2 (A) through (D) will be verified at the time of application for a building permit. Building permits will not be issued unless the building plans clearly show that the standards will be met.*
- B. The standards in subsections 426.2 (E) through (G) must be met at or prior to beginning framing of the building, or prior to placement of a manufactured home.*

No building inspections other than for the forms and foundation will be approved until the standards are met.

- C. If the proposal is for an agricultural building or equine facility that is exempt from*

obtaining building permits, the applicant shall provide evidence that all standards are met at the time of application for the exemption. The exemption will not be approved until the standards are met.

Finding 5: Staff finds compliance with the standards in subsections 426.2 (A) through (D) will be verified at the time of application for a building permit. Staff also finds the standards in subsections 426.2 (E) through (G) must be met at or prior to beginning framing of the building, or prior to placement of a manufactured home and no building inspections other than for the forms and foundation will be approved until the standards are met.

Section 602 – Approval Criteria

Conditional use applications must show compliance with approval criteria of the underlying zone and this Section. The burden of proof is on the applicant to submit sufficient information to demonstrate that the application complies with the approval criteria. For instance, a traffic impact study in accordance with Section 421 may be needed to show compliance with criterion (D). An applicant may demonstrate that the approval criteria will be satisfied through the imposition of clear and objective conditions of approval, in accordance with Section 603. The following criteria must be met:

A. The proposal is consistent with all applicable standards and criteria of the Zoning Ordinance;

Finding 6: Staff finds that the application is in compliance with the underlying zone and a traffic impact study shall not be required.

B. Taking into account location, size, design and operating characteristics, the proposal will have a minimal adverse impact on the (a) livability, (b) value, and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright. In cases where there is a finding of overriding public interest, this criterion may be deemed met when any adverse impact resulting from the use will be mitigated or offset to the maximum extent practicable;

Finding 7: Staff finds that when taking into account location, size, design and operating characteristics, the proposal will have minimal adverse impact on the livability, value, and appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.

C. Adequate facilities and services are available or can be made available to serve the proposed use, including, but not limited to, water supply, sewage disposal, electric power, law enforcement service and fire protection;

Finding 8: Staff finds that adequate facilities and services are available or can be made available to serve the proposed use, including, but not limited to, water supply, sewage disposal, electric power, law enforcement service and fire protection.

D. *The development will not result in traffic volumes that will reduce the performance standard of a transportation facility below the minimum acceptable level identified in the applicable Transportation System Plan and will comply with all applicable standards in Section 12.18 of the Jefferson County Code or applicable city standards if located within an urban growth boundary. This criterion may be met through a condition of approval requiring improvements to the transportation facility.*

Finding 9: Staff finds that the site is not within an urban growth boundary. Staff also finds that there will be a net gain of zero in terms of average daily trips, due to the fact that the facility services are already held a youth facility and the project does not increase the number of visitors to the location.

E. *The parcel where the use will be located is of sufficient size to accommodate buildings, required setbacks, off-street parking, and other features deemed necessary by the Planning Commission; and*

Finding 10: Staff finds that the site plan shows that the proposed building has other buildings, uses or landscape on all sides providing an appropriate location that meets the criterion listed in (E.) above.

F. *The parcel where the use will be located is in appropriate geographic relationship to the area that will be served.*

Finding 11: Staff finds that the proposed building location positions is in close proximity to the users making it geographically appropriate location in relation to the facility.

903.5 Planning Commission Review

A. *The Planning Commission shall have primary review authority for the following application types:*

1. *Conditional uses*

Finding 12: Staff finds that as shown above in JCZO Section 903.5, the Planning Commission has the primary authority to review this application.

CONCLUSION: Based on this staff report, the applicant's burden of proof, application, exhibits and mapping found in County file 23-CU-01, staff finds the application for a conditional use permit to allow a lodge on the youth facility property, appears to comply with the County Blue Lake Zoning Ordinance criteria.

RECOMMENDATION: Based on the above staff findings, and the applicant's ability to comply with conditions of approval, it appears that the proposal complies with applicable criteria and standards of the Zoning Ordinance.

Staff recommends approval with the following **conditions of approval:**

1. As a condition of approval, the staff finds that a the setback requirements of 50' for from a front property line and 30' from side property lines shall be a condition of approval.
2. It shall be a condition of approval that the applicant provide the Building Official a drainage plan for review prior to obtaining building permits.

3. This approval will be void four years from the date of the final decision if the development action is not initiated in that period. An extension of up to 12 months may be granted if the applicant submits a written request prior to the expiration of the approval period stating reasons that prevented him from beginning or continuing development, and the county determines that the applicant was unable to begin or continue development for reasons for which the applicant was not responsible.

Potential Planning Commission Actions:

- 1.) Make a motion to approve the proposed lodge.
- 2.) Make a motion to not approve the proposed lodge.

Respectfully submitted,

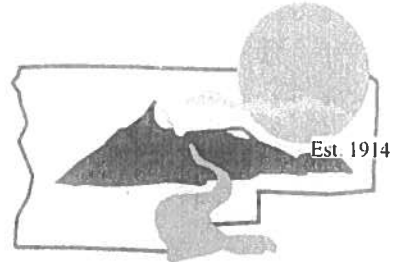


Phil Stenbeck, CFM
Jefferson County Planning Manager

JEFFERSON COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

85 S.E. "D" St • Madras, Oregon 97741 • Ph: (541) 475-4462 • FAX: (541) 325-5004



For office use only

DEVELOPMENT APPLICATION

Casefile Number: 23 - CU - 01
 Accela Number: 451-23-000195PLNG
 Zoning District: BL
 Date Submitted: 11/20/23
 Date Fee Paid: 11/21/23 Recpt # 2698

Applicant:

(if owner, write "Same As Owner")

Name: Doug Skidmore/Beebe Skidmore Architects

Address: 1500 SW 11th Ave no 2004
Portland OR 97201

Phone: (503) 621 8387

Fax: ()

Email: doug@beebeskidmore.com

Agent/Representative:

Name: _____

Firm: _____

Address: _____

Phone: ()

Fax: ()

email: _____

Owner(s): (attach additional sheets if necessary)

Name: Kimberly Howard Wade,
Executive Director Caldera

Address: Authorized Signer
Blue Lake Properties LLC
224 NW 13th Ave
Portland OR 97209

Phone: (503) 937 3063

Fax: ()

Email: kimberly.howard.wade@calderaarts.org

Other: (specify, i.e., engineer, surveyor)

Name: _____

Address: _____

Phone: ()

Fax: ()

email: _____

List the Map and Tax Lots involved in this application:

Assessor Map:	Tax Lot No.:	Size:	Zone:	Tax Acct:
<u>13.8.27</u>	<u>800</u>	<u>1.35 AC</u>	<u>BLUE LAKE</u>	<u>8206</u>

List any other contiguous tax lots under identical ownership:

<u>13.8.27</u>	<u>700</u>	<u>5 AC</u>	<u>BLUE LAKE</u>	<u>8205</u>
<u>13.8.27</u>	<u>900</u>	<u>47.5 AC</u>	<u>BLUE LAKE</u>	<u>8133</u>

Is the parcel(s) in Farm/Forest tax deferment? NO Parent Parcel creation date: _____

Did the parcel(s) receive a M37/M49 approval? NO If yes, State Claim No. _____

Site Address: 31041 SW SUTTLE LAKE ROAD, CAMP SHERMAN/BLUE LAKE OR 97730

Existing Use of Site: RESTAURANT UNTIL APPROXIMATELY 1998, OUT OF SERVICE.

Description of Proposal: DEMOLISH EXISTING ABANDONED STRUCTURE AND CONSTRUCT A 2,022 S.F. CONFERENCE FACILITY TO BE USED BY CALDERA ARTS, OPERATOR OF EXISTING YOUTH CAMP FACILITIES ON THE ADJACENT PARCELS, ALL OWNED BY BLUE LAKE PROPERTIES LLC

APPLICATION SUBMITTAL REQUIREMENTS:

Your application should include the following:

1. Completed application form
2. Any supplemental information needed to show that the application complies with all approval criteria and standards.
3. Site plan drawn to scale showing property boundaries, location of all existing and proposed buildings, septic system and repair area, well, utilities and driveway (see example).
4. A copy of the most recent deed or other instrument of conveyance.
5. A copy of the tax lot deed record card for each tax lot (available from County Assessor).
6. A copy of the original or first recorded deed according to the tax lot deed record card (available from the County Clerk).
7. Signed authorization from *all* owners of record.
8. Application fee.

We, the undersigned, hereby authorize the filing of this application and certify that the information contained herein is complete and true to the best of our knowledge. This also authorizes the designated Applicant and/or Agent/Representative (if applicable) to act on behalf of the property owner for the purposes of submitting this application. Further, this also authorizes Jefferson County to serve the undersigned, applicant and/or Agent/Representative in an electronic format per OAR 660-010-0025 if this matter requires such service.

DSK NOV 15 2023
Applicant Date
800

Print Name: DOUG SKIDMORE

Agent/Representative Date

Print Name: _____

KH NOV 15 2023
Owner Date

Print Name: KIMBERLY HOWARD WADE
C/O BLUE LAKE PROPERTIES LLC

Owner Date

Print Name: _____

**CALDERA ALPINE REDEVELOPMENT
COMPLIANCE WITH JEFFERSON COUNTY ZONING ORDINANCE**

SECTION 345 BLUE LAKE ZONE

SECTION A

ADMINISTRATIVE USES *N/A, NONE PROPOSED.*

SECTION B

CONDITIONAL USES *CONFERENCE FACILITY PROPOSED, A LISTED USE.*

SECTION C

DEVELOPMENT STANDARDS

- 1) *N/A, ADJACENT LAND NOT ZONED FOREST MANAGEMENT.*
- 2) *NO CHANGE TO PRACTICES ON SURROUNDING LANDS.*
- 3) *ADEQUATE PRIVATE WATER AND SEWAGE DISPOSAL SYSTEMS ARE PRESENT/
PROVIDED. ELECTRICAL CONNECTION TO BE PROVIDED. EXISTING ROAD ACCESS TO BE
REDEVELOPED/IMPROVED. FIRE PROTECTION PROVIDED WITH EXISTING ADJACENT
HYDRANT COMBINED WITH DISTANCE LESS THAN 150' FROM EXISTING COUNTY ROAD.*
- 4) *EXISTING VEGETATION TO BE RETAINED.*
- 5) *MAXIMUM FLOOR AREA PERMITTED ON THE PARCEL IS 4,071 S.F. AND PROPOSED
STRUCTURE IS 2,022 S.F.*
- 6) *MORE THAN 50% OF THE PARCEL IS RETAINED AS OPEN SPACE.*
- 7) *PROPOSED PARKING SPACES ARE CLUSTERED AND ARE NOT LOCATED IN THE
SETBACK AREAS.*
- 8) *N/A, NO FENCING IS PROPOSED.*
- 9) *N/A, NO SIGNAGE IS PROPOSED.*

SECTION D

MINIMUM LOT SIZE *N/A, EXISTING LOT, NOT A SUBDIVISION.*

SECTION E

SETBACK REQUIREMENTS *SETBACKS FOR "OTHER STRUCTURES" ARE INDICATED.*

SECTION F

RIPARIAN PROTECTIONS *N/A, STRUCTURE IS MORE THAN 75' FROM WATER BODY.*

SECTION G

BUILDING HEIGHT *HEIGHT DOES NOT EXCEED 40' ("OTHER STRUCTURES").*

SECTION H

BUILDING APPEARANCE

EXTERIOR WALLS, ROOF AND TRIM TO BE FINISHED IN MATTE EARTH/FOREST COLORS. ROOF: DARK GRAY. WALLS: DARK GRAY-BROWN. WINDOWS: BLACK. TRIM: DARK GRAY-BROWN.

ROOF PITCH WILL EXCEED 3:12 MINIMUM REQUIRED.

SECTION I

FIRE SAFETY MANDATORY STANDARDS FROM SECTION 426

A. ROOF COVERING: ROOF TO BE METAL CLASS A.

B. CHIMNEY SHALL INCORPORATE MIN. 12 GA. SPARK ARRESTOR WITH OPENINGS LESS THAN 1/2".

C. N/A NO DWELLINGS PROPOSED

D. SITE IS LOCATED WITHIN CAMP SHERMAN FIRE DISTRICT. SITE IS SERVED BY EXISTING WATER RESERVOIR FOR YOUTH CAMP FIRE PROTECTION.

E. ASPHALT DRIVEWAY SHALL HAVE A MINIMUM CLEAR WIDTH OF 20' WITH LEVEL GRADE (LESS THAN 4% SLOPE) AND 75,000 LBS. CAPACITY. PROPOSED STRUCTURE IS LOCATED LESS THAN 150' FROM EXISTING COUNTY ROAD: NO DESIGNATED EMERGENCY VEHICLE DRIVE REQUIRED. ENTRY GATE SHALL BE SLIDING TYPE WITH FIRE DISTRICT-PROVIDED KNOX BOX.

F. COMPLAINT ADDRESS SIGN TO BE PROVIDED.

G. 30' FUEL BREAK PROVIDED ALL FOUR SIDES OF PROPOSED STRUCTURE.

SECTION J

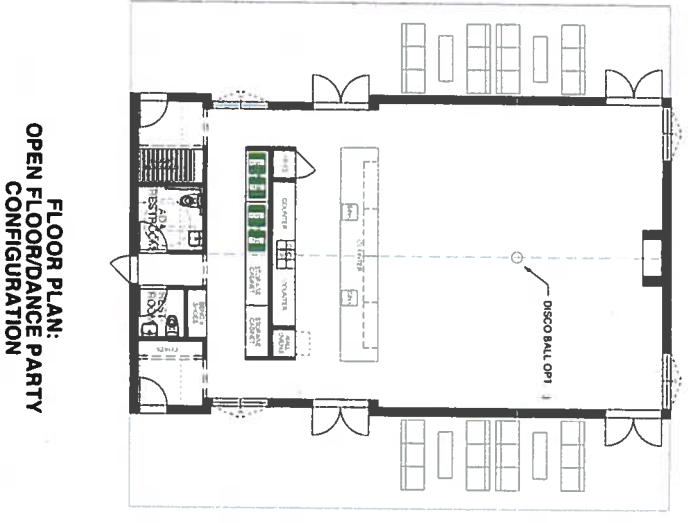
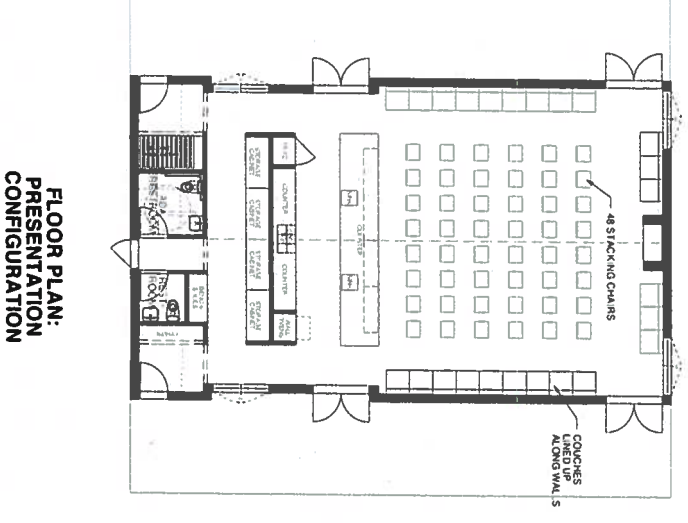
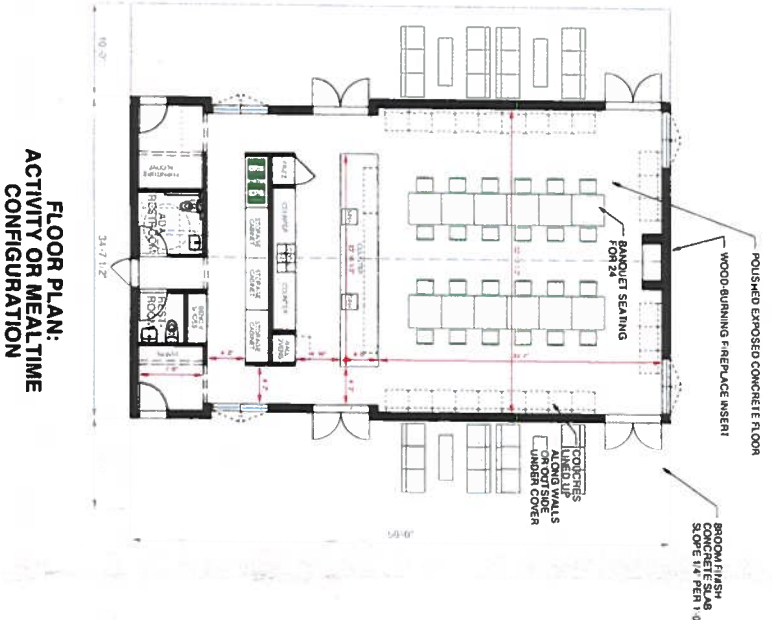
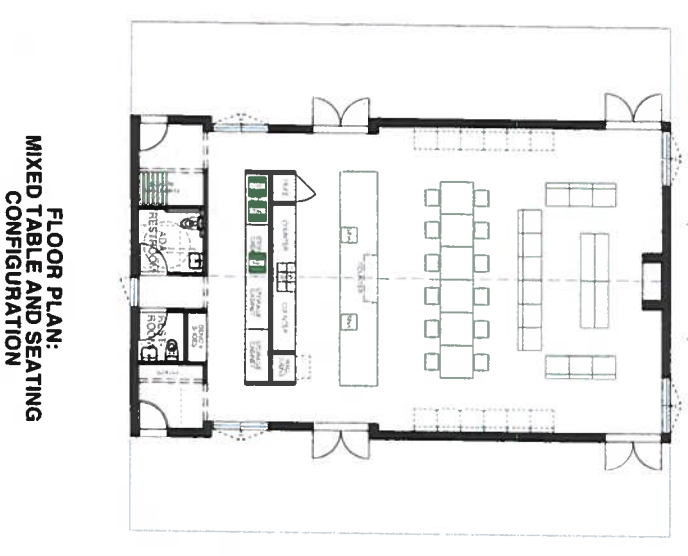
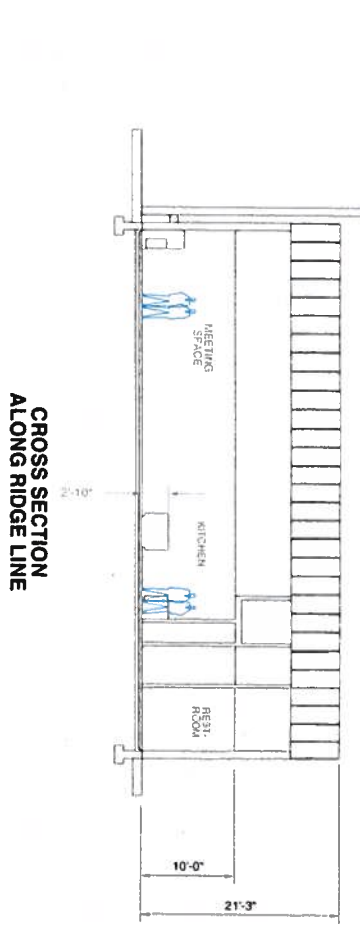
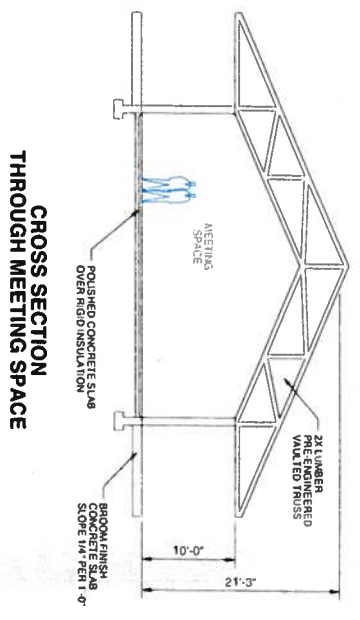
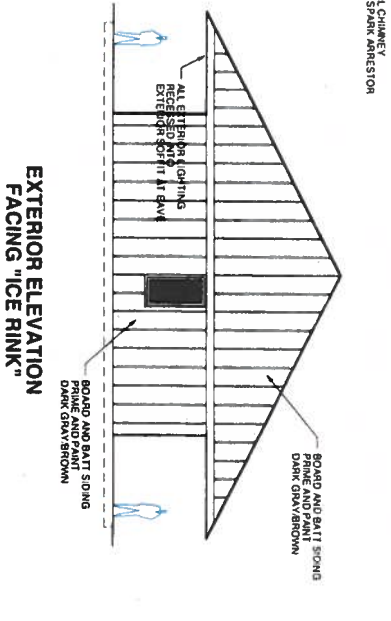
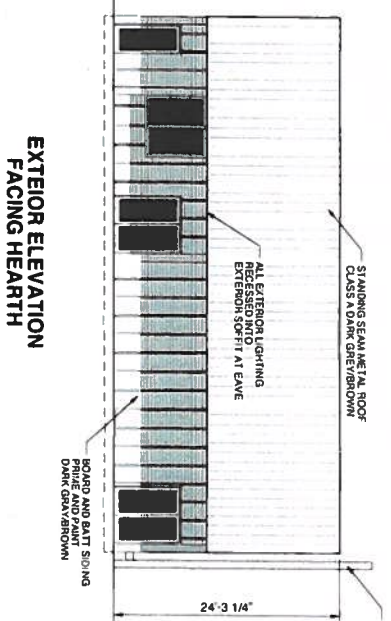
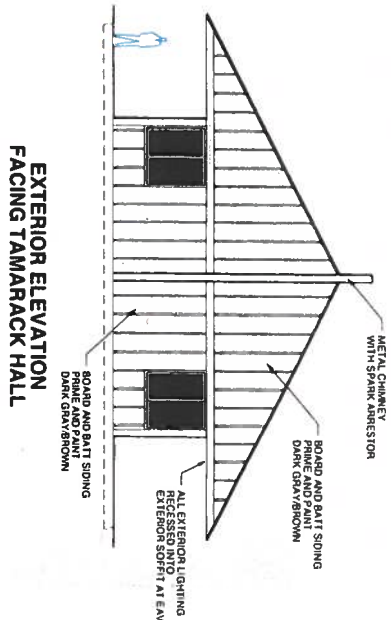
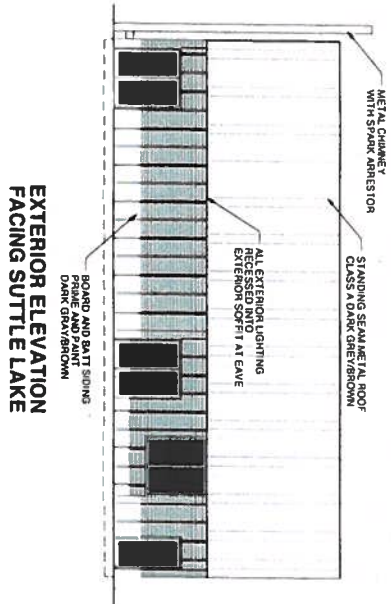
OUTDOOR LIGHTING FROM SECTION 405

OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL BE DOWNWARD DIRECTED, SHIELDED, DARK-SKIES COMPLIANT, MOUNTED BELOW THE HEIGHT LIMIT AND NOT VISIBLE FROM PROPERTY LINE OR BEYOND.

SECTION K

USES NOT PERMITTED

NO NON-PERMITTED USES ARE PROPOSED.

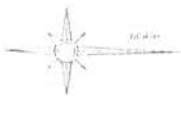
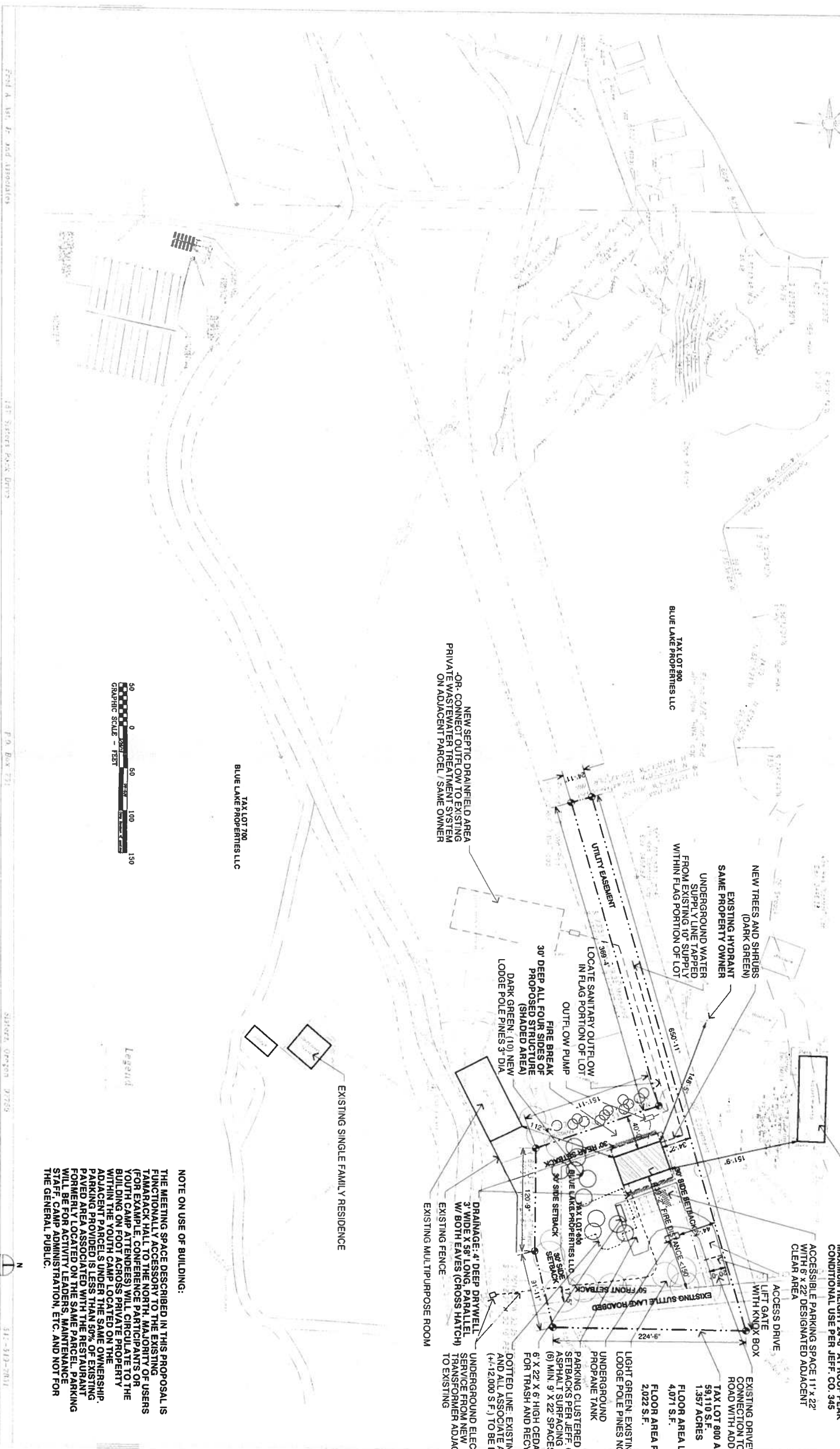


SCHEMATIC PLANS
SCALE 1/8" = 1'-0"

SITE PLAN

Camp Caldera & Camp Davidson

SITUATED IN THE WEST HALF OF SECTION 27, T13S, R8E, W.M., JEFFERSON COUNTY, OREGON



NOTE ON USE OF BUILDING:

THE MEETING SPACE DESCRIBED IN THIS PROPOSAL IS FUNCTIONALLY ACCESSORY TO THE EXISTING TAMARACK HALL TO THE NORTH. THE MAJORITY OF USERS (FOR EXAMPLE, CONFERENCE PARTICIPANTS OR YOUTH CAMP ATTENDEES) WILL CIRCULATE TO THE BUILDING ON FOOT ACROSS PRIVATE PROPERTY WITHIN THE YOUTH CAMP LOCATED ON THE ADJACENT PARCELS UNDER THE SAME OWNERSHIP. PARKING PROVIDED IS LESS THAN 50% OF EXISTING PAVED AREA ASSOCIATED WITH THE RESTAURANT FORMERLY LOCATED ON THE SAME PARCEL. PARKING WILL BE FOR ACTIVITY LEADERS, MAINTENANCE STAFF, CAMP ADMINISTRATION, ETC. AND NOT FOR THE GENERAL PUBLIC.

TENTATIVE SITE PLAN
SCALE 1:600

Prof. A. W. H. and Associates

1875 Stevens Park Drive

P.O. Box 721

Stevens, Oregon 97729

312-313-7811

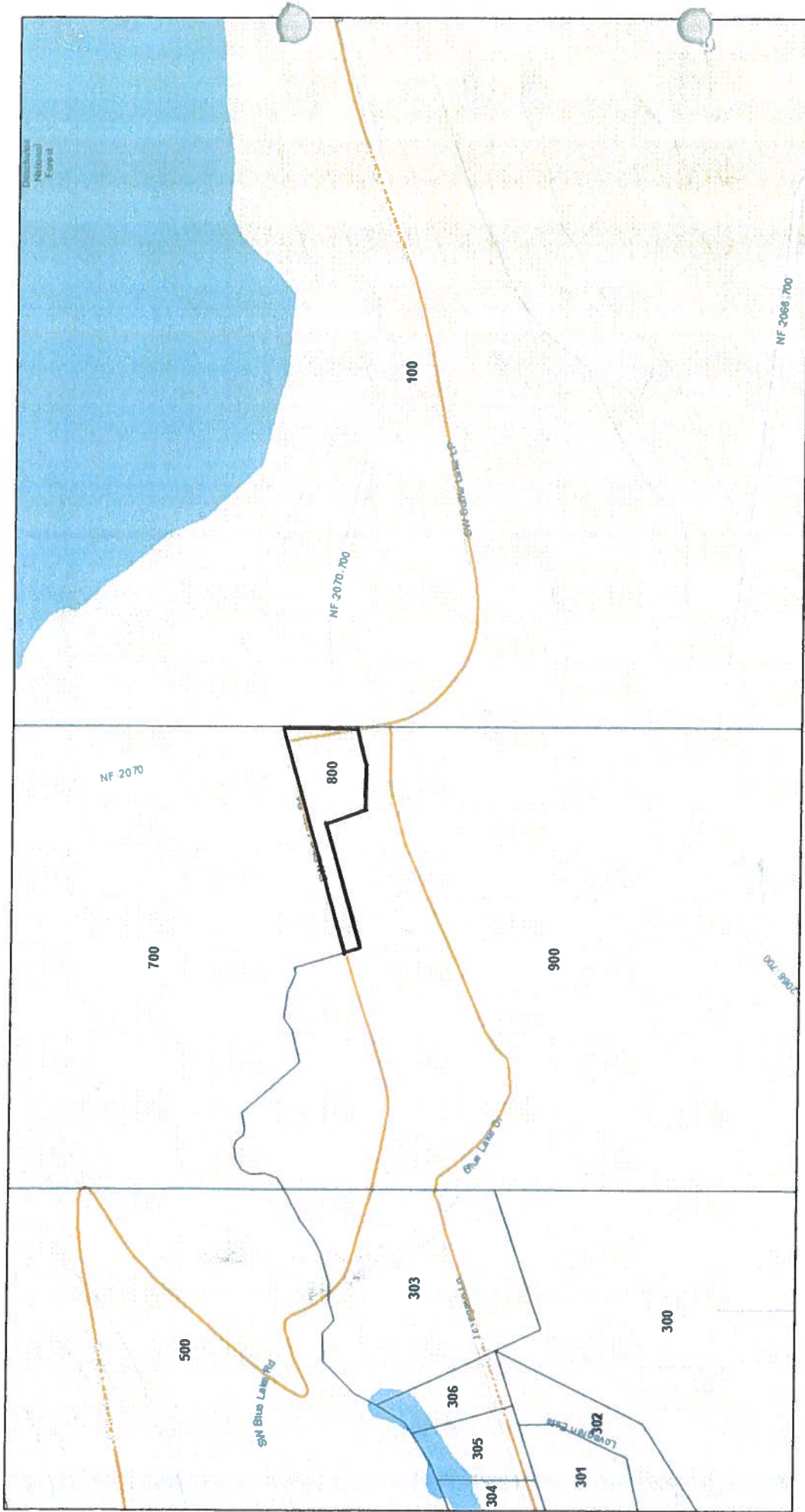
Alpino Redevelopment - Caldera
31041 Soutto Lake Road
Jefferson County OR 97158

1500 SW 15th Avenue
PO Box
Portland Oregon
97201
www.skidmore.com



A1.0

Jefferson County Map



11/20/2023, 9:56:13 AM

- Taxlot
- Road
- County Boundary
- Streets
- Railroads
- Highway

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

ACT #	MAP #
8126	1308270000100
8129	1308270000200
8130	1308270000300
8201	1308270000301
8202	1308270000302
12682	1308270000303
12033	1308270000304
12117	1308270000305
12118	1308270000306
8203	1308270000400
8131	1308270000500
8132	1308270000700
8206	1308270000800
8133	1308270000900

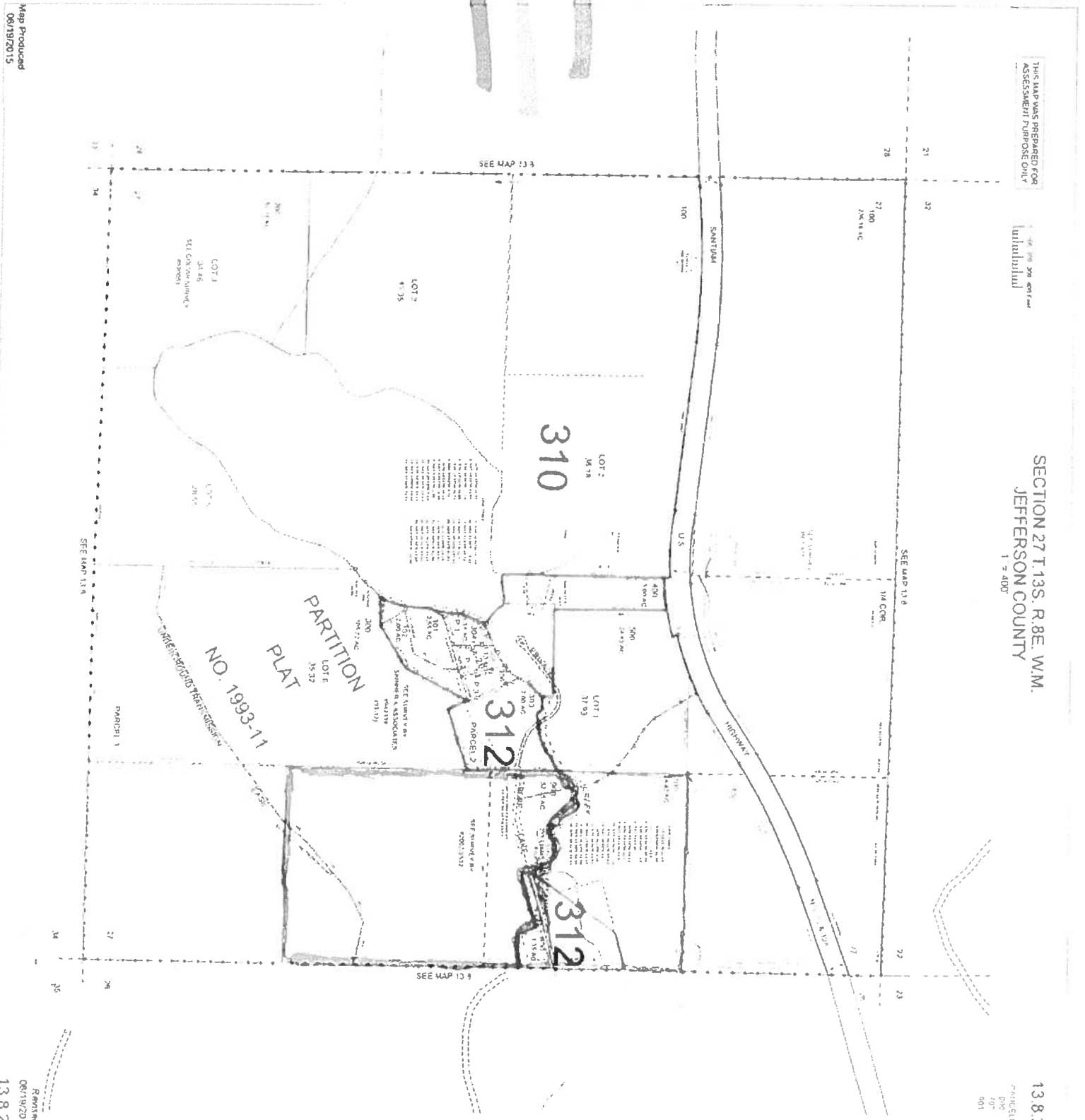
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

SECTION 27 T. 13S. R. 8E. W.M.
JEFFERSON COUNTY
1" = 400'

13.8.27
REVISED
DPO
7/2
901

700
800
900



Map Produced
08/19/2015

REVISED
DPO
7/2
901

SET P

N88°22'23"E

1311.92

700
24.42 AC.

- LINE TABLE
- 1 S57°12'45"W 46.43'
 - 2 S20°52'50"W 36.29'
 - 3 S02°12'20"E 42.01'
 - 4 S26°35'48"W 28.89'
 - 5 S59°34'08"W 31.87'
 - 6 S32°34'43"W 37.5'
 - 7 N70°02'32"W 18.92'
 - 8 N36°54'28"W 24.23'
 - 9 N77°29'16"W 14.9'
 - 10 S82°46'34"W 21.19'
 - 11 S78°26'48"E 29.43'
 - 12 N41°30'07"E 58'
 - 13 N75°26'42"E 8.15'
 - 14 S75°39'28"E 89.53'
 - 15 S56°13'01"E 41.85'
 - 16 N82°15'21"E 74.79'
 - 17 N65°43'30"E 54.98'
 - 18 N79°08'44"E 18.91'

CREEK

900
52.25 AC.

SEE SURVEY BY HICKMAN
WILLIAMS & ASSOC
#20010896

312

800
1.35 AC.

BLUE LAKE

50 ROADWAY EASEMENT
AS PER BK 40 PG 60-61

2

EL 2

SEE SURVEY BY
#2002-2532

SEE MAP 138

3

2528 42 MIL CALC

260
CENTRAL ELECTRIC CO-OP DIV-18 868

EASE.

700
300
900

