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Comments of Gold Creek Ranch on CU 24-09

Nolan Smith <nsmith@carollolegal.com>

Wed, Apr 17, 2024 at 5:18 PM

To: "mulder.sidney@co.polk.or.us" <mulder.sidney@co.polk.or.us>

Good evening, Ms. Mulder:

Attached are the preliminary comments of Gold Creek Ranch on Sulamita Recreational Center, LLC's application for a conditional use permit to establish a youth camp at 7425 Gold Creek Rd. Please include me in further communications and updates concerning this conditional use permit application.

Thank you.

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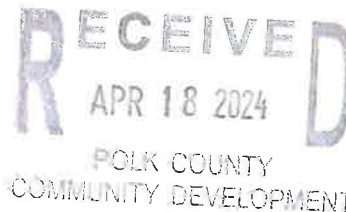
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April 17, 2024

Sidney Mulder, Planning Manager
Polk County Planning Division
850 Main Street
Dallas, OR 97338



**RE: Preliminary Comments of Gold Creek Ranch on Sulamita Recreation Center
Application for Conditional Use to Establish a Youth Camp.**

On behalf of the Gold Creek Ranch please accept the following preliminary comments on Sulamita Recreation Center's application for a conditional use to establish a youth camp at 7425 Gold Creek Road, Willamina, Oregon, 97396.

BACKGROUND

The Sulamita Recreational Center, LLC's¹ ("Sulamita") proposal to establish a massive "youth camp" at 7425 Gold Creek Road ("Sulamita property"), deforesting the property, stripping it of all current and future ecological benefits, devaluing neighboring properties, and interrupting the quality of life along Gold Creek Road, to the great detriment of neighboring landowners and persons who recreate on or around Gold Creek Road, violates governing land use and environmental laws. Sulamita's past, and ongoing, disregard for Oregon's water, timber, and environmental laws, as well as Polk County's land use ordinances, demonstrates the ecological, economical, and legal disaster that Sulamita's proposed conditional use would create.² For these reasons Gold Creek Ranch strongly opposes Sulamita's conditional use permit application ("application"), and urges Polk County to deny this application.

The Gold Creek Ranch is a commercial agricultural operation owned by Ronald and Barbara Smith (the "Smith Family") located adjacent to the Sulamita property.³ The Smith Family, along with Idyl Wild Farms—a dairy formerly located in West Linn, Oregon—together purchased Gold Creek Ranch in 1987. Until 1998, Gold Creek Ranch was used to raise dairy heifers for Idyl Wild Farms, and also grew hay, silage, and oats. In 2000 Idyl Wild Farms was moved, and Gold Creek Ranch transitioned to a commercial beef cattle and hay operation. Since that time, Gold Creek Ranch has, on average, maintained a herd of 40 pair of mother cows and calves, 4-5 feeder steers, 4-5 replacement breeding heifers, and 2 breeding bulls. Gold Creek Ranch also produces, on average, 250 tons of grass hay and round bale silage, supported by Gold Creek Ranch's

¹ Among other errors, the applicant's name listed on its application appears to be in error.

² Sulamita's proposed youth camp, the subject of their conditional use permit application, is hereafter also described as the "proposed action."

³ Gold Creek Ranch and the Sulamita property are separated only by Gold Creek Road. Gold Creek Ranch is located directly to the east of the Sulamita property.

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certificated water rights on the Yamhill River.⁴ Prior to 1987, Gold Creek Ranch was used for various commercial agriculture uses. It has been used for a commercial swine operation, a feed store was once operated out of one of the livestock buildings, and former owners of Gold Creek Ranch also raised cattle and produced hay. Gold Creek Ranch also contains merchantable timber, which is harvested at maturity.

The Gold Creek Ranch also supports deer and wintering Roosevelt Elk. The elk herds which utilize Gold Creek Ranch and the adjoining properties, including the Sulamita property, travel significant distances to winter along Gold Creek Road. An elk herd which summers near Condenser Peak, Warnicke Creek, and Four Cabin Corner travels to the agricultural lands along Gold Creek Road each fall and winter, spending the winter and early spring months grazing in fields and pastures. The Smith Family has intimate knowledge of this elk herd and its movements. The elk typically split their time between Gold Creek Ranch and the Sulamita property, frequenting both properties.

Since the Smith Family has owned Gold Creek Ranch, the Sulamita property has always been used for farm and timber uses.⁵ A single dwelling has housed multiple different families, and Gold Creek Ranch, as well as other adjacent landowners, have always resided in harmony with this parcel.

It came as a significant shock to the Smith Family, and other neighboring landowners, when, in 2022, a parade of excavators, bulldozers, dump trucks, and more began scalping the Sulamita property. Quickly all vegetation and stumps were removed from the recently-logged hillside within the property. It further appeared that wetland vegetation around "Suttner Reservoir" was removed, and fill dirt from the hillside was moved over the top of any wetland vegetation and adjacent to Gold Creek. New roads were quickly established across the property, and gravel pads were created throughout. This excavation could easily be heard and seen from Gold Creek Ranch, as well as from other adjacent properties. The heavy spring and early-summer rains caused sediment runoffs from the recently-scalped lands, which was thereafter deposited in Gold Creek. Stream flows also appeared to increase, as vegetation no longer mitigated runoff from the Sulamita property. Throughout this process the Smith Family was extremely concerned that the Sulamita Recreation Center was out of compliance with various laws and regulations, including Department of State Land regulations concerning the removal and fill of wetlands, Oregon Water Resources Department regulations regarding the use of, and injury to, water rights, Oregon Department of Forestry regulations concerning replanting, erosion, slash burning, and sediment runoff, Oregon Department of Environmental Quality regulations regarding water quality, including stream turbidity, Polk County Planning Regulations, and more. Because of these concerns Gold Creek Ranch has attempted to engage Polk County regarding any potential land use applications submitted by Sulamita Recreation Center.

⁴ Gold Creek Ranch has also commercially raised and sold meat goats, dairy goats, meat chickens, and breeding pigs at varying times since 1987.

⁵ A water right, Cert. 39458, also exists within 7425 Gold Creek Road for the purposes of "fish culture."

Upon review of Sulamita Recreation Center's most-recent conditional use permit application, Gold Creek Ranch has identified significant errors and shortcomings with the proposed action, and the application itself. Among other things, the proposed youth camp is not compatible with the requirements of OAR 660-006-0031 and other statewide and County planning goals, the application misrepresents the surrounding agricultural and forestry uses, the application disregards existing wildlife uses and impacts, proposes uses incompatible with existing water rights, and more.⁶

Gold Creek Ranch is gravely concerned about the proposed youth camp, and the disregard that Sulamita Recreation Center has shown for the property and neighboring landowners. The proposed youth camp will have a significant negative financial impact on Gold Creek Ranch, will detract from the use and enjoyment of Gold Creek Road, will cause immense damage to big game habitat, and overall violates the laws and regulations of the state of Oregon and Polk County. Therefore, for reasons herein described, Gold Creek Ranch urges that the Sulamita Recreation Center application for a conditional use be denied at this stage.

COMMENTS

The Sulamita Recreation Center's application for a conditional use permit is fatally flawed, and the proposal itself violates governing law. Therefore, Gold Creek Ranch urges the County deny the permit.

1. Legal Standards.

Polk County's approval of any conditional use permit must be supported by substantial evidence in the record. *See 1000 Friends of Oregon v. Marion Cnty.*, 116 Or. App. 584, 588, 842 P.2d 441, 444 (1992); *Yamhill Cnty. v. Ludwick*, 294 Or. 778, 786, 663 P.2d 398, 402 (1983) (holding that LUBA correctly ruled that the county's determination was not supported by substantial evidence). The applicant for a conditional use permit has the burden of demonstrating that the permit is lawful and meets the needs recognized by the zoning ordinance. *See Kristensen v. City of Eugene Plan. Comm'n*, 24 Or. App. 131, 135, 544 P.2d 591, 593 (1976); *Marracci v. City of Scappoose*, 26 Or. App. 131, 135, 552 P.2d 552, 554 (1976) ("The defendant city's critical finding of fact was that the proposed use was not in the best interest of the city. This is a sufficient finding to state that the proponent failed to carry his burden of persuasion with the local governing body."). Here, Sulamita has the burden of providing substantial evidence demonstrating, *inter alia*, that the proposed action is in compliance with Oregon law, including setback requirements, visual and audible buffers, and provides a "forested" recreational and educational experience, that the youth camp meets the needs recognized by Polk County's zoning ordinances, that the application is lawful, and that nearby existing uses have been adequately considered.

2. The Proposed Youth Camp Violates OAR 660-006-0031.

⁶ Gold Creek Ranch's comments are a non-exhaustive exploration of the errors within Sulamita's permit application and proposed conditional use. Gold Creek Ranch intends to provide more significant and detailed comments at a later time when an opportunity arises.

Sulamita's proposed youth camp does not comply with the requirements for youth camps under Oregon law. PCZO 177.040 lists conditional uses which may be allowed within the Timber Conservation Zoning District. Among those conditional uses are youth camps, which must comply with the standards and limitations of OAR 660-006-0031. Sulamita Recreation Center's application displays a clear disregard for the standards and limitations of OAR 660-006-0031. Therefore, granting the conditional use permit would violate Oregon law.

A. 7425 Gold Creek Road is Not a Suitable Parcel for the Proposed Youth Camp.

As an initial matter, OAR 660-006-0031(1) provides that a youth camp must be located on a parcel suitable to limit impacts on nearby and adjacent land and be compatible with the forest environment. The proposed youth camp is neither. The site plan for the youth camp reveals that camp structures will be located close to adjacent properties, with no natural buffer to limit potential impacts. *See* Application Exhibit F at 1—2. At this time the entirety of the proposed youth camp is visible from Gold Creek Ranch, and the proposal would, quite literally, place a 350-person camp in the backyard of multiple neighboring landowners. Because Sulamita has removed most-all vegetation from the timbered portion of the property, there is no longer any vegetative buffer between the property and adjacent landowners. *See* Application Narrative at 2 (Prior to Sulamita's purchase of the property, "almost all available timber was cut and removed"). Moreover, the topography of the site does not create any buffers. Thus, the parcel is unsuitable to limit potential impacts on nearby and adjacent land. Moreover, Sulamita Recreation Center has not reforested the land with the exception of recent plantings in buffer areas (Application Narrative at 6), nor does the application display any intent to reforest. Thus, the parcel is not "compatible" with the forest environment, as a forest environment no longer exists at 7425 Gold Creek Road. To the extent that Sulamita Recreation Center may seek to recreate on adjacent timberland, this too will not be supported. Neighboring landowners, including Gold Creek Ranch, appear likely to limit Sulamita's access to their lands, and Weyerhaeuser's adjoining property is accessible only upon purchase of a recreation permit containing strict limitations on access, of which only a limit number of permits are offered for sale in any given year.

Thus, at the forefront it is clear that 7425 Gold Creek Road is not a parcel which is suitable to limit the proposed youth camp's impacts on nearby lands, and is not a parcel compatible with the forest environment.

B. The Proposed Camp Does Not Meet the Definition of a Youth Camp.

OAR 660-006-0031(3) defines "youth camp" as a facility which will provide an outdoor recreational and education experience for the benefits of persons 21 years and younger. The application does not explain how the proposed youth camp will provide these recreational and educational experiences. The Sulamita property has been completely deforested by Sulamita Recreation Center, and the application does not propose to reforest any portion of the property. *See* Application Narrative at 2, 6. Youth campers cannot lawfully use adjacent timberlands. Even Gold Creek has been significantly damaged by Sulamita's prior excavations at the property, and Sulamita's ability to use its camp to educate persons about fish habitat requirements is significantly

limited by Sulamita's prior, and ongoing, destruction of fish habitat in the first instance. Because Sulamita's youth camp cannot provide an outdoor recreational and educational experience as currently proposed, it does not meet the definition of a "youth camp" in OAR 660-006-0031(3).

C. 7425 Gold Creek Road is Not a Suitable Parcel as Described by OAR 660-006-0031(5).

OAR 660-006-0031(5) expands on the qualities a parcel suitable for a youth camp should have. A review of this regulation, and Sulamita Recreation Center's application, again reveals that the proposed youth camp is not suitable at 7425 Gold Creek Road. OAR 660-006-0031(5) explains that:

The youth camp shall be located on a lawful parcel that is: (a) Suitable to provide a forested setting needed to ensure a primarily outdoor experience without depending upon the use or natural characteristics of adjacent and nearby public and private land. This determination shall be based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp, as well as, the number of overnight participants and type and number of proposed facilities.

The Sulamita property cannot meet this requirement. First, Sulamita has completely deforested the parcel, and the only trees remaining are a few sparse Douglas firs and oaks, and the buffer along Gold Creek. *See, e.g. infra* Exhibit C (depicting, among other things, the sparseness of the "forest" comprising the Gold Creek stream buffer); Application Narrative at 2, 6 (the property has been deforested, with the exception of sparse replantings in buffer areas). None of these trees exist in a density that could be considered a "forest" by any measure. And, as already explained herein, the application does not propose to reforest the land. In fact, a significant portion of the camp will be located in non-forested lands historically used for agricultural production. The only forests near the proposed youth camp are located on other private lands. But, as OAR 660-006-0031(5)(a) explains, the "forested setting" may not be provided by the characteristics of other adjacent and nearby public and private land. Thus, the Sulamita property itself must provide the forested setting required for a lawful youth camp. This the property cannot do. As proposed, the camp cannot provide a forested setting, violating OAR 660-006-0031(5)(a). Polk County lacks substantial evidence demonstrating that 7425 Gold Creek Road is suitable for Sulamita's proposed youth camp.

Comparing the Sulamita youth camp to other, existing youth camps in Oregon highlights the lack of a forested setting on the property. Exhibit E, included in these comments, demonstrates the Sulamita property's inability to provide a forested setting for youths. Sulamita cannot overcome this deficiency, unless it waits years for the property to become reforested. Until then, the Sulamita property will not be able to satisfy the forested setting mandated by OAR 660-006-0031(5).

A property housing a youth camp also must be suitable to provide a buffer to separate the visual and audible aspects of the camp from other nearby and adjacent lands. OAR 660-006-0031(5)(b). "The buffers shall consist of forest vegetation, topographic or other natural features as

well as structural setbacks from adjacent public and private lands, roads, and riparian areas.” *Id.* (emphasis added). No buffer separates the proposed youth camp from adjacent lands. *See* Application Exhibit H. This will, in turn, make the camp easily seen or heard from adjacent properties, including Gold Creek Ranch. Half of the Sulamita property is flat, with little topography, while the other half of the parcel slopes *towards* many adjacent properties and dwellings. Thus, there is no topographical buffer that can be provided. The agricultural lands within the Sulamita property also contain no forested areas or other vegetation that can provide a visual or audible buffer. Currently, only Gold Creek, and the small buffer of vegetation along the Creek, provide *any type* of buffer for some landowners (though this buffer is still insufficient to satisfy OAR 660-006-0031(5)(b)), and other adjoining landowners have no buffer at all between them and the proposed camp. *See, e.g. infra* Exhibit C (the few trees along Gold Creek do not provide a suitable visual or audible buffer between the proposed youth camp and neighboring landowners). Without any type of buffer in place, the proposed youth camp will not comply with OAR 660-006-0031(5)(b). Once again, there is not substantial evidence supporting a finding to the contrary.

There can be little doubt that the visual and audible impacts of the Sulamita youth camp will be substantial. It is proposed that the camp will host up to 350 youths, provide RV parking along Gold Creek Road, and will see extensive use in certain months. As explained above, there is no forested or topographic buffer shielding these visual and audible impacts. Moreover, as part of Sulamita’s Fire Safety Protection Plan, Sulamita states that “[a] fire alarm of sufficient volume to be heard throughout the camp shall be installed and maintained at the meeting hall.” Application Exhibit I at 2. Additionally, “[a] fire drill shall take place at least once every 10 days between the months of June through September, and monthly otherwise.” *Id.* The Sulamita property is around 100 acres, and the proposed “meeting hall” will be located on the western third of the property—closer to other dwellings than much of the camp. A fire alarm of sufficient volume to be heard throughout the camp would be a substantial nuisance. Gold Creek Ranch expects that such an alarm would be audible at the Smith family’s dwelling—over a half mile away—given the lack of topographic buffers between their dwelling and the proposed meeting hall. At Gold Creek Ranch’s hay and livestock barn which is around ¼ mile from the proposed meeting hall, and which houses most of the Ranch’s livestock, the proposed fire alarm would be ear-piecing. Moreover, Sulamita is proposing to trigger the fire alarm *at least* every ten days during summer months, and every month outside of the summer. This proposal is plainly inconsistent with OAR 660-006-0031(5)(b).

OAR 660-006-0031(5)(b) also provides that all structures shall be set back 250 feet from roads and adjacent properties. The application is facially inconsistent with this requirement, stating that Sulamita will use an 80-foot setback. While OAR 660-006-0031(5)(b) does provide three limited exceptions to the 250-foot setback requirement, these only apply where a lesser setback would “*prevent* conflicts with commercial resource management practices,” “*prevent* a significant increase in safety hazards associated with vehicular traffic,” and “provide an appropriate buffer from visual and audible aspects of youth camp activities from other nearby and adjacent resource lands.” (emphasis added). In other words, a lesser setback is only permitted when such a setback would reduce impacts, or potential impacts, to other neighboring lands and uses. Such does not exist here. While Sulamita attempts to explain that a lesser buffer will not *exacerbate* negative impacts, this is not the governing standard of OAR 660-006-0031(5)(b). Sulamita has not shown

that a lesser setback reduces the proposed camp's impacts. Therefore, the application's facial inconsistency with OAR 660-006-0031(5)(b) mandates rejection of the application.

D. The Proposed Youth Camp Proposes Unlawful Facilities.

Sulamita's proposal also violates OAR 660-006-0031(6). It proposes to include a spa among the other multiple buildings and structures contained within the camp. Depending on what may be included within the spa, this appears to be a recreational facility not permitted under OAR 660-006-0031(6)(a). Once again, this establishes a violation of OAR 660-006-0031, making the proposed youth camp an unlawful use which may not be permitted by the County.

E. The Application Does Not Demonstrate Compliance with Other Comprehensive Plan Requirements and Land Use Regulations.

OAR 660-006-0031(9) explains that a proposed youth camp must be consistent with *all other* comprehensive plans or implementing land use regulations. First, PCZO 177.010 explains the purpose of the Timber Conservation Zoning District. These purposes are:

- (A) Conserve, protect, and encourage the management of forest lands for continued timber production, harvesting and related uses;
- (B) Conserve and protect watersheds, soil, fish and wildlife habitats and other such uses associated with forests;
- (C) Provide for orderly development through planned development of both public and private recreational uses as appropriate and not in conflict with the primary intent of the zone for timber management;
- (D) Recognize that the forest lands within the County are necessary for the continuous production of renewable natural resources in the form of forest crops and as such, are beneficial to the economy of the County and to the welfare of its people;
- (E) Provide a compatible zone for those areas inventoried and designated as Forest Lands in the Polk County Comprehensive Plan; and
- (F) Implement the Goals and Policies of the Polk County Comprehensive Plan.

While a youth camp may be a conditional use within this zone, a youth camp nevertheless must be compatible with the other purposes of the Timber Conservation zone. It is Sulamita's burden to prove that their conditional use meets the needs recognized by the zoning ordinance. *See Kristensen*, 24 Or. App. at 135. As PCZO 177.010(C) explains, recreational uses, like youth camps, must not conflict with the *primary intent* of the zone, which is timber management. Sulamita's proposal is irreconcilable with this intent, as the Sulamita property has currently been deforested, and the application demonstrates an intent to *never reforest the subject property*. *See Application Narrative* at 2, 6. This will indefinitely remove the property from timber management, leaving the proposed recreational use in direct conflict with the intent of the Timber Conservation zone. This alone requires that Polk County deny Sulamita's application.

In addition, PCZO Chapter 182 provides for the protection of significant resources.⁷ The purpose of Chapter 182 is to conserve significant fish and wildlife habitat, as well as riparian and natural areas. The proposed youth camp is directly contrary to this purpose and violates the provisions of Chapter 182.

Deer and elk frequent the Sulamita property. In fact, the Sulamita property, along with Gold Creek Ranch, provides some of the most-heavily utilized wintering habitat for Roosevelt Elk in the surrounding area. Elk in the area frequent agricultural fields and pastures during fall, winter, and spring months. In the area surrounding the Sulamita property, Gold Creek Ranch, private land along Rowell Creek Road, and the Sulamita property itself provide the most ecologically-significant big game wintering habitat. Elk do not cross Highway 18 to winter on lands north of the Highway, nor do elk winter in the agricultural lands north of the Yamhill River. Because the Sulamita property lies in between Gold Creek Ranch and the private lands along Rowell Creek Road, the parcel is not only wintering habitat for elk, but also is a critical travel corridor between elk wintering habitats. Elk travel from the high coast range elevations along Condenser Peak, Warnicke Creek, and Four Cabin Corner down to Gold Creek to winter.

Elk utilize the entirety of the Sulamita property, including the field within the property and the adjacent hillside. *See infra* Exhibits A—B (recent photos of elk utilizing the Sulamita property in the fall of 2022). Any visit to the Sulamita property would reveal the extent to which elk utilize the entire parcel. Gold Creek Ranch encourages Polk County to view firsthand the Sulamita property before making any final decision on Sulamita's conditional use application. The Smith Family has observed elk utilization of the Sulamita property since 1987, when the Smith Family moved to Gold Creek. Every year since then the Smith Family, as well as other persons residing on or traveling along Gold Creek Road, can reliably count on viewing wintering elk at the Sulamita property. The field and forestland on this parcel is a critical portion of the wintering habitat located along Gold Creek and is a travel corridor between the other existing wintering habitats. Elk are naturally attracted to the site given its proximity to a large expanse of timberland, and high feed quality. By removing the timber, constructing roads, cabins, meal facilities, and more, and populating the property with hundreds of people (not to mention repeatedly triggering ear-piercing fire alarms), the elk which formerly relied on the Sulamita property will be displaced, and significantly inhibited from travelling between wintering habitats. This will decrease the elk carrying capacity of this area and will exacerbate elk impacts on other neighboring properties, none of which was considered or acknowledged in Sulamita's application.

Exhibit A

⁷ These are not the only laws applicable under OAR 660-006-0031(9). However, Gold Creek Ranch hereby reserves the opportunity to waive any other objection to this permit application in any future comment opportunities or appeals of the decision of Polk County.



Exhibit B



Both Exhibit A and Exhibit B depict elk utilizing areas of the Sulamita property which will be turned into roads, parking lots, and buildings. The cabins, which may constitute residential development, will also be located on this same wintering habitat.

Sulamita does not explain how its proposed youth camp can remain compatible with this critical wintering habitat. It is plainly obvious that it will not. *See* PCZO 182.050(A) (Sulamita's application does not demonstrate compliance with this planning ordinance). The construction of roads, cabins, meeting halls, spas, RV pads, and more will render the Sulamita property incompatible for elk and deer. This will force nearby landowners, especially Gold Creek Ranch,

to absorb increased foraging and property damage from wildlife, and will cause a measurable decrease in available wintering habitat for a biologically-significant herd of Roosevelt Elk.

Within the fish and wildlife habitat along Gold Creek, Sulamita has already removed riparian vegetation and the site plan includes the construction of bathrooms, roads, and a spa house along Suttner Reservoir.

PCZO 182.070(A)(1) and (2) expressly provides that the loss of streamside vegetation, development along reservoirs, residential development within big game habitat, and road construction within big game habitat, constitute conflicting uses. Sulamita's application proposes these very conflicting uses, but incorrectly declares that no conflicting uses under Chapter 182 will exist under the proposed youth camp.

The application's disregard for elk habitat, and its violation of PCZO Chapter 182, is a critical shortcoming, and Sulamita comes woefully short of establishing their burden in support of their conditional use application. This mandates denial of the permit application.

In summary, the application is in clear violation of OAR 660-006-0031 and, as proposed, cannot be brought into compliance with the regulation. The Sulamita property is simply not suitable for a youth camp like the one proposed by Sulamita, and the application's clear non-compliance with OAR 660-006-0031 exhibits this fact. Therefore, it would be a violation of governing law for Polk County to approve the permit application, and any such approval would be fiercely litigated to ensure that Polk County complies with governing law. Therefore, Polk County must reject Sulamita's application for a conditional use permit.

3. Sulamita's Application is Full of Blatant Misrepresentations that Mandate Denial of the Requested Conditional Use Permit.

Along with the shortcomings herein described, Sulamita's application contains blatant misrepresentations that mandate denial of the requested permit. PCZO 119.140 provides that the County may cancel any conditional use permit "if it develops or is ascertained that the application therefore contains any false statements." The County need not reach that stage. Rather, because of the false statements already existing within Sulamita's application, the County should decline the conditional use permit being sought.

Sulamita's permit explains that they took "an inventory of surrounding properties and their use and characteristic." See Application Exhibit G at 1. Following this inventory Sulamita concluded that, "[a]side from [Shenk's'] dairy, there are no parcels in farm use as defined by ORS and the PCZO. Agricultural activities that do go on are personal in nature and comprise [of] gardening and animal husbandry."⁸ *Id.* At 4. ORS 308A.056 defines "farm use" as "the current employment of land for the primary purpose of obtaining a profit in money by," *inter alia*: (1) "Raising, harvesting and selling crops"; (2) "Feeding, breeding, managing or selling livestock,

⁸ The Application also states that "the area consists of small non-farm uses, mostly with houses." See Application Narrative at 12.

poultry, fur-bearing animals or honeybees or the produce thereof” and; “Using land described in this section for any other agricultural or horticultural use or animal husbandry or any combination thereof.” Gold Creek Ranch is one of many parcels near the Sulamita property which is currently engaged in farm use.

As explained herein, the Smith Family has owned Gold Creek Ranch since 1987. Since that time the Ranch has been in constant farm use. Initially, the Smith Family raised 150-180 replacement dairy heifers on Gold Creek Ranch. Eventually, the Smith Family transitioned to raising beef cattle in a cow-calf operation. Under this operation, the Smith Family calves, on average, 40 cows a year.⁹ The majority of these calves are sold as feeders, either to private purchasers or at local livestock auctions. The remainder are either raised as replacement heifers and/or bulls or are raised as feeder steers. Around 4-5 steers are raised and butchered on Gold Creek Ranch each year, and the meat from these feeder steers is sold to private purchasers.

To support the cattle operation, approximately 250 tons of hay and silage are produced on Gold Creek Ranch.¹⁰ The Smith Family also produces hay on nearby parcels of land and is exploring the lease of additional nearby acreage to increase the amount of hay forage which can be harvested. This feed is typically fed to the cattle located on Gold Creek Ranch; however, the Ranch has previously sold excess hay. The Ranch has also produced alfalfa and oats, also to feed cattle raised on Gold Creek Ranch. The Ranch has also engaged in the commercial breeding and sale of goats and pigs, though currently focuses on cattle and hay production.

Gold Creek Ranch also has placed acreage into a conservation reserve program through the U.S. Natural Resource Conservation Service. This acreage increases the buffer between the Ranch’s pasture and hay fields, and adjacent water resources the Yamhill River and Lady Creek.

By no measure could Gold Creek Ranch be considered *not* employed in farm use. Ron Smith works on Gold Creek Ranch full time striving to make the property as profitable as possible. Sulamita’s blatant disregard for this fact is a fatal flaw in their application.¹¹ But it is not the only one. In fact, there are numerous other lands in farm use near the Sulamita property. In fact, the Sulamita property itself has been used as a commercial grass seed operation for *years*, as has another parcel along Gold Creek Road and multiple parcels along Yamhill River Road. During grass seed harvest combines, balers, tractors, and trucks are frequently traveling Yamhill River Road and/or Gold Creek Road.¹² There are also other parcels on Gold Creek Road and Yamhill River Road which have been, and are, used for commercial cattle operations. In fact, Gold Creek Ranch has sold livestock to some of these other operations in recent years. Yet, *all* of these farm uses are expressly ignored in Sulamita’s application. This ignorance on the part of Sulamita cannot sustain a finding of “substantial evidence” in support of the conditional use application. Thus,

⁹ Today, the Ranch’s total cattle inventory averages 80-100 head of beef cattle at any given time.

¹⁰ Producing this forage relies on Gold Creek Ranch’s irrigation water rights in the Yamhill River.

¹¹ The Smith Family’s farm uses are easily seen and heard from Sulamita’s property.

¹² Most of this traffic, in addition to traffic from Fort Hill Road, will use the overpass onto Highway 22 in Fort Hill. Sulamita’s application fails to analyze the traffic impacts to Yamhill River Road and the overpass onto Highway 22.

Sulamita has failed to satisfy its burden of supporting its application by relying on unmistakably-false statements and analysis.

The application further states that “Gold Creek Road itself has sufficient capacity to handle the additional traffic from the Youth Camp, and the capacity is such to have no conflict between this additional traffic and any farm or forest trucks, *many of which don’t use Gold Creek Road in any event.*” Application Narrative at 12 (emphasis added). Once again, this amounts to a blatant misrepresentation or ignorance of existing conditions on or around Gold Creek Road. Weyerhaeuser, Manulife (formerly Hancock), Hampton, and the Bureau of Land Management each have significant timber reserves accessed off Gold Creek Road. Weyerhaeuser’s Grand Ronde tree farm is comprised of 21,000 acres and has two primary log haul routes—Firehall Road and Gold Creek Road. The Bureau of Land Management (“BLM”) owns nearly 27,000 continuous acres accessible from Gold Creek Road. Gold Creek Road is one of the primary haul routes for timber resources from this BLM land. Hampton Resources also owns thousands of acres, primarily accessible from Gold Creek Road. In addition, there are aggregate pits located on BLM, Weyerhaeuser, and Hampton land which are primarily accessed from Gold Creek Road. Sulamita’s application demonstrates a complete disregard for, or ignorance of, the traffic which uses Gold Creek Road. Gold Creek Ranch also utilizes Gold Creek Road and produces hay in fields along Gold Creek. This requires Gold Creek Ranch to drive tractors, hay equipment, and hay trucks along Gold Creek Road to access these fields.

These clear factual errors mandate denial of Sulamita’s conditional use permit application. It is a bad policy precedent for the County to approve conditional use permits on the basis of false statements included within a permit application. There is no reasoning for Sulamita to have ignored existing farm uses, and misstate existing road uses, in their application. Therefore, the County should deny Sulamita’s application for a conditional use permit.

4. Sulamita’s Farm Impact Study is Flawed.

Noted above, Sulamita’s application erroneously describes the farm uses near the project area. In addition, the “Farm Impacts Test” provided by Sulamita fails to account for existing farm uses, and damages which will result from Sulamita’s proposed youth camp.

Sulamita’s Farm Impact Test is facially deficient because it fails to identify significant, ongoing existing farm uses near the project area. This is not a harmless error as, among other issues, the proposed action would increase the economic damages caused by wintering elk herds displaced from the Sulamita property.

Gold Creek Ranch strives to maintain its cattle operation in harmony with elk use and habitat. This is possible, in part, because elk do not rely *solely* on Gold Creek Ranch during winter months. Instead, wintering elk herds divide their time primarily between Gold Creek Ranch, the Sulamita property, and neighboring properties located along Rowell Creek Road. As already explained, the Sulamita youth camp will displace wintering Roosevelt Elk, causing them to spend significantly more time on other winter ranges. Because of the relative security Gold Creek Ranch may provide, and its proximity to the Sulamita property, it appears likely that Sulamita’s

displacement of the elk will result in greater elk occupancy on Gold Creek Ranch.¹³ This will not come without a price. Rather, elk damage, including the destruction of fences and the utilization of forage, will increase on Gold Creek Ranch because elk will not be able to utilize the Sulamita property. Thus, the Smith Family will be faced with an undesirable proposition: increase elk harvest on an already-dwindling elk herd to minimize economic losses, or absorb additional economic losses in order to preserve the health and stability of nearby elk herds. This economic impact needs to be evaluated and accounted for in Sulamita's permit application. Unfortunately, Sulamita ignores these impacts. Therefore, the County must deny Sulamita's application.

5. Sulamita's Proposal Violates Governing Oregon Environmental Law.

The Suttner Reservoir is authorized by water right certificate 39458, which permits the use of the reservoir for fish propagation. Sulamita's permit application proposes to utilize Suttner Reservoir for recreational swimming and for fire suppression. Yet, Sulamita's application does not account for continued fish propagation in Suttner Reservoir.¹⁴ If Sulamita fails to maintain the reservoir for fish culture, then Sulamita may find themselves in continuing violation of water right certificate 39458. This, in turn, could result in a forfeiture of the water right, and an inability to use the reservoir for recreation or fire suppression.

Sulamita's excavation of their property also has likely resulted in sedimentation of Gold Creek. After Sulamita purchased 7425 Gold Creek Road, they immediately scarified the recently-logged land, and the lands surrounding Suttner Reservoir. Significant spring and early-summer rains across the bare-dirt hillside caused sediment runoff downstream, towards Gold Creek. This same sediment runoff is continuing today because there is little-to-no vegetation on the Sulamita parcel to reduce or slow runoff, or collect sediment discharge. *See* Exhibit C (recent photo demonstrating runoff from Sulamita's property into Gold Creek. Only a small strip of grass and few trees—owned by an adjoining property—slow this stream discharge or minimize sediment loadings). There is nothing within Sulamita's application to account for these past damages, or to demonstrate that a future youth camp will mitigate the damaging effects of erosion and runoff.

¹³ If elk displaced from the Sulamita property do not increase their occupancy of Gold Creek Ranch, they will likely utilize the neighboring properties along Rowell Creek to a greater degree. The same damages anticipated by Gold Creek Ranch would likely be incurred by landowners along Rowell Creek.

¹⁴ Moreover, Sulamita's excavation increased turbidity and fuel loadings within Suttner Reservoir. This may have already killed whatever fish were present within Suttner Reservoir, leaving Sulamita in violation of their water right.

Exhibit C



The Sulamita property also has been completely deforested. *See* Application Narrative at 2. While previously this land was home to a working forest and farm fields, it now is devoid of regrowth timber as Sulamita seeks to transition the property into a bare-earth youth camp. Sulamita also proceeded with slash burning stumps, tires, trash, and other debris on this timberland on a date when slash burning was not permitted, *including during extreme fire danger*. *See* Exhibit D. This is a clear violation of Oregon's forest practices laws.

Exhibit D



This photo, taken July 28, 2023 from Gold Creek Ranch, depicts a trash fire burning in Sulamita's grass seed field. Westerly winds blew smoke from the fire onto Gold Creek Ranch.

Sulamita's prior disregard for Oregon's environmental and water laws should weigh heavy on Polk County's mind in evaluating Sulamita's permit application. Such blatant disregard for applicable environmental standards warrants denial of Sulamita's application.

6. Sulamita's Prior Actions Demonstrate a Disregard for Zoning Laws.

Sulamita's conditional use permit application appears to have been submitted as a mere formality. For months Sulamita proceeded with the excavation of vegetation and land, and the construction of camp and building sites. All of this occurred without seeking County approval of the proposed youth camp. Only after Sulamita irreparably changed the landscape of 7425 Gold Creek Road and caused significant irreparable environmental damage did Sulamita seek a conditional use permit.

Sulamita Recreation Center has demonstrated a complete disregard for County and state laws. There is little reason to believe that Sulamita will now be brought within compliance of these laws moving forward. This is a significant, ongoing concern of Gold Creek Ranch's. Sulamita's application already demonstrates a desire to expand the proposed youth camp, pushing the limits of OAR 660-006-0031. Moreover, the proposed camp will be adjacent to numerous properties, including Gold Creek Ranch. Gold Creek Ranch is especially concerned that Sulamita's prior disregard for governing laws will also affect adjoining properties. Gold Creek Ranch can be easily accessed from the Sulamita Property. Gold Creek flows from Sulamita's property, under Gold Creek Road, and onto Gold Creek Ranch. Following the Creek, or accessing Gold Creek from

April 17, 2024

Page 16

across the road, will amount to a trespass. Gold Creek Ranch frequently has cattle in fields adjacent to Gold Creek, in close proximity to Sulamita's property. Trespass from the youth camp onto Gold Creek Ranch has the potential for harm to livestock or youth campers. Gold Creek Ranch certainly wishes to avoid this but cannot be expected to establish barriers to exclude trespassers, at significant cost to the Smith Family. Neighboring properties may be similarly concerned with trespass, especially considering the lack of forests within Sulamita's property, but the expanse of forests on adjacent private lands, extremely close to the proposed camp sites.

These concerns are at the forefront of Gold Creek Ranch's mind. Gold Creek Ranch asks that Polk County similarly weigh these concerns in the consideration of Sulamita's permit application.

CONCLUSION

Sulamita Recreation Center's application for a conditional use permit to establish a massive youth camp at 7425 Gold Creek Road is facially deficit, ignores governing laws and standards, proposes an unlawful land use, and makes blatant mischaracterizations and false statements in support of the permit application. Polk County cannot lawfully approve Sulamita's application given these significant legal and factual shortcomings. The application is not supported by substantial evidence, and Sulamita has fallen far short of satisfying their burden demonstrating the lawfulness of the permit application. Moreover, it amounts to bad policy, and bad precedent, to allow such misrepresentations to proceed, to ignore the concerns of neighboring landowners, to disregard governing law, and to allow the indefinite degradation of critical natural resource values. For these reasons, and those herein described, Polk County should deny Sulamita's application for a conditional use permit.

DATED this 17th day of April, 2024.

Sincerely,



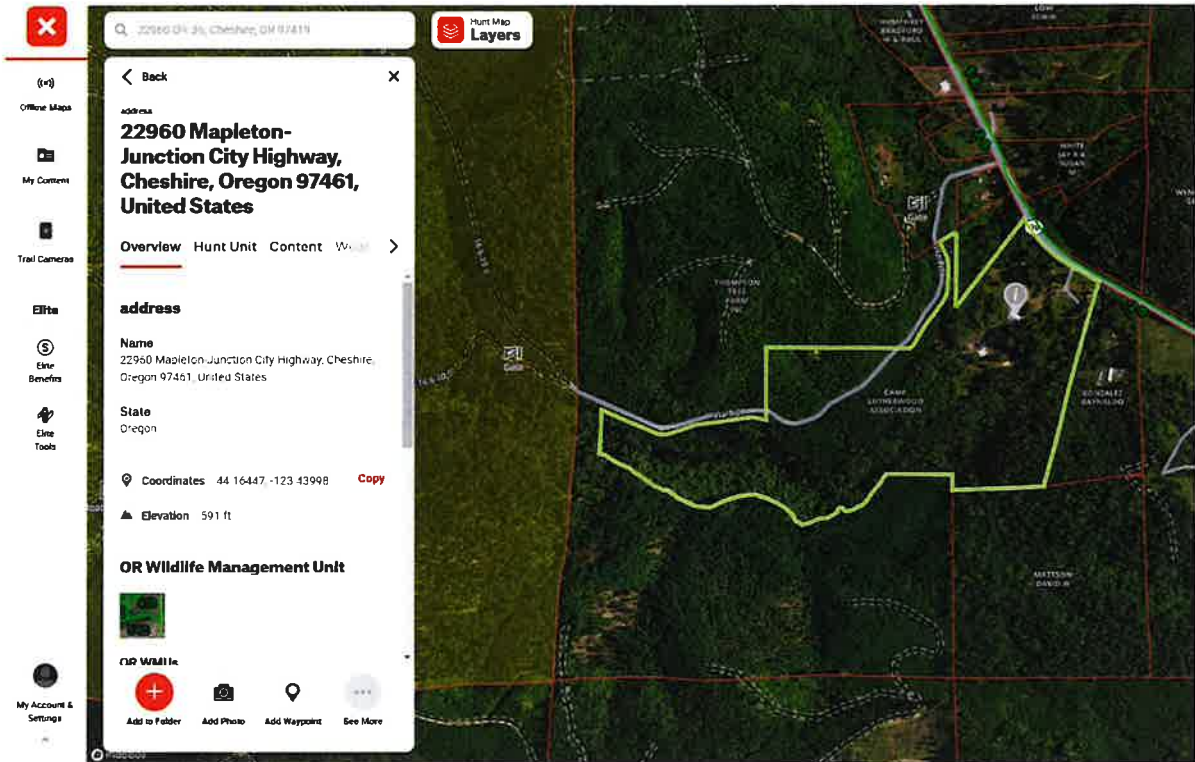
Nolan Smith
Attorney at Law

NS/

Exhibit E

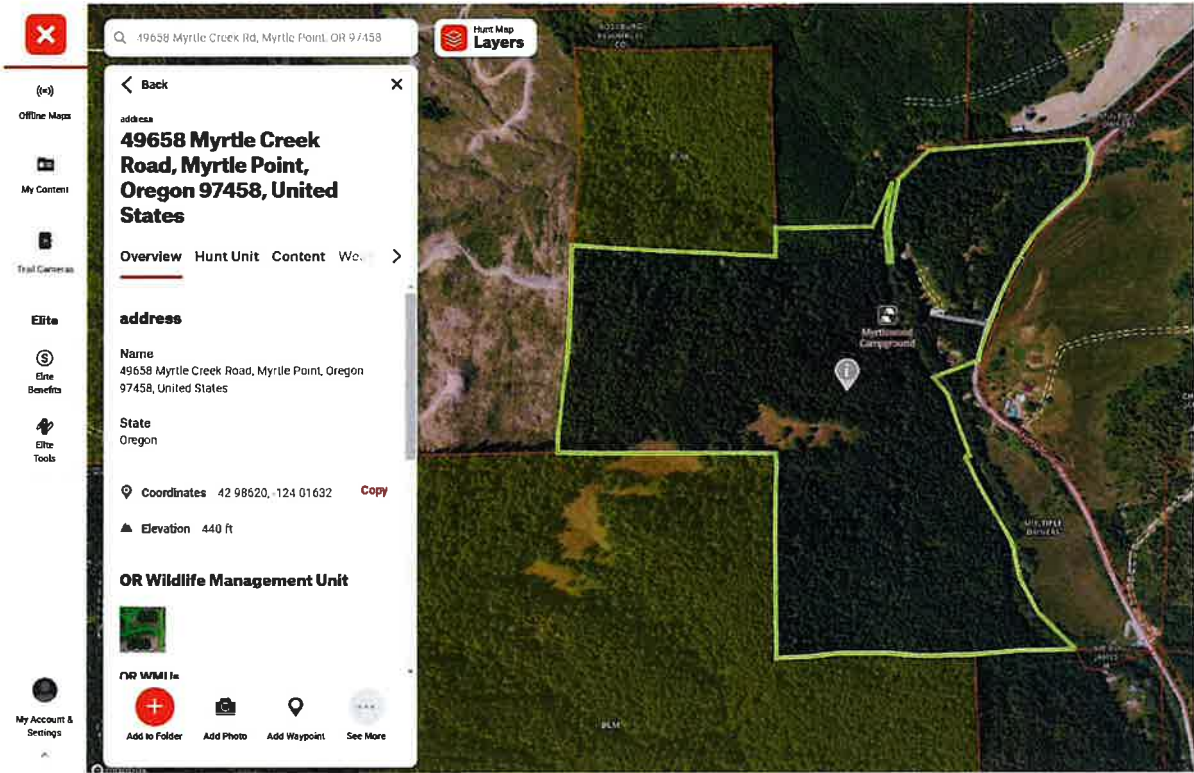
CAMP LUTHERWOOD

<https://www.lutherwoodoregon.org/>



CAMP MYRTLEWOOD

<https://www.campmyrtlewood.org/>



CAMP TADMOR

<https://tadmor.org/en/index.cfm>

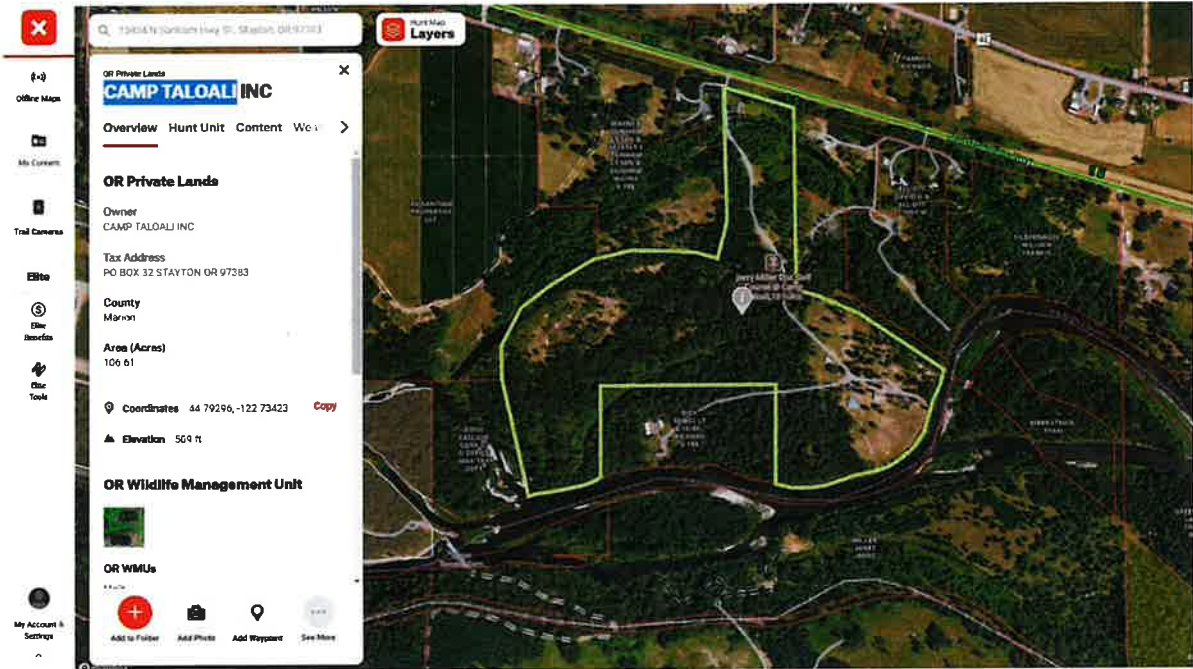
The screenshot displays a mobile application interface for Camp Tadmor. On the right, a satellite map shows a wooded area with a yellow boundary line. A red pin is placed on the map, and a small information window above it reads "Camp Tadmor (11 miles)". On the left, a white information panel is open, showing the following details:

- Address:** 43943 Mcdowell Creek Drive, Lebanon, Oregon 97355, United States
- Overview:** Hunt Unit Content Win >
- Name:** 43943 Mcdowell Creek Drive, Lebanon, Oregon 97355, United States
- State:** Oregon
- Coordinates:** 44.47070, -122.64960 *Copy*
- Elevation:** 1,574 ft
- OR Wildlife Management Unit:** (with a small thumbnail image)
- OR WMUs:** 1 trail

At the bottom of the information panel, there are four icons: "Add to Folder" (a red plus sign), "Add Photo" (a camera icon), "Add Waypoint" (a location pin icon), and "See More" (three dots). The left sidebar of the app contains several menu items: "Offline Maps", "My Contact", "Trail Camera", "Elite", "Elite Benefits", "Elite Tools", and "My Account & Settings".

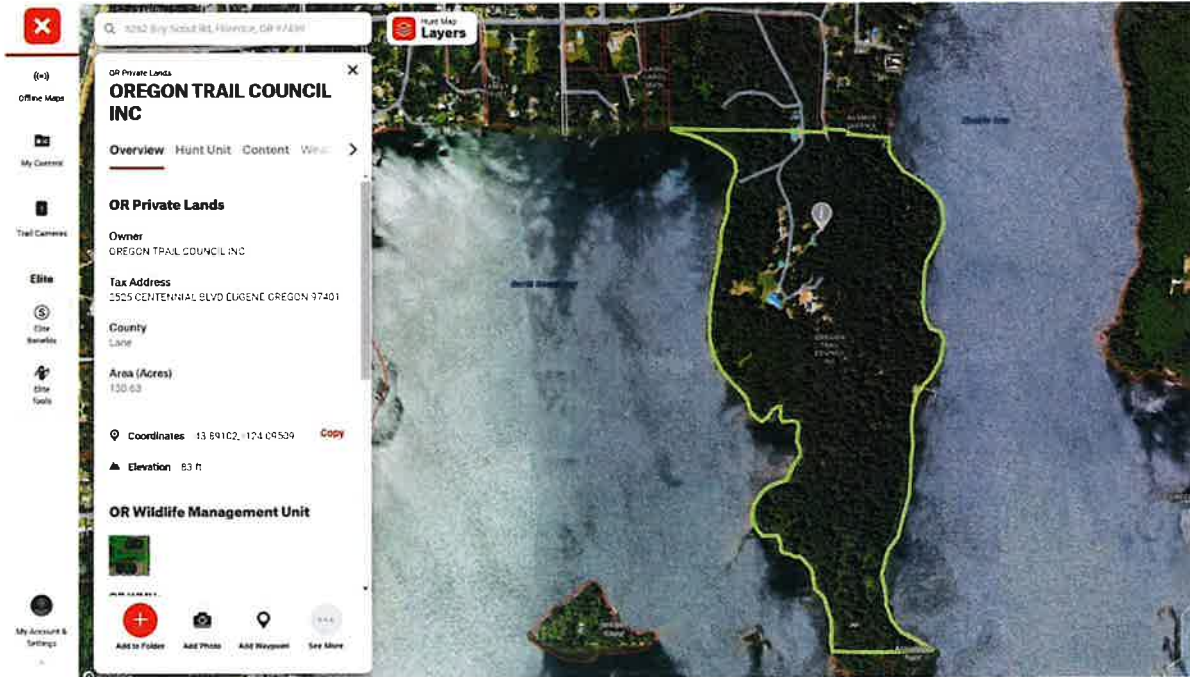
CAMP TALOALI

<https://www.taloali.org/>



CAMP BAKER

<https://scoutingevent.com/697-CampBaker2023>



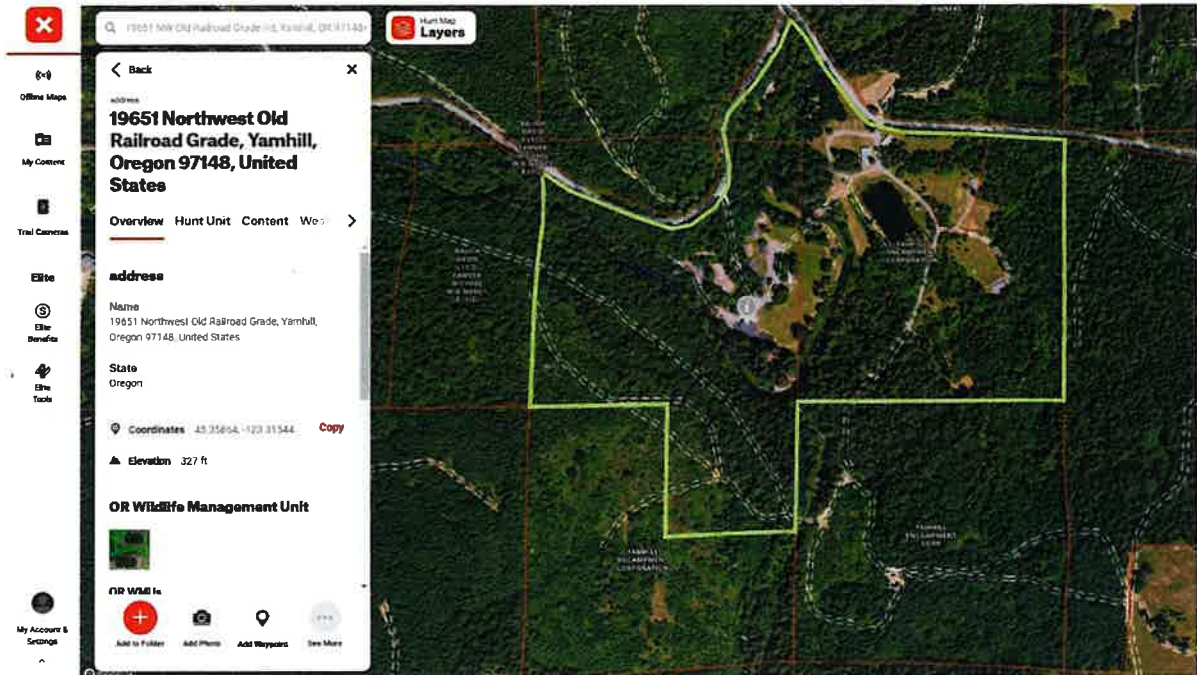
CAMP KOINONIA

<https://www.campkoinonia.net/>



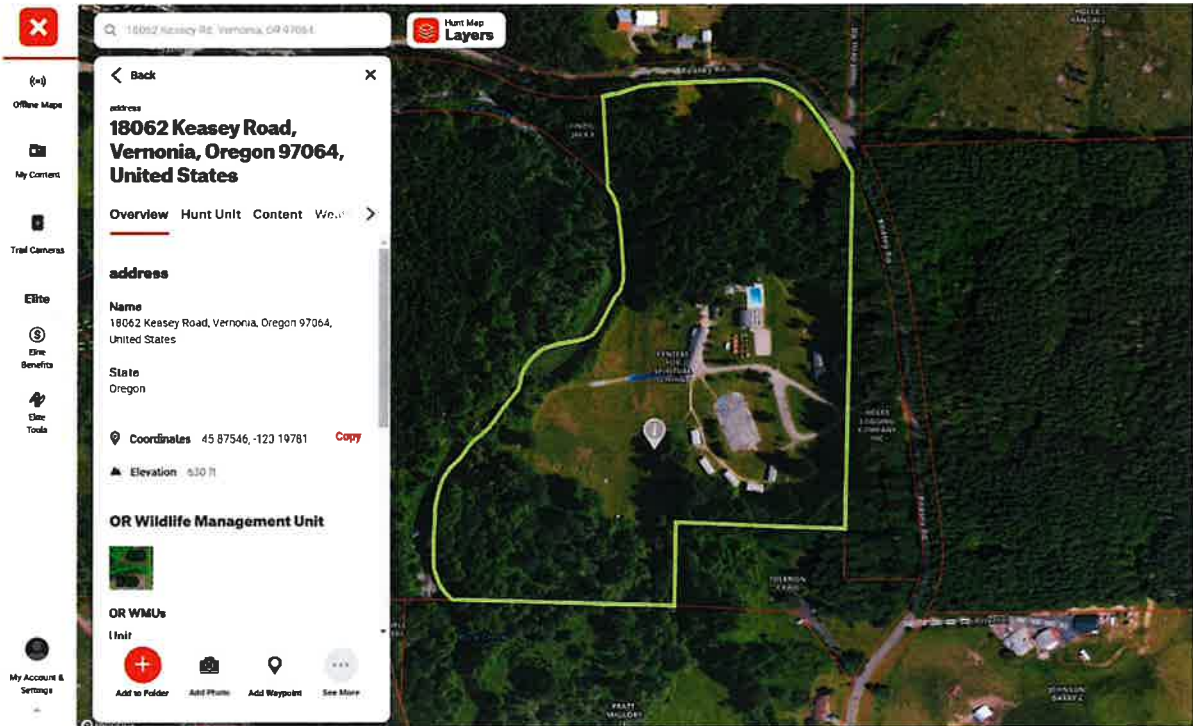
CAMP YAMHILL

<https://campyamhill.org/>

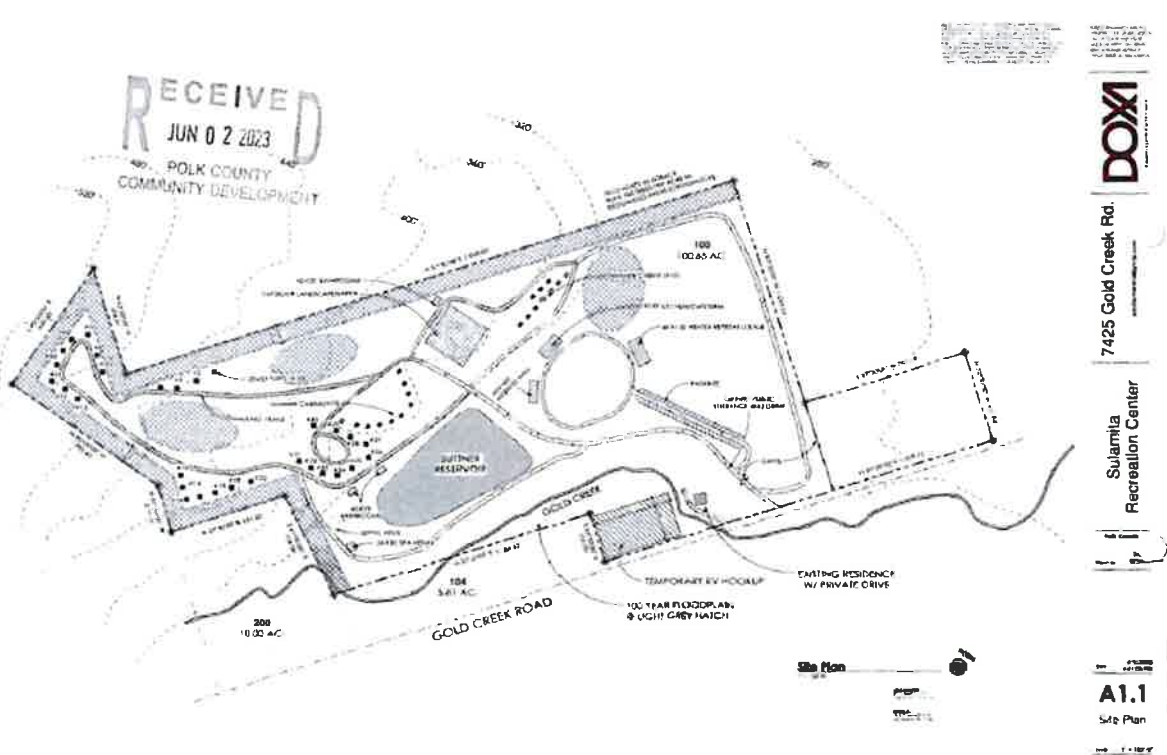
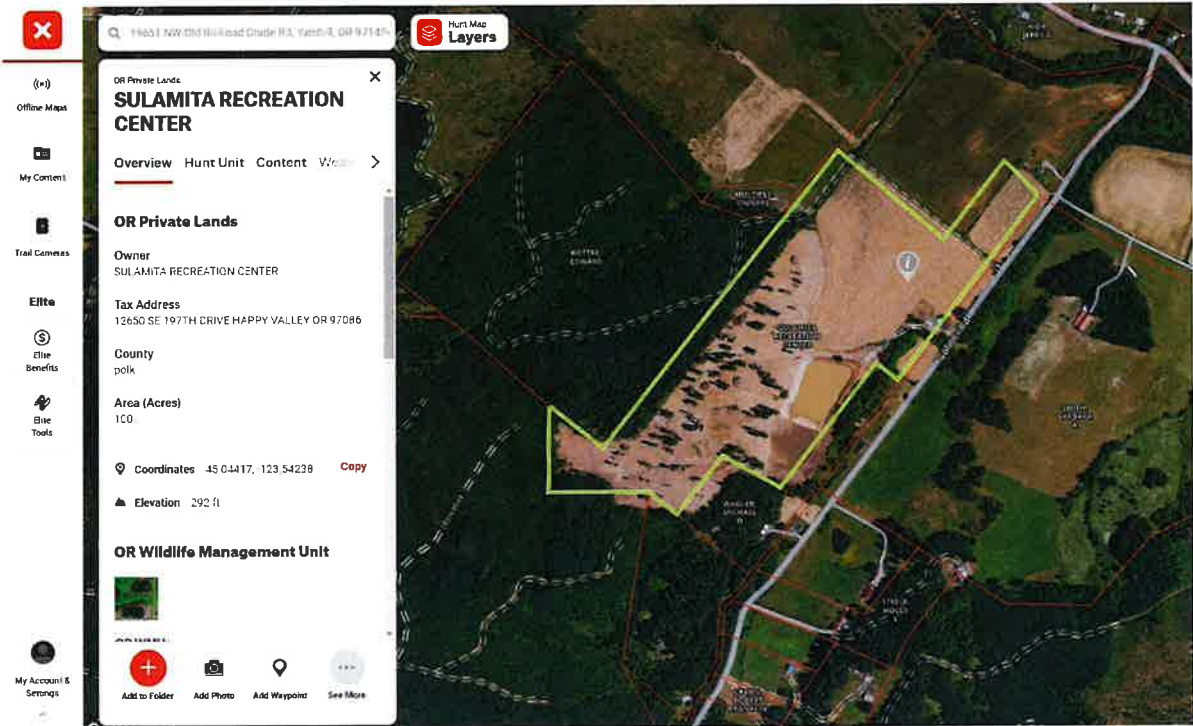


CAMP CEDAR RIDGE

<https://campcedarridgeor.org/>



PROPOSED SULAMITA CAMP





Mulder, Sidney <mulder.sidney@co.polk.or.us>

Comments CU 24-09

1 message

ronandbarbarasmith@onlinenw.com <ronandbarbarasmith@onlinenw.com>
To: Sidney Mulder <mulder.sidney@co.polk.or.us>
Cc: ronandbarbarasmith@onlinenw.com

Sat, Apr 13, 2024 at 8:45 AM

Good Morning Sidney,

Please include the attached comments, photos and letter in the file for Conditional Use (CU) 24-09.

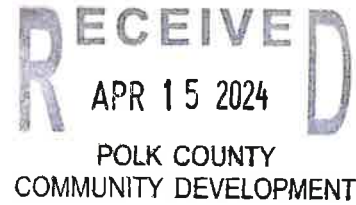
Thank You,

Barbara Smith

5 attachments



Prior Landowner (1).jpg
582K



Sulamita 1 Facing North (1).jpg
153K



Sulamita Cabin Sites (1).jpg
166K

 **Comments _Sulamita Application 24-09.docx**
422K

 **Cease and Desist Sulamita.pdf**
44K







The following comments are in reference to the Conditional Use 24-09 application from the Sulamita Recreation Center Inc. The application is for the proposed development of a large camp hosting more than 350 adult and youth participants at 7425 Gold Creek Road, Willamina, OR.

Proposed features of the camp include 50 cabins and yurts, Spa House, Winter Retreat Lodge, Meeting Hall, RV camping area and additional permanent structures.

Sulamita Recreational Center, LLC was registered as a non-profit in February 2022. A search for Form 990 (required filing by tax exempt organizations) on the IRS website did not produce any results. It is difficult to assess the goals, revenue, or other factors commonly used to determine the charitable and business practices of a tax exempt organization.

The letters of support included with the application are from the Slavic Evangelical Church with the inference that it is the church organization developing the camp. The owner of the property is the Sulamita Recreational Center LLC not the Slavic Evangelical Church.

As noted in the Polk County Letter of Incomplete, the applicant of CU 24-09 is Sulamita Recreation Center Inc. The property is owned by Sulamita Recreation Center, LLC.

Since acquiring the property, the Sulamita development group has taken many significant actions without obtaining permits and without regard to county and state regulations. Stanislav Velichko, registered Agent and President of Sulamita Recreation Center was in attendance at a neighborhood gathering at the proposed camp property. During the meeting, Mr. Velichko stated that "no permits were required" for development of the property—a statement which is concerning to impacted adjoining and nearby landowners, and reflective of the actions the property owner has demonstrated to date.

On October 27, 2022 Polk County issued a "Cease and Desist" letter to Stanislav Velichko outlining violations, and prohibiting any further development unless approval is granted. Polk County followed up with another "Cease and Desist" letter on May 25, 2023 following an inspection showing that development was continuing despite the earlier order. There have been multiple contacts with the Polk County Code Enforcement Officer, Jerry Jackson, to let him know of continued development activity. The May 25, 2023 letter is attached.

Here are some examples of what has occurred since Sulamita acquired the property:

The property was logged about 2020 by the previous landowner and replanted in accordance with Oregon Forest Practices.

- Sulamita removed all the young trees along with the down wood debris. Current regulations require a minimum of two down logs left per acre.
- An extensive network of gravel roads has been developed on the property. This was prior to any applications being submitted to Polk County. Despite the application referring to these roads as hiking or walking trails, there are frequently observed trucks and other equipment on the roads.
- Campsites have been established and fully developed prior to any permit application.

- Significant activity occurred on the property’s wetland. There have been numerous contacts to Oregon State Lands and Oregon Water Resources.
- Water for the pond was diverted from a seasonal stream and Gold Creek. While Sulamita does have a legal water right from Gold Creek, the water usage is ONLY approved for fish culture, not a reservoir used for swimming or other recreational water activities.

The photo on the left is the property before it was purchased by Sulamita. The other pictures depict work done by the current property owner. All the clearing and campsite development was done PRIOR to any permit applications with Polk County or other agencies.

		
<p>Property prior to 2022</p>	<p>Campsites developed prior to any permit application or approval</p>	<p>Land clearing and reservoir expansion prior to any permit application or approval</p>

The application infers that domestic water will be supplied by the Grand Ronde Community Water Association (GRCWA). There is currently water service from the Grand Ronde Community Water Association supplying the home on the property, but the volume of water to support 350 or more campers will require a commercial water source. No application for commercial water service has been made or approved by the GRCWA. There are concerns that adding a commercial water service of this volume would negatively impact water pressure and availability throughout the water system.

Exhibit G of the application details the farm impact study and states that *“aside from the Dairy, there are no parcels in farm use.”* This statement is incorrect. There are multiple properties adjacent to the Sulamita property that are actively managed for commercial crops including grass seed, grain, timber, and commercial livestock. Common farming and timber management activities include ground and aerial fertilizer and herbicide application, planting, combining, forage harvest, and large-scale timber harvesting. This could lead to safety concerns if campers happen to be trespassing on adjoining properties.

In addition, the camp development is removing land from active agricultural use, which is a departure from Polk County’s Comprehensive Plan:

Polk County will endeavor to conserve for agriculture those areas which exhibit a predominance of agricultural soils, and an absence of nonfarm use interference and conflicts.

While emergency services would be delivered by the West Valley Fire, the sheer potential volume of needed services could exceed capacity and result in increased response times for the community. During a busy

period with traffic accidents and other large events such as the Pow-Wow, the addition of a large camper population would put a strain on emergency services. Additionally, Sulamita has already demonstrated a disregard of fire season restrictions. On July 28, 2023, the local fire department responded to a call to extinguish an open flame fire deliberately set by caretakers on the property. This was during fire season where all burning was banned.



The application does not adequately address traffic concerns. Gold Creek Road is a small county road and is frequently used by commercial logging and farm equipment, rock trucks and log trucks in addition to residential traffic.

I challenge that the property currently meets standards for Timber Conservation. Since taking ownership, the majority of trees have been removed from the property, including those planted after the recent logging. During heavy rains, there were observations of mud and debris flow moving into Gold Creek. My understanding is that Sulamita has been issued written warnings from Oregon Department of Forestry for violations of forest practices.

The Polk County Comprehensive Plan states the following goals:

- 1. To conserve and protect and encourage the management of forest lands for continued timber production, harvesting and related uses.*
- 2. To conserve and protect watersheds, fish and wildlife habitats, riparian areas and other such uses associated with forest lands.*

Due to the concerns detailed here we are opposed to Conditional Use Application 24-09 made by Sulamita Recreation Center Inc. We are confident that the Polk County Planning Department will carefully consider input from local residents in the Gold Creek community.

Thank You,

Barbara and Ron Smith
7530 Gold Creek Road
Willamina OR 97396
ronandbarbarasmith@onlinenw.com
971.237.3265



POLK COUNTY

POLK COUNTY COURTHOUSE + DALLAS, OREGON 97338
(503) 623-9237

COMMUNITY DEVELOPMENT

AUSTIN M'GUIGAN
Director

May 25, 2023

Sulamita Recreation Center LLC
Attn: Stanislav Verichko
12650 SE 137th Dr.
Happy Valley, OR 97086

Re: 7425 Gold Creek Rd, Willamina, - CE22-031

Dear Mr. Stanislav Velichko,

You received a letter written on October 27, 2022 outlining the current violations with development at the property 7425 Gold Creek Rd, Willamina. The letter explained you will need to file for a Conditional Use Permit for the development prior to any further development. The letter also ordered a Cease and Desist of any further development until you have received all applicable land use authorizations.

An inspection was conducted on May 4, 2023 to investigate concerns you have continued to develop the property. During this inspection I spoke to someone from Dickerson Well Drilling who was in the process of drilling a well. I also found there has been further development of future sites for structures on the property.

You are now reminded you must Cease and Desist any and all further development on the property until you finish and receive approval.

Pursuant to Polk County Code of Ordinances (PCCO) 43.090, creating a use that is prohibited constitutes a nuisance. Penalties are punishable by fine pursuant to PCCO 43.160.

Sincerely,

Jerry J. Jackson
Polk County Code Enforcement Officer

**Mulder, Sidney** <mulder.sidney@co.polk.or.us>

Sulamita Camp Application 24-09

Mulder, Sidney <mulder.sidney@co.polk.or.us>
To: ronandbarbarasmith@onlinenw.com

Wed, Mar 27, 2024 at 8:16 AM

Good morning Mrs. Smith,

No, planning file CU 24-09 is a separate/new record. When CU 23-08 was applied for, the applicant requested us to copy the record from CU 22-21, which is why all the documents/comments were included in that "new" application. The applicant's are now represented by a different attorney and they submitted a new application, narrative, exhibits, etc. rather than copying the previous record.

With that being said, I will make sure that all of the previous interested parties (email and/or mailing addresses) from CU22-21/CU 23-08 are sent future notices for this file, including but not limited to, a Notice of Public Hearing and Request for Comments. Same as before, any comments received for CU 24-09 will be included in the record for this new application.

Regards,
Sidney

[Quoted text hidden]

--

Sidney Mulder, Planning Manager

Polk County Community Development

Phone: (503) 623-9237

Email: mulder.sidney@co.polk.or.us



Mulder, Sidney <mulder.sidney@co.polk.or.us>

Sulamita Camp Application 24-09

ronandbarbarasmith@onlinenw.com <ronandbarbarasmith@onlinenw.com>

Tue, Mar 26, 2024 at 6:58 PM

To: Sidney Mulder <mulder.sidney@co.polk.or.us>

Hello Sidney,

Will the prior comments and other submissions previously included in CU 23-08 be transferred over to the file with the new application submitted by Sulamita (CU 24-09)?

Thank You,

Barbara Smith
Gold Creek Ranch
971.237.3265



Mulder, Sidney <mulder.sidney@co.polk.or.us>

Letter of Incomplete for Planning File CU 24-09

Stanislav Velichko <stan@k12sca.org>

Tue, Mar 26, 2024 at 10:59 AM

To: "Buhler, Sarah" <buhler.sarah@co.polk.or.us>

Cc: matt@shermanlaw.com, Sidney Mulder <mulder.sidney@co.polk.or.us>

Hello Sarah and Sidney,

We got both your letters.

We will work on the info you requested, and be to you ASAP.

Thank you,

Stan Velichko,

503-805-3599

Sulamita RecCenter

[Quoted text hidden]

CERTIFICATE OF MAILING

I, Sarah Buhler, certify that I mailed the attached Letter of Incomplete for Planning File # CU 24-09 by regular U.S. Mail to the individuals on the mailing list below.



Sarah Buhler

DATED: March 22, 2024

MAILING LIST

Sherman, Sherman, Johnnie & Hoyt, LLP
Attn: Matthew Sturzen
693 Chemeketa St NE
Salem, OR 97301

SULAMITA RECREATION CENTER LLC
12650 SE 137TH DR
HAPPY VALLEY, OR 97086

matt@shermlaw.com
stan@k12sca.org



Buhler, Sarah <buhler.sarah@co.polk.or.us>

Letter of Incomplete for Planning File CU 24-09

3 messages

Buhler, Sarah <buhler.sarah@co.polk.or.us>
To: matt@shermanlaw.com, stan@k12sca.org
Cc: Sidney Mulder <mulder.sidney@co.polk.or.us>


Fri, Mar 22, 2024 at 2:23 PM

Good afternoon -

Attached is a Letter of Incomplete for Planning File CU 24-09. If you have any questions please let Sidney (cc'd) know.

Thank you,

Sarah Buhler
Office Specialist
Community Development
850 Main Street, Dallas
503-623-9237

 **Planning File CU 24-09 (Letter of Incomplete).pdf**
1076K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: buhler.sarah@co.polk.or.us

Fri, Mar 22, 2024 at 2:23 PM



Address not found

Your message wasn't delivered to **matt@shermanlaw.com** because the address couldn't be found, or is unable to receive mail.

LEARN MORE

The response was:

550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking the recipient's email address for typos or unnecessary spaces. For more information, go to https://support.google.com/mail/?p=NoSuchUser_v7-20020a0ccd8700000b0068f5710e982sor1214526qvm.4 - gsmtip

Final-Recipient: rfc822; matt@shermanlaw.com
Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

550-5.1.1 double-checking the recipient's email address for typos or

550-5.1.1 unnecessary spaces. For more information, go to

550 5.1.1 <https://support.google.com/mail/?p=NoSuchUser> v7-20020a0ccd87000000b0068f5710e982sor1214526qvm.4

- gsmtip

Last-Attempt-Date: Fri, 22 Mar 2024 14:23:17 -0700 (PDT)

----- Forwarded message -----

From: "Buhler, Sarah" <buhler.sarah@co.polk.or.us>

To: matt@shermanlaw.com, stan@k12sca.org

Cc: Sidney Mulder <mulder.sidney@co.polk.or.us>

Bcc:

Date: Fri, 22 Mar 2024 14:23:05 -0700

Subject: Letter of Incomplete for Planning File CU 24-09


----- Message truncated -----

Buhler, Sarah <buhler.sarah@co.polk.or.us>

Fri, Mar 22, 2024 at 2:28 PM

To: matt@shermanlaw.com

[Quoted text hidden]

 **Planning File CU 24-09 (Letter of Incomplete).pdf**
1076K



POLK COUNTY

POLK COUNTY COURTHOUSE * DALLAS, OREGON 97338
(503) 623-9237

COMMUNITY DEVELOPMENT

AUSTIN M'GUIGAN
Director

March 22, 2024

Sherman Sherman Johnnie & Hoyt, LLP
Attn: Matthew Sturzen
693 Chemeketa St. NE
Salem OR 97301

CC: Sulamita Recreation Center, LLC; Attn: Stanislav Velichko

RE: Conditional Use Application CU 24-09; Youth Camp and Significant Resource Management Plan (Deer and Elk Habitat)

Dear Mr. Sturzen:

On February 23, 2024 our office received planning application CU 24-09, which is an application proposing to establish a Youth Camp within the Timber Conservation (TC) zone on the property located at 7425 Gold Creek Road, Willamina, Oregon (T6S, R7W, Section 21, Tax Lot 100). In addition, a Significant Resource Management Plan was provided to address conflicting uses (road construction) within the inventoried Deer and Elk Habitat Area. While reviewing your application, I found there is insufficient evidence in the record to address, or demonstrate compliance with, all of the review and decision criteria. Planning File CU 24-09 is therefore deemed incomplete. In order to complete your application, please provide additional evidence to address the applicable review and decision criteria listed in the Polk County Zoning Ordinance (PCZO), discussed in greater detail below. This application requires a Public Hearing before the Polk County Hearings Officer. A public hearing will not be scheduled until after your application is deemed complete or you request that we continue processing the application.

Based on the application materials provided, it is understood that the proposed youth camp would primarily be for youth under the age of 21, would accommodate up to 350 overnight participants including staff, and would operate for a few months during the year, primarily in the summer with an occasional weekend trip or a winter retreat. It is also understood that the proposed development to serve the youth camp would include the following: 20 summer cabins, 30 yurts, a winter retreat lodge, a kitchen/cafeteria, a meeting hall, bathroom facilities, a spa house, temporary RV hookups, a parking area, improvements and extensions of private roads, walking trails, and septic systems. A similar proposal was applied for as Planning File CU 22-21 which became void, and Planning File CU 23-08 which was withdrawn.

The applicable criteria listed in Oregon Administrative Rule (OAR) 660-006-0031(3) states:

1. A "youth camp" is a facility either owned or leased, and operated by a state or local government, or a nonprofit corporation as defined under ORS 65.001, to provide an outdoor recreational and educational experience primarily for the benefit of persons 21 years of age and younger. Youth camps do not include any manner of juvenile detention center or juvenile detention facility;

The application form and narrative provided implies that the subject property is owned by, and the youth camp would be operated by, "Sulamita Recreation Center, Inc.". However, according to

the Polk County Clerk records and the deed provided with this application, the subject property is owned by "Sulamita Recreation Center, LLC". Please clarify this discrepancy.

In part, the applicable criteria for establishing a new youth camp in the TC zone is found in OAR 660-006-0031(4)(a) which states:

4. An application for a proposed youth camp shall comply with the following:

- a. The number of overnight camp participants that may be accommodated shall be determined by the governing body, or its designate, based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp. Except as provided by subsection (4)(b) of this rule a youth camp shall not provide overnight accommodations for more than 350 youth camp participants, including staff.**

The narrative provided indicates that the youth camp is proposed to have overnight accommodations for up to 350 participants including staff. The above criteria requires an analysis of the "...size, topography, geographic features, and other characteristics..." to support the proposed number of participants. To address these criteria, a narrative was provided which describes the sites property size and characteristics; existing real property; water availability; waste disposal capabilities; and other important characteristics.

Water Availability:

Based on the narrative provided, on-site potable water is proposed to be primarily obtained from two (2) on-site wells that together produce approximately 5,000 gallons per day, and on-site storage tanks that would be filled from the wells. Included in the record are the well reports for the two (2) on-site wells. After reviewing these well reports, I have determined that there is some uncertainty as to whether or not the two (2) wells would produce the estimated 5,000 gallons per day during the hot summer months when the youth camp is primarily proposed to be operated. According to the well reports that were provided, the well tests were completed in May of 2023, which is when wells generally produce more water than during the hot summer months (July, August, and September) when drought conditions are becoming more common.

Water is also proposed to potentially be obtained from Grand Ronde Community Water (GRCW), although there is uncertainty at this time if water could be obtained from GRCW, and if so, in what amount. A third option proposed is to purchase and deliver potable water on-site.

It is understood that water usage for the youth camp is estimated to be approximately 1,500 gallons per day based on inquiries you've had with other youth camps of comparable size. This water usage estimation seems very low, as 1,500 gallons per day for up to 350 participants would equate to less than five (5) gallons/day/person. During the review for CU 23-08, email correspondence was included in the record from Joel Plahn, District 22 Watermaster with the Oregon Department of Water Resources (ODWR). Based on this correspondence, the estimated indoor water usage averages 80-100 gallons per day for each person. It appears that Mr. Plahn obtained this data from the U.S. Geological Survey. It is acknowledged that the estimates for typical gallons of water/day/person is likely different for a youth camp than domestic use; however, less than 5-gallons/day/person seems unreasonable. Five (5) gallons per day equates to approximately a two (2) minute long shower or flushing a toilet 1-3 times (depending on the model).

Waste Disposal Capabilities:

The narrative provided in Exhibit E states, "To date, it is our understanding that the Polk County Environmental Health Division has given soil approval for three areas on the property which are of the right soil type, quality, and size to ensure proper waste disposal for the number of individuals requested by the applicant". I have discussed this matter with Christina Tisdell EHRS, Polk County's Environmental Health Supervisor, who has confirmed that the site evaluations have not been approved and she is currently awaiting additional information (stakeouts) to determine the design flow prior to approval. Also, the site plan provided with this application depicts an area labeled "septic field", which is within an area that has been determined to not be

suitable for an on-site septic system. The proposed Meeting Hall and Kitchen/Cafeteria locations also appear to be either within, or relatively close to, the areas that are currently being evaluated for on-site septic suitability. Until the design flow has been determined, it is unknown if the site is capable of supporting a youth camp for up to 350 participants.

The narrative provided states, "...the intent at this time is to utilize the Property as a youth camp for a few months out of the year, primarily in the summer, and it will likely be unused for the remainder of the year with the exception of an occasional weekend trip or winter retreat. If a weekend or winter retreat occurs, the use of the Property would not be to the same extent as would occur during the summer months." Please provide additional clarification regarding the proposed frequency of use. For example, does "a few months out of the year" mean June-August; within those months would the camp be operated seven (7) days per week; etc.?

The above criterion has a direct correlation to evaluating the proposed number of overnight camp participants based on the site's characteristics, which in part requires substantial evidence demonstrating that adequate sanitation and potable water requirements could be met for the proposed scale. Please provide additional evidence to demonstrate compliance with these criteria.

In addressing the applicable criteria listed in OAR 660-006-0031(4)(d) and PCZO 177.050, a Traffic Memorandum prepared by ETRC, LLC was provided. However, it does not appear that this memorandum accurately accounts for the scope of this proposal. For example, the memorandum describes a *day* camp for approximately 300 youth, but the youth camp proposal includes *overnight* accommodations for up to 350 participants. The memorandum also states, "The hours of operation are from dawn to dusk, and there are no overnight camping or events open to the public." These statements do not seem consistent with the youth camp proposal. The memorandum also does not appear to account for the proposed on-site Recreational Vehicles. It is also unclear if the memorandum accurately evaluated the anticipated Trip Generation because the narrative provided does not describe the anticipated amount and type of traffic. Please clarify these discrepancies and any other information from the application materials that inaccurately describe the proposal.

The applicable criteria listed in OAR 660-006-0031(4)(b) states:

- b. The governing body, or its designated may allow up to eight (8) nights during the calendar year when the number of overnight participants may exceed the total number of overnight participants allowed under subsection (4)(a) of this rule.**

It is understood that the applicant is requesting allowance for overnight participants to exceed 350 people for up to eight (8) nights per calendar year. As discussed above, information in the record does not demonstrate that the site could reasonably support 350 participants. Therefore, exceeding 350 participants for eight (8) nights per year could also not be permitted.

The applicable criteria listed in OAR 660-006-0031(4)(g) states:

- g. A youth camp shall not interfere with the exercise of legally established water rights on adjacent properties.**

As discussed above, there remains uncertainty as to whether or not the proposed water sources would provide adequate water for the scale of the proposed youth camp. Also, to address this criterion well reports were submitted, but the report list the proposed use for the wells to be "domestic". A youth camp is not a domestic use of water and using ground water for a youth camp may require obtaining a water right from the Oregon Water Resources Department (OWRD).

In order to adequately evaluate whether or not the proposed youth camp would interfere with the exercise of legally established water rights on adjacent properties, it is first necessary to determine if the proposed youth camp use would require a water right. It would then be necessary to know where legally established water rights on adjacent properties are located and what use(s) the water rights are authorized for in order to determine the impact the proposed use would have on those rights. Please provide additional evidence to address this criterion.

The applicable criteria listed in OAR 660-006-0031(5)(b) states:

- b. Suitable to provide a protective buffer to separate the visual and audible aspects of youth camp activities from other nearby and adjacent lands. The buffers shall consist of forest vegetation, topographic or other natural features as well as structural setbacks from adjacent public and private lands, roads, and riparian areas. The structural setback from roads and adjacent public and private property shall be 250 feet unless the governing body, or its designate sets a different setback based upon the following criteria that may be applied on a case-by-case basis:**
 - i. The proposed setback will prevent conflicts with commercial resource management practices;**
 - ii. The proposed setback will prevent a significant increase in safety hazards associated with vehicular traffic; and**
 - iii. The proposed setback will provide an appropriate buffer from visual and audible aspects of youth camp activities from other nearby and adjacent resource lands.**

The above criteria requires a protective buffer to separate the visual and audible aspects of the youth camp activities from other nearby and adjacent lands. Based on the narrative provided, it is understood that an 80 foot protective buffer is proposed, which was recently planted with seedlings. However, based on the site plan provided, the protective buffer would only be provided near the northwestern and southwestern property lines. The area near the northeastern and southeastern property lines do not depict a protective buffer, including the areas that are proposed for "temporary RV hookups" and what appears to be walking trails. It is unclear how the proposed protective buffer could be considered adequate to separate the visual and audible aspects of the youth camp activities from all nearby and adjacent lands. The narrative provided to address these criteria focuses on conflict with commercial resource management practices either on the forest lands or the agricultural lands to the north. However, the protective buffer is intended to separate the visual and audible aspects of youth camp activities from other nearby and adjacent lands, which is a higher burden than just ensuring compatibility with surrounding farm and forest operations. For these reasons, it does not appear that the protective buffer proposed complies with these criteria.

In addition, the above criteria requires a 250 foot structural setback unless a different setback would *prevent* conflicts with commercial resource management practices, *prevent* a significant increase in safety hazards associated with vehicular traffic, and would *provide* an appropriate buffer from visual and audible aspects of youth camp activities from other nearby and adjacent resource lands. The narrative provided describes some site limitations such as the site's shape, but the proposed 80 foot structural setback does not appear to comply with these criteria. The narrative describes how the 80 foot structural setback would likely not cause any conflict with commercial resource management practices, and would not create a significant safety hazard associated with vehicular traffic, but does not demonstrate how the 80 foot setback would *prevent* conflicts with commercial resource management practices or *prevent* a significant increase in safety hazards associated with vehicular traffic. Based on the information provided in the record, it appears that the 250 foot structural setback distance applies. Please update your site plan to demonstrate compliance with the 250 foot structural setback, or provide additional information to address the criteria for an alternative setback distance.

The applicable criteria listed in OAR 660-006-0031(5)(c) states:

- c. Suitable to provide for the establishment of sewage disposal facilities without requiring a sewer system as defined in OAR 660-011-0060(1)(f). Prior to granting final approval, the governing body or its designate shall verify that a proposed youth camp will not result in the need for a sewer system.**

As discussed above, the Polk County Environmental Health Division has not approved any septic site evaluations at this time, and is currently awaiting additional information (stakeouts) to

determine the design flow prior to approval. Until the design flow has been determined, there is insufficient evidence in the record to demonstrate compliance with this criterion.

The applicable criteria listed in OAR 660-006-0031(6)(e) states:

- e. Sleeping quarters including cabins, tents or other structures. Sleeping quarters may include toilets, but, except for the caretaker's dwelling, shall not include kitchen facilities. Sleeping quarters shall be provided only for youth camp participants and shall not be offered as overnight accommodations for persons not participating in youth camp activities or as individual rentals.**

To address this criteria, in part the narrative provided describes temporary RV hookup which may be used by visiting families, or by guest staff on site only for a limited duration. Please clarify the number of RV spaces that are proposed, and what is meant by the term "hookup". For example, are individual sites with water, power, and sewer hookups proposed? Or would these be "dry" campsites? Please be aware that Oregon Building Code and the Oregon Health Authority has additional regulations for RV sites such as spacing, proximity to restrooms, required number of showers, etc. If you have not done so already, it is advised to discuss this proposal with the Polk County Building Official and Environmental Health Supervisor to determine what additional State and local requirements are applicable for establishing RV site.

In part, the applicable review and decision criteria for a youth camp is listed in OAR 660-006-0031(9), which states:

- 9. Nothing in this rule relieves governing bodies from complying with other requirements contained in the comprehensive plan or implementing land use regulations such as the requirements addressing other resource values (e.g. Goal 5) that exist on forest lands.**

According to the Polk County Significant Resources Area (SRA) map, the majority of the subject property is located within the inventoried Deer and Elk Habitat Area which is inventoried as a Goal 5 resources that is protected by PCZO Chapter 182. A Significant Resource Management Plan was provided with this application because "roads" are listed as a conflicting use. Part of the applicable Management Plan criteria states, "...the applicant, in coordination with the County and State or federal managing agency (s), shall develop a Management Plan...". In this case, the appropriate managing agency is the Oregon Department of Fish and Wildlife (ODFW). There is no evidence in the record to demonstrate that the Management Plan submitted has been developed in coordination with ODFW. Typically, applicants provide documentation to demonstrate that ODFW has reviewed their Management Plan and provided feedback and comments on their Plan, which has been incorporated into their management strategies to protect the resource. Please provide additional evidence to demonstrate that your Management Plan has been coordinated with ODFW.

Also, the conflicting use is "roads", but the site plan provided does not clearly depict where the proposed road development would occur. Please update your Management Plan to clearly depict where the proposed road development would occur.

In addition, the Deer and Elk Habitat area is subject to additional development standards listed in PCZO 182.050(A), which states:

- (A) Deer and Elk Winter Range - To minimize impacts to deer and elk populations, the following standards apply (Note: Properties within the Rural Community Centers and areas zoned AR-5 and F/F are exempted from these requirements):**
 - (1) Dwelling units are limited to a maximum of 1 unit per 40 acres;**
 - (2) Dwelling units, roads, utility corridors and other development shall be sited on the least productive habitat land and away from sensitive slopes and soils;**
 - (3) Development shall be clustered and located as close as possible to existing development and services, with only essential roads provided;**

- (4) **Nonessential roads shall be closed and off-road vehicle use curtailed during the winter and spring.**

The application material did not address these development standards. Please address these criteria.

Also, the plot plan provided depicts the “temporary RV hookup” location to be partially within the riparian setback area, which would not be allowed pursuant to the development standards listed in PCZO 182.050(B), which states:

G. Riparian and Wetland Setbacks - In order to protect, maintain and enhance the water quality and biological productivity of waterways and wetlands indicated on the Significant Resources Areas map, the following setback requirements shall apply:

- (1) **Development, along streams and rivers with significant (1-C) riparian habitat as depicted on the Significant Resource Areas Map, shall be subject to a riparian setback. Within the riparian area, all structural development shall be prohibited. In addition, all trees and at least 50 percent of the understory shall be retained, with the following exceptions:**
 - (a) **Removal of dead, diseased or dying trees, or leaning trees which pose an erosion or safety hazard;**
 - (b) **The mowing, planting or maintenance of lawn and farm use, as defined in Section 110.223, existing on the effective date of this Ordinance, including the control of noxious weeds (this provision is not intended to restrict the selection of crop/commodity types in those existing farm use areas within the riparian setback);**
 - (c) **Vegetation removal necessary to provide direct access for water dependent use, or an otherwise approved use;**
 - (d) **Structural shoreline stabilization; and,**
 - (e) **Vegetation removal necessary in conjunction with an approved in-water project, such as a bridge.**
- (2) **Determining the Setback Area: The riparian setback shall be measured from the banktop on a straight line perpendicular to the flow of the waterway. The following requirements apply to determining the width of various types of riparian management areas:**

Streams identified on the SRA Map: The width of the riparian management area shall average three times the stream width, but shall not average less than 25 feet or more than 100 feet. Stream width is the average of the main channel width of the stream during its high water level flow.
- (6) **Exceptions to Riparian Setback Requirements - The following are excepted from the strict application of the riparian setback provisions for development:**
 - (a) **Public uses, such as bridges for public roads, shall be allowed within the setbacks set forth in this section provided that adverse impacts are mitigated as recommended by the Oregon Department of Fish and Wildlife. [PCZO 182.050(B)(6)(c)]**

The proposed RV parking area would also not be permitted within the 30-foot front yard setback area. Please update your site plan to show that the proposed RV area would not be located within the riparian setback area or the front yard setback area.

The criteria listed in PCZO 177.080(C) states:

- C. The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:**
- a. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;**
 - b. A water use permit issued by the Water Resources Department for the use described in the application; or**
 - c. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.**

To address these criteria, two (2) well reports were provided. However, as discussed above, the well reports list the proposed use of the wells to be "domestic". A youth camp is not a domestic use of water and using ground water for a youth camp may require obtaining a water right from the Oregon Water Resources Department (OWRD). Please provide additional evidence to either demonstrate that a water right from OWRD is not required; or, evidence that a water use permit issued by OWRD could be obtained prior to operating the youth camp.

The criteria listed in PCZO 177.090(B) states:

B. Road access to the structure shall meet the County road design standards.

As discussed above, the transportation analysis provided contains discrepancies and additional details regarding the anticipated volume and type of traffic is needed. For example, would participants be arriving on-site via a bus or would participants be dropped-off/picked up individually; what is the anticipated number of vehicle trips per day and in a single hour; etc. In order to determine what design standards may be applicable, updated details about the volume and type of anticipated traffic is needed.

Also, multiple structures are proposed, but the site plan does not clearly label the proposed road access or decipher the access roads and walking trail locations. Until the site plan is updated, it is unknown whether or not the proposed roads could comply with the County road design standards.

The criteria listed in PCZO 177.090(C) states:

- C. The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry.**

Based on the site plan and narrative provided, an 80-foot setback area with 200 trees per acre are proposed as a protective buffer along the northwestern and southwestern property line. The proposed yurts, spa house, and one (1) bathroom structure would be adjacent to the treed buffer area. It does not appear that a fuel breaks surrounding these structures would comply with the fuel break standards. Specifically, the Oregon Department of Forestry publication referenced in this criteria states that trees within the primary fuel break should be spaced with greater than 15 feet between crowns. The proposed 80-foot setback/tree buffer is proposed to address other criteria listed in OAR 660-006-0031(5)(b)(C), which relates to providing a protective buffer to separate the visual and audible aspects of the youth camp activities from neighboring properties. It does

not appear the 80-foot buffer with newly planted trees could provide a protective buffer while also complying with the fuel break standards which does not allow for densely planted trees.

Also, the required fuel breaks are dependent on slopes, and the minimum safety zone increased in areas with a slope of greater than 10 percent. Based on elevation profile tools accessed through Polk County's Geographic Information System (GIS), it appears that some of the proposed structures may be sited in areas that exceed 10 percent slopes, which would require a larger fuel break on the downhill slopes. Please provide additional evidence to demonstrate that the required fuel breaks could be maintained around all structures proposed, without contravening other minimum requirements such as those listed in OAR 660-006-0031(5)(b)(C), which requires a protective buffer from neighboring properties.

Lastly, statements in the record indicate that the applicant would work with the Polk County Building Division to ensure compliance with all applicable laws, and a more detailed site plan could be provided at that time. Building and Fire Code requirements could significantly affect the site plan provided. For example, the site plan does not clearly decipher access roads and walking trails, and it is unclear if any access roads would serve the temporary yurts. I have discussed this proposal with the Polk County Building Official who has indicated that Fire Code may require direct access to all structures (including temporary yurts). Similarly, the Oregon Health Authority (OHA) regulates Organizational Camps, which requires a license through the Polk County Environmental Health Division. Licensing requirements could also affect the site plan and proposed development such as, the minimum number of bathing facilities based on the number of campers.

Once the application is deemed complete, notice and a request for comments would be provided to various Local and State Agencies. However, due to the complexity of this project, at a minimum it is recommended to discuss this proposal with the Polk County Building Official, State Fire Marshall, and Polk County Environmental Health Division to ensure that your proposed improvements and site plan could reasonably comply with all Building and Fire Code requirements, and OHA licensing requirements.

Pursuant to PCZO 111.220(C), application CU 24-09 is incomplete. As required under PCZO 111.220(D), if this application remains incomplete on **August 22, 2024** (181 days after first being submitted), the application will be void. In order to complete your application, **prior to this date**, please provide the information described above. Or, you may provide some or none of the requested information with written notice that no other information will be provided. We would then issue a decision using the information submitted in the record. You may also request to change the review criteria, or withdraw the application. The applicant is responsible for the burden-of-proof. An application that does not show compliance with all the applicable criteria may not be approved.

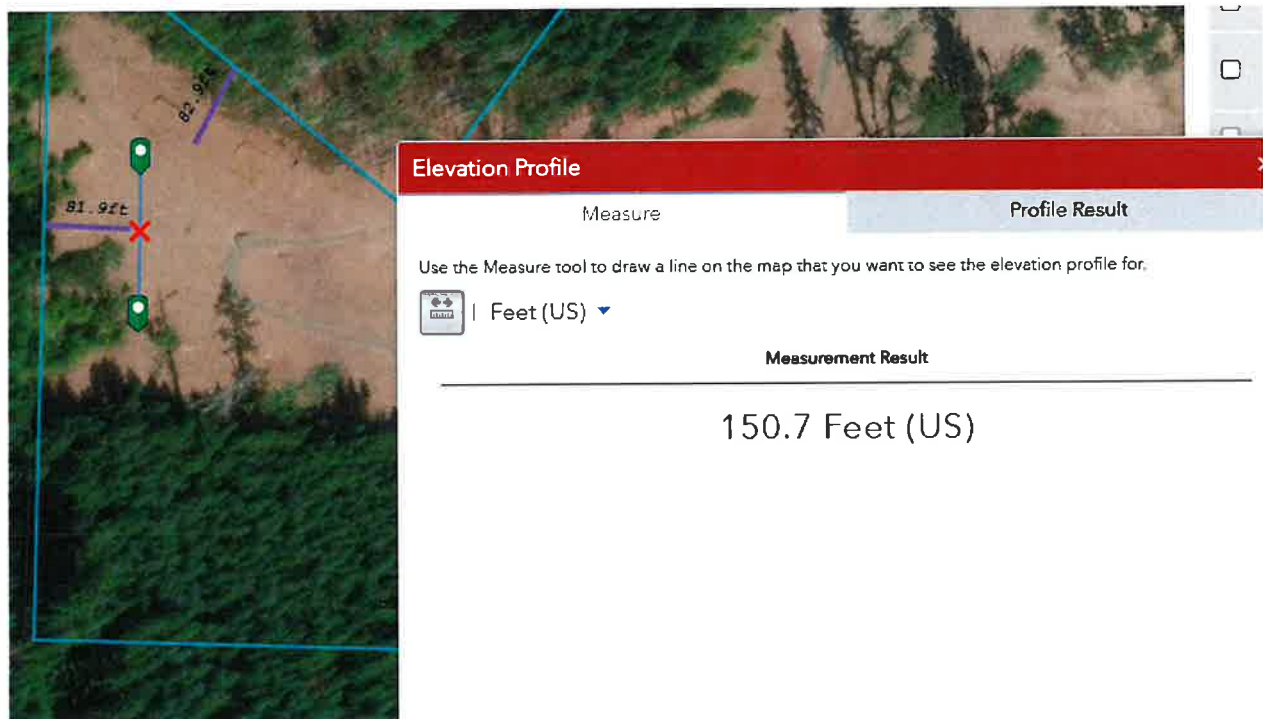
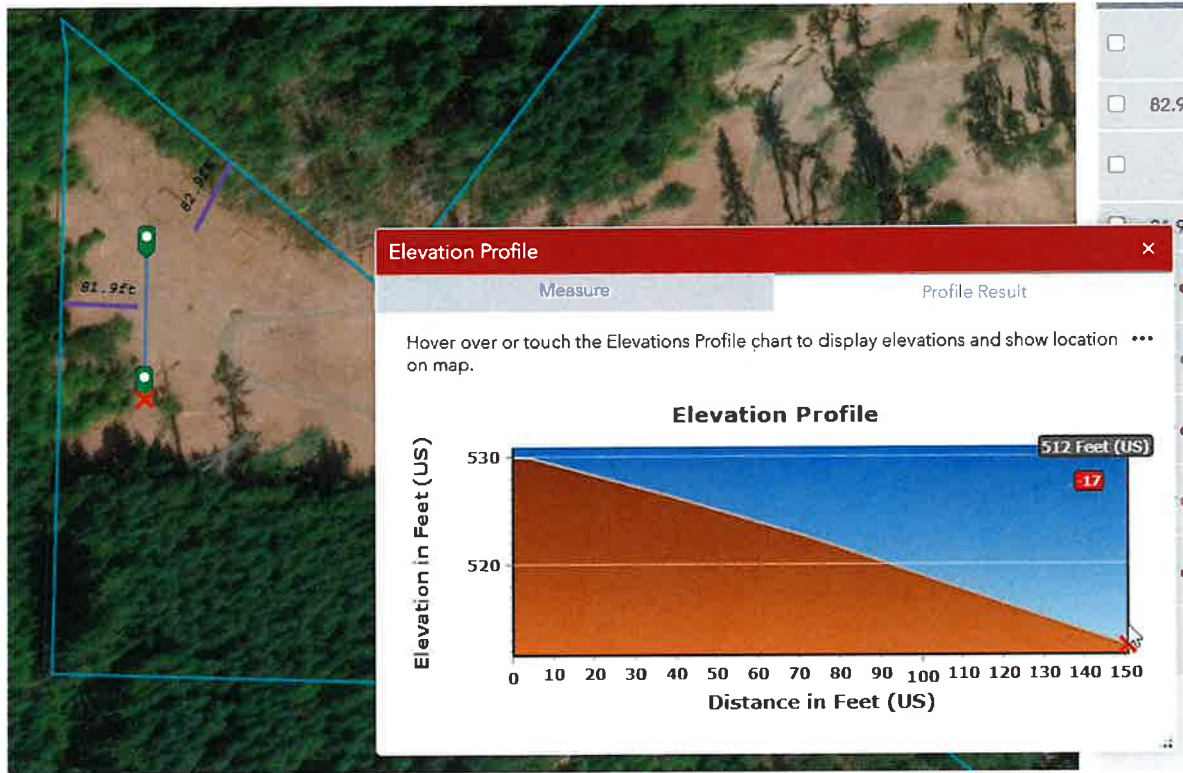
If you need any additional information regarding your application, please contact me at (503) 623-9237.

Sincerely,

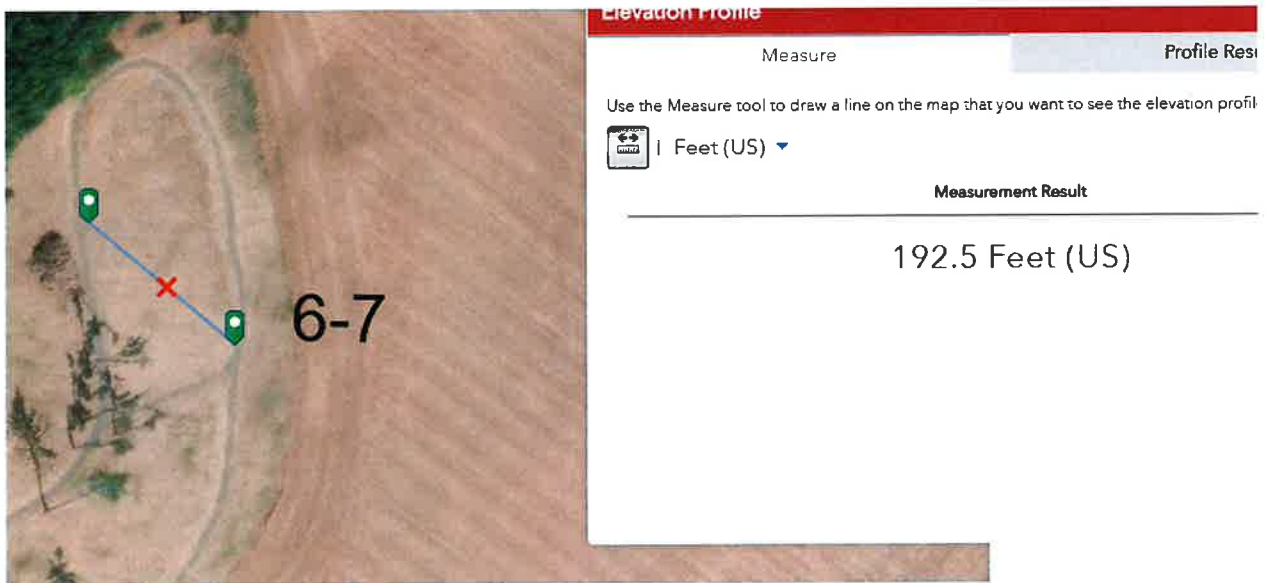
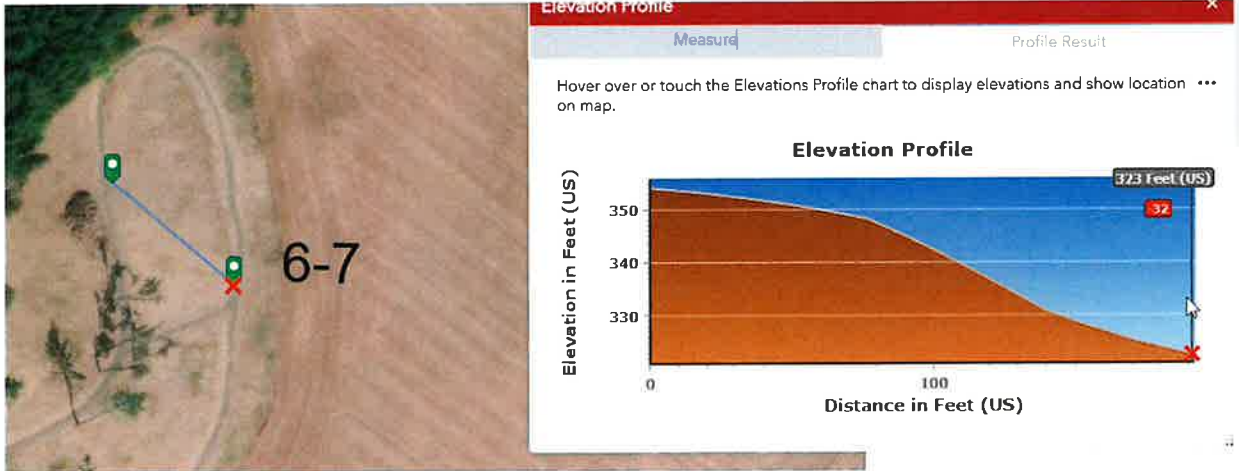


Sidney Mulder
Planning Manager

Staff's slope calculations from GIS measurement tools



$17/150 = 11\%$ slopes



$32/193 = 16\%$ slopes



Mulder, Sidney <mulder.sidney@co.polk.or.us>

Sulamita RecCenter

Stanislav Velichko <stan@k12sca.org>
To: "Mulder, Sidney" <mulder.sidney@co.polk.or.us>
Cc: Stan Velichko <stanvelusa@gmail.com>

Tue, Mar 19, 2024 at 9:38 AM

Good morning Sidney. Yes, please review all documents and let me know if you have any questions or if you need any information from me. Thank you. Stan Velichko. 503-805-3599.

[Quoted text hidden]



Mulder, Sidney <mulder.sidney@co.polk.or.us>

Sulamita RecCenter

Mulder, Sidney <mulder.sidney@co.polk.or.us>
To: Stanislav Velichko <stan@k12sca.org>
Cc: Stan Velichko <stanvelusa@gmail.com>

Tue, Mar 19, 2024 at 8:05 AM

I am currently finishing my 30-day "completeness check" and will send you a letter by the end of the week if any additional information is needed.

Thank you,
Sidney
[Quoted text hidden]



Mulder, Sidney <mulder.sidney@co.polk.or.us>

Sulamita RecCenter

Stanislav Velichko <stan@k12sca.org>
To: "Mulder, Sidney" <mulder.sidney@co.polk.or.us>
Cc: Stan Velichko <stanvelusa@gmail.com>

Mon, Mar 11, 2024 at 3:47 PM

Please update status. Do you need any information from our side? Thank you. Stan.
[Quoted text hidden]

RECEIVED
MAR 19 2024
POLK COUNTY
COMMUNITY DEVELOPMENT

Thank you for your email. Our staff is conducting the initial review period for this application, which can last up to 30 days. We received Planning Application CU 24-09 on February 23, 2024. You should expect to hear back from Sidney by the end of next week regarding the status of your application.

I hope this helps. Let me know if you have any additional questions.

[Quoted text hidden]

--

Eric Knudson, Associate Planner

Polk County Community Development

850 Main St. Dallas, OR 97338

(503) 623-9237

Knudson.eric@co.polk.or.us



Knudson, Eric <knudson.eric@co.polk.or.us>

Fwd: Out of the Office Re: Sulamita RecCenter

2 messages

Stanislav Velichko <stan@k12sca.org>

Mon, Mar 11, 2024 at 4:25 AM

To: knudson.eric@co.polk.or.us

Hello Eric,

Please update the status of our project, **Sulamita RecCenter**.

We know that our Attorney forward to you a Completed Conditional Use Application last month. However, most of the docs Attorney sent you in December 2023.

I am sure that you are reviewing all docs attached to this application.

Please send us an update info and feedback where you are now with them



2024-02-22 Conditional Use Application.pdf

Please let us know if you have any questions or if you need any additional information from us.

Thank you,
Stan Velichko,
503-805-3599

----- Forwarded message -----

From: **Stanislav Velichko** <stan@k12sca.org>
Date: Mon, Mar 11, 2024 at 3:50 PM
Subject: Re: Out of the Office Re: Sulamita RecCenter
To: Mulder, Sidney <mulder.sidney@co.polk.or.us>

Thank you for your email. Stan.

On Mon, Mar 11, 2024 at 3:47 PM Mulder, Sidney <mulder.sidney@co.polk.or.us> wrote:

I will be out of the office and away from my email until Tuesday, March 19, 2024. For immediate assistance, please contact Eric Knudson at (503) 623-9237 or knudson.eric@co.polk.or.us.

--
Sidney Mulder, Planning Manager

Polk County Community Development

Phone: (503) 623-9237

Email: mulder.sidney@co.polk.or.us

Knudson, Eric <knudson.eric@co.polk.or.us>

Tue, Mar 12, 2024 at 9:40 AM

To: Stanislav Velichko <stan@k12sca.org>

Stan,

**Mulder, Sidney** <mulder.sidney@co.polk.or.us>

Sulamita RecCenter

2 messages

Stanislav Velichko <stan@k12sca.org>

Mon, Mar 11, 2024 at 3:04 AM

To: Stan Velichko <stanvelusa@gmail.com>, mulder.sidney@co.polk.or.us

Hello Sidney,

We know that our Attorney forward to you a Completed Conditional Use Application last month. However, most of docs Attorney sent you on December 2023.

I am sure that you are reviewing all docs attached to this application.

Please send us an update info and feedback where you are now with them



2024-02-22 Conditional Use Application.pdf

Please let us know if you have any questions or if you need any additional information from us.

Thank you,

Stan Velichko,
Sulamita RecCenter.
503-805-3599

Mulder, Sidney <mulder.sidney@co.polk.or.us>

Mon, Mar 11, 2024 at 3:35 PM

To: Stanislav Velichko <stan@k12sca.org>

Cc: Stan Velichko <stanvelusa@gmail.com>

Received, thank you. These documents appear to be consistent with what was submitted to our office on February 23, 2024.

Sidney

[Quoted text hidden]

--

Sidney Mulder, Planning Manager

Polk County Community Development

Phone: (503) 623-9237

Email: mulder.sidney@co.polk.or.us

LAND USE PERMIT APPLICATION
POLK COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

COMPLETED BY STAFF	
Received By: <u>EIK</u>	<input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Comp. Plan Amendment
Date Submitted: <u>2/23/24</u>	<input type="checkbox"/> Farm Dwelling <input type="checkbox"/> Replacement Dwelling
Application No.: <u>CV 24-09</u>	<input type="checkbox"/> Forest Dwelling <input type="checkbox"/> Variance
Fee: <u>\$2,325.00</u>	<input type="checkbox"/> Land Use Determ. <input type="checkbox"/> Zone Change
Fee Paid: <u>Yes</u>	Staff Notes: <u>Youth Camp</u>
Receipt No.: <u>43341</u>	

Please type or clearly print all of the requested information below.

I. PROPERTY OWNER(S)

Name Sulamita Recreation Center, Inc.
Mailing Address 12650 SE 137TH DR
City Happy Valley State OR Zip 97086
Daytime Phone _____
Email (optional) _____

II. APPLICANT (IF DIFFERENT THAN OWNER)

Name Matthew Sturzen
Mailing Address 693 Chemeketa St. NE
City Salem State OR Zip 97301
Daytime Phone 503-364-2281
Email (optional) matt@shermlaw.com

III. PROPERTY 7425 GOLD CREEK RD

Location or Address WILLAMINA, OR 97396 Tax Acct. No. 286206 Acreage 100.65
Township 06S; Range 07W; Section(s) 21; Tax Lot(s) 100
Comp. Plan Designation Forest Zone Timber Conservation
School District: Willamina Fire District: West Valley Fire District
Water Service Type: Well/Grand Ronde Water Sewage Disposal Type: Septic

IV. REQUEST SUMMARY (Example: "To establish a small tract template dwelling in the TC Zoning District.")

To obtain approval for a conditional use permit to build and develop a youth camp

V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Polk County Subdivision and Partition Ordinance (PCSO) and/or the Polk County Zoning Ordinance (PCZO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request.

The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete.

An incomplete application will postpone the decision, or may result in denial of the request. *Please mark the items below to ensure your submittal is complete.*

Application Check List

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Polk County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is a twelve (12) day appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Polk County Community Development Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.



Stanislav Velichko, on behalf of Sulamita Recreation Center, Inc., its President

Signatures of owners that appear on deed and/or authorized agent
***If signed by an agent, owner's written authorization must be attached.**
***Electronic signatures are not accepted.**

PLEASE NOTE: THIS APPLICATION MUST BE RETURNED IN PERSON.

APPLICATION FOR CONDITIONAL USE WRITTEN NARRATIVE

PROPERTY OWNER(S)/APPLICANT:

Sulamita Recreation Center, Inc., Owner/Applicant
Stanislav Velchiko, President

REPRESENTED BY:

Sherman Sherman Johnnie & Hoyt, LLP
Matthew Sturzen
693 Chemeketa St. NE
Salem, Oregon 97301

BACKGROUND INFORMATION AND REQUEST: Applicant Matthew Sturzen, of the firm Sherman Sherman Johnnie & Hoyt, LLP, on behalf of owner Sulamita Recreation Center, Inc., request the County approve a conditional use for the property identified by the common address of 7425 Gold Creek Rd, Willamina, Oregon, and further identified by Tax Lot 100, Map 6.7.1 (“the Property”). Attached hereto as Exhibit A is a copy of the deed of record for the Property and attached hereto as Exhibit B is a copy of Polk County Tax Map 6.7.21.

Applicant is the Sulamita Recreation Center, Inc. which is a nonprofit organization in conjunction with the Slavic Evangelical Church – Sulamita out of Fairview, Oregon (the “Church”). Attached hereto as Exhibit C is a copy of the Articles of Incorporation filed with the Oregon Secretary of State for Applicant.

The Property is located in the Timber Conservation zone and the surrounding properties are primarily used for agriculture, timber/forestry, and conservation. Attached hereto as Exhibit D is a copy of a zoning map for the Property. Properties adjoining the site to the north and east are zoned for exclusive farm use, with pockets of acreage residential use to the north and south. Properties to the south and west are zoned for timber conservation. As will be discussed herein, the Applicant has conducted a Farm Impacts Study which further identifies the uses of the properties in the vicinity of the Property.

The intended use of the Property is for the Applicant to develop and run a youth camp which will provide the children and young adults of the Church a safe space and the ability to enjoy community, fellowship, and teaching in a natural and peaceful setting. Many of these children do not have access to safe recreational opportunities within the city limits and there are many who have never had the opportunity to enjoy trees, clear skies, fresh air, and open space. Even fewer have been able to enjoy these opportunities with their friends and acquaintances. The Church and Applicant are hopeful that the planned youth camp will provide this and other opportunities to its young persons both now and for years to come.

Over the years, the Church has attempted to provide these opportunities to its members by renting spots at existing youth camps around Oregon. However, each year the Church is faced with a general lack of security as it relates to whether an existing youth camp will remain available as the Church must compete with other organizations and rising rental prices. This

affects how the Church is able to plan each year and affects the number of individuals it can serve.

As a way to create surety for its members and those who are served by its youth program, the Church began a search for available properties in which to establish its own youth camp facilities. After a diligent search, the Church and the Applicant found the property at issue here and after performing reasonable due diligence, it determined the Property would be a great location for a youth camp with the understanding that a conditional use permit would be needed.

Prior to the Applicant's purchase of the Property, it had been used for forest/timber purposes and almost all available timber was cut and removed prior to the sale. This was not an action which was performed by the Applicant but rather the result of general forestry practices by the previous owner.

Despite this, for the Applicant, recent logging of the Property creates a unique opportunity in which to develop a youth camp that harmonizes with the surrounding forest, farmground, and other properties in the area. Instead of attempting to fit a camp in an already mature forest, which would necessitate the removal of mature trees and the development of an established area, the Applicant hopes to use this opportunity to plant trees and create a camp design so that the uses complement with one another.

At this time, the Applicant intends to plant trees and develop the Property in such a way that fully utilizes its potential as a viable youth camp and which creates an appropriate forested setting.

As it relates to the youth camp, the Applicant's ultimate goal is to provide opportunity to the maximum number of individuals who are allowed pursuant to state and local law and for which services are available. Under the applicable rule, the maximum number of individuals which can be served is 350. Provided the County agrees that the Property is capable of servicing 350 individuals including the supporting staff, the Applicant would like to develop the youth camp to serve that many individuals.

For an abundance of clarity, there is no intention to develop the Property into a commercial campground or commercial event center. Further, there is no intention to create a year-round camp with a continual stream of people and vehicles entering and exiting the property. Rather, the intent at this time is to utilize the Property as a youth camp for a few months out of the year, primarily in the summer, and it will likely be unused for the remainder of the year with the exception of an occasional weekend trip or winter retreat. If a weekend or winter retreat occurs, the use of the Property would not be to the same extent as would occur during the summer months. With that said, the manner of the Applicant's use and the timing are intended to minimize the impact to neighbors, wildlife, and the environment.

As described below, the proposed conditional use meets the standards as outlined in Polk County's Planning and Zoning Ordinances and OAR 660-006-0031. Therefore, Applicant requests that this Application be approved with the standard conditions of approval.

STANDARDS

177.040. CONDITIONAL USES.

PCZO 177.040 states: "The following conditional uses may be allowed subject to compliance with the procedures and criteria under Chapter 119, the general siting standards for dwellings and structures under 177.080, the fire siting standards for dwellings and structures under 177.090, applicable state and federal regulations, and other specific criteria as may be indicated:

PCZO 177.040(X) provides: Youth camp. A youth camp may be established pursuant to the standards and limitations in OAR 660-006-0031. Changes to or expansions of youth camps established prior to June 14, 2000 shall be subject to the provisions of ORS 215.130.

As is discussed herein, the proposed conditional use, i.e. a youth camp, meets all standards and limitations provided for in OAR 660-006-0031 and all standards set forth in Polk County Planning and Zoning Ordinances.

OAR 660-006-0031

(1) A youth camp may be established in compliance with the provisions of this rule. The purpose of this rule is to provide for the establishment of a youth camp that is generally self-contained and located on a parcel suitable to limit potential impacts on nearby and adjacent land and to be compatible with the forest environment.

This proposal is for a Youth Camp that is self-contained and located on a suitable parcel, and as explained herein, is compatible with its surroundings. This provision is not an approval criteria.

(2) Changes to or expansions of youth camps established prior to the effective date of this rule shall be subject to the provisions of ORS 215.130.

This is a proposed new Youth Camp, and does not involve changes or expansion to a pre-existing camp. This criteria does not apply.

(3) A "youth camp" is a facility either owned or leased, and operated by a state or local government, or a nonprofit corporation as defined under ORS 65.001, to provide an outdoor recreational and educational experience primarily for the benefit of persons 21 years of age and younger. Youth camps do not include any manner of juvenile detention center or juvenile detention facility.

The Applicant here is a nonprofit corporation as defined under ORS 65.001 (See Exhibit C). The proposed Youth Camp is intended to serve youth that are 21 and under, with an emphasis on outdoor recreational and educational experiences. No juvenile detention is involved here. This criteria is satisfied.

(4) An application for a proposed youth camp shall comply with the following:

(a) The number of overnight camp participants that may be accommodated shall be determined by the governing body, or its designate, based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp. Except as provided by subsection (4)(b) of this rule a youth camp shall not provide overnight accommodations for more than 350 youth camp participants, including staff.

Applicant does not anticipate providing overnight accommodations for more than 350 youth camp participants including staff except for which is otherwise approved by the County pursuant to OAR 660-006-0031. As discussed in the attached Exhibit E, the size and characteristics of the Property provide all the necessary qualifications to accommodate 350 youth camp participants.

(b) The governing body, or its designated may allow up to eight (8) nights during the calendar year when the number of overnight participants may exceed the total number of overnight participants allowed under subsection (4)(a) of this rule.

Applicant requests that Polk County approve eight (8) nights during the calendar year which overnight participants may exceed the total number of overnight participants. At this time it is not anticipated this will be necessary to begin, but as the program expands, it may become necessary to utilize this allowance. As such, accommodation for this is requested.

(c) Overnight stays for adult programs primarily for individuals over 21 years of age, not including staff, shall not exceed 10 percent of the total camper nights offered by the youth camp.

Applicant does not anticipate providing overnight accommodation for individuals over 21 years of age (not including staff) for more than 10 percent of the total nights offered by the youth camp. As has been stated, the primary intent of the camp is to provide recreational opportunities for youths under the age of 21 which would occur primarily during the summer months.

(d) The provisions of OAR 660-006-0025(5)(a) which states: (a) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

The proposed youth camp will have little to no impact on the farming and forest practices in the area. Attached hereto as Exhibit F is a copy of a traffic report and memorandum conducted by ETRC, LLC which indicates that the proposed use will not cause substantial impact to the traffic patterns in the area. Additionally, attached hereto as Exhibit G is a copy of a farm impacts test conducted by Applicant which shows the minimal impact a youth camp would have on the surrounding properties and their uses.

(e) A campground as described in ORS 215.283(2)(c), 215.213(2)(e) and OAR 660-006-0025(4)(e) shall not be established in conjunction with a youth camp.

Applicant is not establishing a campground under the above cited statutes and rule. Therefore, this element is met.

(f) A youth camp shall not be allowed in conjunction with an existing golf course.

No golf course exists on the property and applicant has no plans to establish a golf course. Therefore, this element is met.

(g) A youth camp shall not interfere with the exercise of legally established water rights on adjacent properties.

As is discussed in Exhibit E, the Property has established wells and water availability on the Property (see Exhibit E-4). Despite this, the Applicant is working to obtain water from the Grande Ronde Water Association as a primary source of water for the camp (See Exhibit E). In any event, there should be no interference with established water rights on adjacent properties.

(5) The youth camp shall be located on a lawful parcel that is:

(a) Suitable to provide a forested setting needed to ensure a primarily outdoor experience without depending upon the use or natural characteristics of adjacent and nearby public and private land. This determination shall be based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp, as well as, the number of overnight participants and type and number of proposed facilities. A youth camp shall be located on a parcel of at least:

(A) 80-acres if located in eastern Oregon.

Not applicable

(B) 40-acres if located in western Oregon.

First, it is important to note that the rule states that a youth camp shall be located on a parcel that is “suitable to provide a forested setting...” [emphasis added]. By reading the supporting language, it is clear the rule does not require a youth camp to be dropped into an already established forest but rather that the proposed siting be suitable to provide this type of setting.

In this case, the Property is clearly suitable to provide a forested setting as is indicated by the nature of the Property prior to the logging performed by the Applicant’s predecessor in interest. While the Property was logged (by the action of the Applicant’s predecessor in interest), the Applicant intends to carefully cultivate and develop a Property which fully incorporates a forested setting.

In addition, the Applicant has been in contact with the Oregon Department of Forestry to develop a replanting/reforestation plan which complies with the Forest Practices Act. In part, the Applicant anticipates planting an eighty-foot buffer zone around the property. As part of

this, the Applicant has already planted approximately 1,200 trees in the buffer area, doing so in April 2023. Please know and understand that this is not the only area which will be planted with trees but rather was the first step in replanting/reforestation. In addition, the Applicant is consulting with forestry consultants to develop a planting schedule and design which would maximize the compatibility between the youth camp and the trees to ensure that the youth camp complies with this provision.

(b) Suitable to provide a protective buffer to separate the visual and audible aspects of youth camp activities from other nearby and adjacent lands. The buffers shall consist of forest vegetation, topographic or other natural features as well as structural setbacks from adjacent public and private lands, roads, and riparian areas. The structural setback from roads and adjacent public and private property shall be 250 feet unless the governing body, or its designate sets a different setback based upon the following criteria that may be applied on a case-by-case basis:

(A) The proposed setback will prevent conflicts with commercial resource management practices;

(B) The proposed setback will prevent a significant increase in safety hazards associated with vehicular traffic; and

(C) The proposed setback will provide an appropriate buffer from visual and audible aspects of youth camp activities from other nearby and adjacent resource lands.

While the rule does provide for a structural setback of 250 feet, the rule also gives the governing body, i.e. the County, the discretion to modify the same. In this circumstance, good cause exists to minimize the structural setback area. First, as the County is aware, the Property is uniquely shaped and could be classified as being long and thin which is prohibitive to establishing a 250-foot structural setback on all sides. In part, a 250-foot setback would unreasonably restrict the intended use of the property and given the property characteristics, minimizing the setback area would allow for the best use to be exercised. Furthermore, based on the adjacent uses in the area, a 250-foot setback would not provide neighboring property owners any additional benefit. As such, the Applicant proposes an 80-foot setback under this rule. The proposed 80-foot setback area will also be routinely patrolled for downed fuel and will be well maintained.

Ultimately, the proposed Youth Camp provides sufficient buffer from adjacent lands to prevent any conflicts with commercial activities in the area. Specifically, the TC zoned property to the south and west consists of a large forest tract currently under forest management. The proposed 80-foot setback along those borders is sufficient to ensure no conflicts. Along the northerly boundary where there is the adjacent EFU zoned land, there is no structure planned within 600 feet (see Exhibit H). Gold Creek Road lies along the entire eastern boundary, and the only structure in that area is the proposed Spa House which will be approximately 400 feet from the road. The existing house lies approximately 125 feet from the road and has a private drive entrance separate from the entrance to the Youth Camp.

The only permanent structures near the setback areas for the TC zone are the bathroom buildings and the Spa House. These are approximately 100 feet away from the property line. The placement of the bathrooms is critical in two ways. The first is within the general vicinity of the yurts and summer cabins, none of which have bathroom facilities. The second is for the location of septic lines and drainfields (See Exhibit E-7). There is nothing about the placement of these structures that will conflict with commercial resource management practices either on the forest lands or the agricultural lands to the north. All of these structures are within the boundaries of the Youth Camp, well away from the access point on Gold Creek Road, therefore there will be no significant increase in safety hazards associated with vehicular traffic.

Ultimately, the Property is located in a rural area and is generally bordered by undeveloped resource property. The proposed 80-foot structural setback provides appropriate protection and any development outside that setback area should not impact any neighboring property.

(c) Suitable to provide for the establishment of sewage disposal facilities without requiring a sewer system as defined in OAR 660-011-0060(1)(f). Prior to granting final approval, the governing body or its designate shall verify that a proposed youth camp will not result in the need for a sewer system.

As shown in the attached Exhibits E-6 and E-7, the Applicant engaged an environmental soils scientist to map and submit plans to Polk County's Environmental Division. The submitted plans show the Property's capability for adequate waste disposal through the use of septic systems.

(d) Predominantly forestland if within a mixed agricultural/forest zone as provided for under OAR 660-006-0050.

This criteria is not applicable. The subject property is zoned for Timber Conservation (TC) and is not within a mixed agricultural/forest zone such as the Polk County Farm Forest (FF) zone.

(6) A youth camp may provide for the following facilities:

(a) Recreational facilities limited to passive improvements, such as open areas suitable for ball fields, volleyball courts, soccer fields, archery or shooting ranges, hiking and biking trails, horse back riding or swimming that can be provided in conjunction with the site's natural environment. Intensively developed facilities such as tennis courts, gymnasiums, and golf courses shall not be allowed. One swimming pool may be allowed if no lake or other water feature suitable for aquatic recreation is located on the subject property or immediately available for youth camp use.

The recreational facilities proposed here include unimproved open space that is suitable for outdoor play for soccer, softball and other similar sports. There is an extensive walking/hiking trail system, and Suttner Reservoir may be used for water-based activities. There are no tennis courts, gymnasiums or golf course proposed. This application only provides for facilities which would be permitted pursuant to state and local law.

(b) Primary cooking and eating facilities shall be included in a single building. Except in sleeping quarters, the governing body, or its designate, may allow secondary cooking and eating facilities in one or more buildings designed to accommodate other youth camp activities. Food services shall be limited to the operation of the youth camp and shall be provided only for youth camp participants. The sale of individual meals may be offered only to family members or guardians of youth camp participants.

All cooking and eating will take place in a kitchen/cafeteria building. Food service will be limited to provisions for participants and staff and any family members that may be visiting the camp.

(c) Bathing and laundry facilities except that they shall not be provided in the same building as sleeping quarters.

The bathing and laundry facilities are anticipated to be provided in three separate buildings located throughout the camp. There are no sleeping quarters proposed to be included in the bathroom facilities. Upon approval of this application, Applicant will work with the Polk County building division to ensure compliance will all applicable laws.

(d) Up to three camp activity buildings, not including primary cooking and eating facilities.

Attached hereto as Exhibit H is a copy of a tentative site plan which provides an overview of the structures proposed by Applicant. As is shown on the same, Applicant anticipates constructing three activity buildings including a meeting hall, a spa house, and a winter retreat lodge. Upon approval of this application, Applicant will work with the Polk County Building Division to ensure that all proposed structures comply with applicable laws and regulations. At that time, Applicant can provide a more detailed site plan which complies with any conditions for approval.

(e) Sleeping quarters including cabins, tents or other structures. Sleeping quarters may include toilets, but, except for the caretaker's dwelling, shall not include kitchen facilities. Sleeping quarters shall be provided only for youth camp participants and shall not be offered as overnight accommodations for persons not participating in youth camp activities or as individual rentals.

The sleeping quarters proposed here include 30 temporary yurts, and 20 summer cabins (see Exhibit H). None of the sleeping quarters include bathroom or kitchen facilities. The yurts are intended to be used during the summer months and may be removed during the winter and/or in the event an emergency or other need arises. The sleeping quarters are reserved solely for participants and staff. No individual rentals will be allowed. Applicant also proposes providing a temporary RV hook up south of the existing house which may be used by visiting families, or by guest staff on site only for a limited duration. Use of the RV area would be strictly limited and only used on a short term temporary basis. Upon approval of this application, Applicant will work with the Polk County Planning and Building Divisions to ensure that all proposed structures and uses comply with applicable laws and regulations.

(f) Covered areas that are not fully enclosed.

There are no covered areas proposed at this time.

(g) Administrative, maintenance and storage buildings; permanent structure for administrative services, first aid, equipment and supply storage, and for use as an infirmary if necessary or requested by the applicant.

The existing house will act as the caretaker's residence, and its garage will house maintenance equipment and material, as well as act as the primary storage area for the Youth Camp. The Meeting Hall will also have an office for administrative services and may also act as the infirmary for the Youth Camp if the need arises.

(h) An infirmary may provide sleeping quarters for the medical care provider (e.g. Doctor, Registered Nurse, Emergency Medical Technician, etc.).

There is no provision in this plan for an on-site medical care provider. The close proximity of the ambulance services provided by the West Valley Fire District make it possible to treat any sickness or injury in a timely fashion without on-site medical care.

(i) A caretaker's residence may be established in conjunction with a youth camp prior to or after June 14, 2000, if no other dwelling exists on the subject property.

The existing house on the site will act as the caretaker's residence. No new dwelling for this purpose is necessary or proposed.

(7) A proposed youth camp shall comply with the following fire safety requirements:

- (a) The fire siting standards in OAR 660-006-0035;
- (b) A fire safety protection plan shall be developed for each youth camp that includes the following:
 - (A) Fire prevention measures;
 - (B) On site pre-suppression and suppression measures; and
 - (C) The establishment and maintenance of fire safe area(s) in which camp participants can gather in the event of a fire.
- (c) Except as determined under subsection (7)(d) of this rule, a youth camp's on-site fire suppression capability shall at least include:
 - (A) A 1000 gallon mobile water supply that can access all areas of the camp;
 - (B) A 30 gallon-per-minute water pump and an adequate amount of hose and nozzles;
 - (C) A sufficient number of fire fighting hand tools; and
 - (D) Trained personnel capable of operating all fire suppression equipment at the camp during designated periods of fire danger.
- (d) An equivalent level of fire suppression facilities may be determined by the governing body, or its designate. The equivalent capability shall be based on the Oregon Department of Forestry's (ODF) Wildfire Hazard Zone rating system, the response time of the effective wildfire suppression agencies, and consultation with ODF personnel if the camp

is within an area protected by ODF and not served by a local structural fire protection provider.

(e) The provisions of OAR 660-006-0031(7)(d) may be waived by the governing body, or its designate, if the youth camp is located in an area served by a structural fire protection provider and that provider informs the governing body in writing that on-site fire suppression at the camp is not needed.

The subject property is located within the boundaries of the West Valley Fire District, and will be provided with fire protection by that District. The Youth Camp has developed a fire safety protection plan in accordance with OAR 660-06-035 and the West Valley Fire District, in which the provisions of the OAR are incorporated.

Attached hereto as Exhibit I is a copy of the Applicant's proposed fire safety plan. As discussed therein, the Applicant provides detailed fire safety measures it will take in addition to the provision of proper training for camp participants and staff. To be clear, while camp staff and participants will be educated in evacuation and fire prevention procedures (Section 13), there is no intent for camp participants to take part in fire suppression if a fire were to occur. This is merely one of the components Applicant is taking to ensure the highest levels of safety occur. Further, Section 10 of the Plan specifically identifies a means for the safe evacuation of camp participants in the event a fire occurs. Finally, as stated therein, the fire safety plan is anticipated to be updated from time to time as needed to address needs of the camp as well as any state or local regulations.

In addition to the foregoing, Section 12 of the Plan identifies the use of a 1000-gallon mobile water supply unit with the capability of accessing all areas of the camp. Applicant has purchased this unit and is prepared to use the same if the need arises.

Given the proposed fire safety plan, coverage by West Valley Fire District, the 1000 gallon water pump, and the presence of Suttner Reservoir as a plentiful source of water for firefighting purposes, it is requested that Polk County recognize that the fire safety as proposed herein is appropriate.

(8) The governing body, or its designate, shall require as a condition of approval of a youth camp, that the land owner of the youth camp sign and record in the deed records for the county a document binding the land owner, or operator of the youth camp if different from the owner, and the land owner's or operator's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Upon approval of this application, this condition will be imposed and the Applicant will comply with it in full.

(9) Nothing in this rule relieves governing bodies from complying with other requirements contained in the comprehensive plan or implementing land use regulations such as the requirements addressing other resource values (e.g. Goal 5) that exist on forest lands.

This is a policy statement and not an approval criteria.

(10) The provisions of this rule shall apply directly to any land use decision pursuant to ORS 197.646 and 215.427(3) commencing October 12, 2000. A county may adopt provisions in its comprehensive plan or land use regulations that establish standards and criteria in addition to those set forth in this rule, or to ensure compliance with any standards or criteria.

This is a policy statement and not an approval criteria.

As shown above, Applicant's proposed use of the Property complies with the requirements of OAR 660-006-0031. In addition, in the below sections, Applicant provides supplementary details as to the application's compliance with applicable county ordinances.

PCZO 119. 030. POWER TO HEAR AND DECIDE CONDITIONAL USES.

The Hearings Officer or Planning Director (refer to Section 111.240J shall hear and decide only those applications for conditional uses, their expansion or alteration, which are listed in this ordinance.

This proposal is to establish a Youth Camp in the Timber Conservation (TC) zone. A Youth Camp is allowed as a conditional use in the zone pursuant to Polk County Zoning Ordinance (PCZO) 177.040(X). As shown above, this criteria is satisfied.

119. 070. FINDINGS OF THE HEARINGS OFFICER OR PLANNING DIRECTOR.

Before granting a conditional use, the Hearings Officer or Planning Director shall determine:

(A) That he or she has the power to grant the conditional use.

As noted above, the proposed Youth Camp is listed in the TC zone as a conditional use, which gives the staff the power and authority to grant the use.

(B) That such conditional use, as described by the applicant, will be in harmony with the purpose and intent of the zone.

The purpose and intent of the TC zone is found at PCZO 177.010. The focus is on the conservation and protection of forest lands for continued timber production, harvesting and related uses. Ancillary purposes include protection for watersheds, soil, fish and wildlife habitats. In addition, the purpose of the TC zone is to allow for the orderly development of recreational uses. Since a Youth Camp is an allowed conditional use that provides recreational uses for young people, it will be in harmony with the zone. This criteria is satisfied.

(C) That such conditional use, as described by the applicant, complies with any specific provisions for such a use as provided by the zone or by Section 119.150.

PCZO 119.150 sets forth specific conditional uses that carry requirements that are not applicable here as a Youth Camp is an allowed conditional use and not a specific conditional use.

(D) That the imposition of conditions is deemed necessary for the public health, safety or welfare, or to protect the health or safety of persons working or residing in the area, or for the protection of property or improvements in the neighborhood.

This is not an approval criteria, but direction for the imposition of conditions. Upon approval and the imposition of conditions, those must meet the standards of this section. This section is not an approval criteria, and does not need to be complied with here.

177.050. GENERAL REVIEW STANDARDS:

To ensure compatibility with farming and forest activities, the Planning Director or hearings body shall determine that the proposed use meets the following requirements:

- (A) The proposed use will not force a significant change in, or significantly increase the cost of accepted farming or forest practices on agriculture or forest lands;
- (B) The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel;

Sections A and B generally refer to the Farm Impacts Test. As noted herein, the Applicant has performed a detailed farm impacts test (See Exhibit G). This study shows there are several large timber tracts and one agricultural operation in the area. Otherwise, the area consists of small non-farm uses, mostly with houses.

In this case, access is taken directly onto Gold Creek Road, at a location that has adequate site distance. Gold Creek Road itself has sufficient capacity to handle the additional traffic from the Youth Camp, and the capacity is such to have no conflicts between this additional traffic and any farm or forest trucks, many of which don't use Gold Creek Road in any event. As shown in Exhibit F, Applicant conducted a traffic study which concluded that the youth camp will have minimal to no impact to traffic on Gold Creek Road.

In addition, the Youth Camp is proposing an 80' setback for all structural development from the adjoining lands zoned TC and currently in forest use. This setback will alleviate any conflict between the Youth Camp and adjoining uses.

There are no facts revealed in the study that would indicate any conflicts or adverse consequences to area farm or forest uses. The farm impacts test is satisfied.

(C) A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in Subsections 177. 035(B) and 177. 040(A), (G), (N), and (V).

This is not an approval criteria, but rather a mandate once approval of the conditional use is granted. In this case compliance can be made a condition of approval, and the Applicant will willingly record the required declaration.

(D) All other requirements contained in the Comprehensive Plan or implementing ordinances, including but not limited to regulations which apply to flood hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource areas, such as riparian or big game habitat.

In this case there are two identified areas that are addressed in this application. The first is the big game habitat that encompasses a portion of the southwesterly area of the subject property. As it relates to the Polk County Significant Resources Areas, the Applicant intends to minimize its impact to the Deer and Elk Habitat Area. Attached as Exhibit J is a copy of a management plan which specifically addresses the points raised in PCZO 182.040(E). In addition, the SRC anticipates working with consultants, and, if necessary, the Department of Fish and Wildlife and the Department of Forestry in order to create a design and procedure which minimizes the impact to local wildlife, including deer and elk. Further, no hunting of any kind will be allowed on the property.

The second issue is the 100-year flood plain that accompanies Gold Creek. Attached hereto as Exhibit K is a map which shows the Floodplain in relation to the rest of the Property. Applicant intends to minimize any development in the floodplain area. To the extent any development has already occurred, Applicant is submitting a land use application simultaneously to this application for review and approval by the planning department.

The last issue relates to fish protection for Gold Creek. Management of the floodplain area along Gold Creek will be done in accordance with the Streamside Protection guidelines published by the Oregon Forestry Department. See Exhibit L. This plan includes maintaining live trees and vegetation along Gold Creek to provide cover, shade and adequate water temperature. New trees and vegetation will be planted within the floodplain area that over time will provide more cover and shade. Part of the camp activities will be to monitor Gold Creek to ensure there is adequate fish passage along Gold Creek to enhance feeding and spawning.

177.080. GENERAL SITING STANDARDS FOR DWELLINGS AND STRUCTURES

PCZO 177.080 provides: The following standards apply to all new dwellings and structures:

(A) The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. Dwellings and structures shall be sited on the parcel so that:

- (1) They have the least impact on nearby or adjoining forest or agricultural lands;

There are no new residential dwellings proposed. The only dwelling on the property is the existing house that is not impacted by this application.

As discussed herein, there is a proposed 80-foot setback from all adjoining TC property, which meets all the standards in that zone. No structural development will occur in that zone. As it relates to structural development, Applicant anticipates providing temporary/removable yurts outside the 80-foot setback area. Applicant also anticipates providing one restroom building, the spa house, and 10 permanent cabins outside the 80-foot setback area. All other structures are anticipated to be located in the interior of the Property and away from the property lines. There are no structures anticipated on the side of the property where it adjoins the EFU zone. Topography rises to the rear of the property, but not at a steep angle. Any development which occurs is not anticipated to impact any neighboring forest or agricultural lands.

- (2) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;

The 80-foot setback ensures compatibility with forestry operations to the west and to the south. No vehicular access or structural development is planned within the proposed setback area. There is nothing proposed for this Youth Camp that will curtail or impede forest or farming operations on surrounding lands.

- (3) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and

As stated, all structural development will be outside the 80-foot setback area and majority of the same will be located in the interior of the Property. No access roads are anticipated to be sited on the property except for what is necessary to enter the property. The primary means of accessing buildings or locations on the Property will be by maintained walking trails. As such, there should be little to no impact.

- (4) The risks associated with wildfire are minimized.

The provisions of PCZO 177.090. set forth the siting standards for new dwellings and structures with regard to fire protection. These standards are further addressed herein.

(B) Siting criteria satisfying subsection (A) may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

As discussed herein, the Applicant proposes an 80-foot setback wherein no structures will be constructed. Much of this area has already been planted with new trees and Applicant anticipates monitoring the area to remove any dead fuel sources.

(C) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:

- (1) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;
- (2) A water use permit issued by the Water Resources Department for the use described in the application; or
- (3) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

As discussed herein, the existing dwelling is serviced by the Grand Ronde Water Association. Further, the Property is served by two existing wells. See the attached Exhibit E-3 for Applicant's Community Water Association Certificate and Exhibit E-4 for Applicant's Well Logs/Maps.

(D) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management or the U.S. Forest Service, then the applicant shall provide proof of a longterm road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Access to the site is by Gold Creek Road, which is a public road. If questions arise relating to impact, please see the attached Exhibit F.

(E) Approval of a dwelling on a parcel or tract which is larger than 10 acres in size shall be subject to the following requirements:

- (1) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in the Department of Forestry administrative rules.
- (2) The Planning Department shall notify the Polk County Assessor of the above condition at the time the dwelling is approved.
- (3) The property owner shall submit a stocking survey report to the Polk County Assessor and the Assessor shall verify that the minimum stocking requirements have been met by the time required by the Department of Forestry Rules.
- (4) Upon notification by the Assessor, the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department determines that the tract does not meet those requirements, the department will notify the owner and the Assessor that the land is not being managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose additional tax.

This application is for a conditional use Youth Camp, not for a dwelling. No new dwelling is sought as a part of this application. This criteria does not apply.

177.090. FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES

PCZO 177.090 provides: The following standards apply to all new dwellings and structures:

(A) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fires season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

No additional dwellings are proposed pursuant to this application. As discussed herein, there is one dwelling currently existing on the Property and the Property is located within the West Valley Fire District. In the event of an emergency, Applicant's fire management plan provides for the use of Suttner Reservoir as a water source to assist in putting out local fires. The access road can accommodate fire fighting equipment, and a platform area will be provided for ease in establishing pumping units. Appropriate signage is planned to ensure ease in access.

(B) Road access to the structure shall meet the County road design standards.

Upon approval of this application, the Applicant will ensure that access roads to a structure, if any, are constructed to county design standards.

(C) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry.

As discussed herein, there will be a maintained 80-foot setback area that is free of structures and new trees that will provide the primary fuel break. Dead fuel sources will be continuously and routinely removed. In addition, Applicant intends to plant trees and vegetation in a manner to be compatible with anticipated structures to minimize fire risk. With that said, upon approval of this application, Applicant will maintain the Property in a manner that complies

with the Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads.

(D) The dwelling shall meet the following requirements:

(1) The dwelling has a fire retardant roof.

Upon approval of this application, Applicant can certify that all new permanent structures will be constructed with fire retardant roofing materials.

(2) The dwelling will not be sited on a slope of greater than 40 percent.

None of the proposed structures involved in this Youth Camp will be sited on a slope of greater than 40 percent. See Exhibit E-2.

(3) If the dwelling has a chimney or chimneys, each chimney has a spark arrester.

Upon approval of this application, Applicant can certify that any new permanent structures with a chimney will be constructed with a spark arrester.

REQUEST FOR CONDITIONAL USE PERMIT:

Based on the above, the Applicant satisfies the criteria required for a conditionally approved youth camp within the Forest Conservation zone. Ultimately, the Property is capable of being utilized as a youth camp and satisfies the requirements of OAR 660-006-0031 and Polk County's conditional use and development requirements. As you can see from the above, the SRC has engaged with a number of experts and professionals to ensure that it provides accurate and up to date information for the County to make an informed decision. Furthermore, the Applicant has best intentions as it related to using the Property in an appropriate manner. Attached as Exhibit M are copies of Letters of Support from members of the Church identifying the need for this youth camp. Applicant believes this use of the Property will provide a benefit to the members of the Church as well as the local community as a whole. As such, Applicant respectfully requests that this application be approved with the standard conditions of approval.

FNT: 60222201368

RECORDING REQUESTED BY:



255 SW Coast Highway, Suite 100
Newport, OR 97365

GRANTEE'S NAME:
Sulamita Recreation Center, an Oregon Limited Liability Company

AFTER RECORDING RETURN TO:
Stanislav P. Velichko
Sulamita Recreation Center, an Oregon Limited Liability Company
12650 SE 137th Drive
Happy Valley, OR 97086

SEND TAX STATEMENTS TO:
Sulamita Recreation Center, an Oregon Limited Liability Company
12650 SE 137th Drive
Happy Valley, OR 97086

286206 and 067210000100
7425 Gold Creek Road, Willamina, OR 97396

RECORDED IN POLK COUNTY		2022-003144
Valerie Unger, County Clerk		03/11/2022 02:32:59 PM
REC-WD	Cnt=1 Stn=5 K. WILLIAMS	\$106.00
\$20.00	\$11.00 \$10.00 \$60.00 \$5.00	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Hallie Farms LLC, an Oregon limited liability Company, Grantor, conveys and specially warrants to Sulamita Recreation Center, an Oregon Limited Liability Company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is Nine Hundred Fifty-One Thousand Five Hundred And No/100 Dollars (\$951,500.00).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

SPECIAL WARRANTY DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/11/22

Hallie Farms LLC, an Oregon Limited Liability Company
By Its Manager:
Kaizen Asset Management LLC, an Oregon Limited Liability Company
By Its Manager:
Mount Bachelor Village Corporation, an Oregon Corporation

BY: [Signature]
Kyle Murphy, President

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 3/11/22 by Kyle Murphy, President Mount Bachelor Village Corporation, manager of Kaizen Asset management LLC, manager of Hallie Farms LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 01-07-25

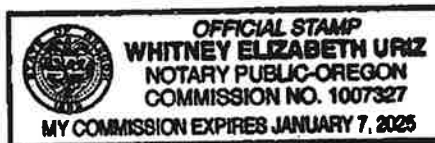


EXHIBIT "A"
Legal Description

Beginning at a point on the Southeasterly boundary line of the Levi Burden Donation Land Claim, Notification No. 7826, Claim No. as, in Township 6 South, Range 7 West of the Willamette Meridian in Polk County, Oregon, 17.33 chains South 37° 30' West from the Northeast corner of said Claim in Section 15 and running thence North 52° 30' West 6.24 chains; thence South 37°30' West 11.23 chains; thence North 52°30' West 15.66 chains to the Southeasterly boundary line of land formerly owned by C. J. HUSSEY; thence South 37° 30' West along said boundary line 43 chains, more or less, to the Southwesterly boundary line of said Claim; thence North 50° 30' West along said boundary line 24 chains, more or less, to the North boundary line of Section 21, in said Township and Range; thence West 60 links to the Northwest corner of the Lot Numbered 1 of said Section; thence South 20 chains to the Southwest corner of said Lot; thence East 28.49 chains to the Southeast corner of said Lot, on the Southwesterly boundary line of said Claim; thence South 50° 30' East along said boundary line 7 chains, more or less, to the Southwest corner of the 10 acre tract conveyed by James M. Wooden and wife, to Lester C. Wooden; thence North 37° 30' East 8.05 chains; thence South 61° East 11 chains to the Southeasterly boundary line of said Claim; thence North 37° 30' East 45.295 chains to the place of beginning.

SAVE AND EXCEPT: Beginning at a point on the South line of the Northeast quarter (NE¼) of the Northwest quarter (NW¼) of said Section 21 which is 6.00 chains West of the Southeast corner of the Northeast quarter (NE¼) of the Northwest quarter (NW¼) of said Section 21; thence North a distance of 11.60 chains, more or less, to the South line of the Levi Burden Donation Land Claim; thence North 52° East along the South line of Levi Burden Donation Land Claim a distance of 13.88 chains, more or less, to the North line of Section 21; thence West a distance of 2.88 chains, more or less, to the Northwest corner of the Northeast quarter (NE¼) of the Northwest quarter (NW¼) of Section 21; thence South a distance of 20.0 chains, more or less, to the Southwest corner of the Northeast quarter (NE¼) of the Northwest quarter (NW¼) of Section 21; thence East a distance of 14.0 chains, more or less, to the place of beginning.

FURTHER SAVE AND EXCEPT: Beginning at a point in the center of the County Road, North 37° 30' East and 684.75 feet from the Southeast corner of said Donation Land Claim; thence North 61° West 233.56 feet along the Northeast boundary line of the land described in Volume 159, Page 725, Polk County Deed Records; thence North 37° 30' East 1189.52 feet; thence South 52°30' East, 231.0 feet to the center of the County Road on the Southeast boundary of the above Donation Land Claim; thence South 37° 30' West along the Southeast boundary of the above Donation Land Claim, 1155 feet to the point of beginning.

FURTHER SAVE AND EXCEPT any portion of the above-described tract of land lying within the boundaries of the public road and highways.

EXHIBIT "B"
Exceptions

Subject to:

As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Rights of the public to any portion of the Land lying within the area commonly known as public roads or highways.

Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

In favor of: O.C. Railroad Co.

Reservation of: see document for details

Recording Date: April 22, 1891

Recording No.: Volume 22, page 478

The Company makes no representation as to the present ownership of this interest or its encumbrances.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners

Purpose: Ingress and egress

Recording Date: November 18, 1970

Recording No: Book 11, page 430

Said easement was confirmed by document recorded November 24, 1970 in Book 11, page 467.

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

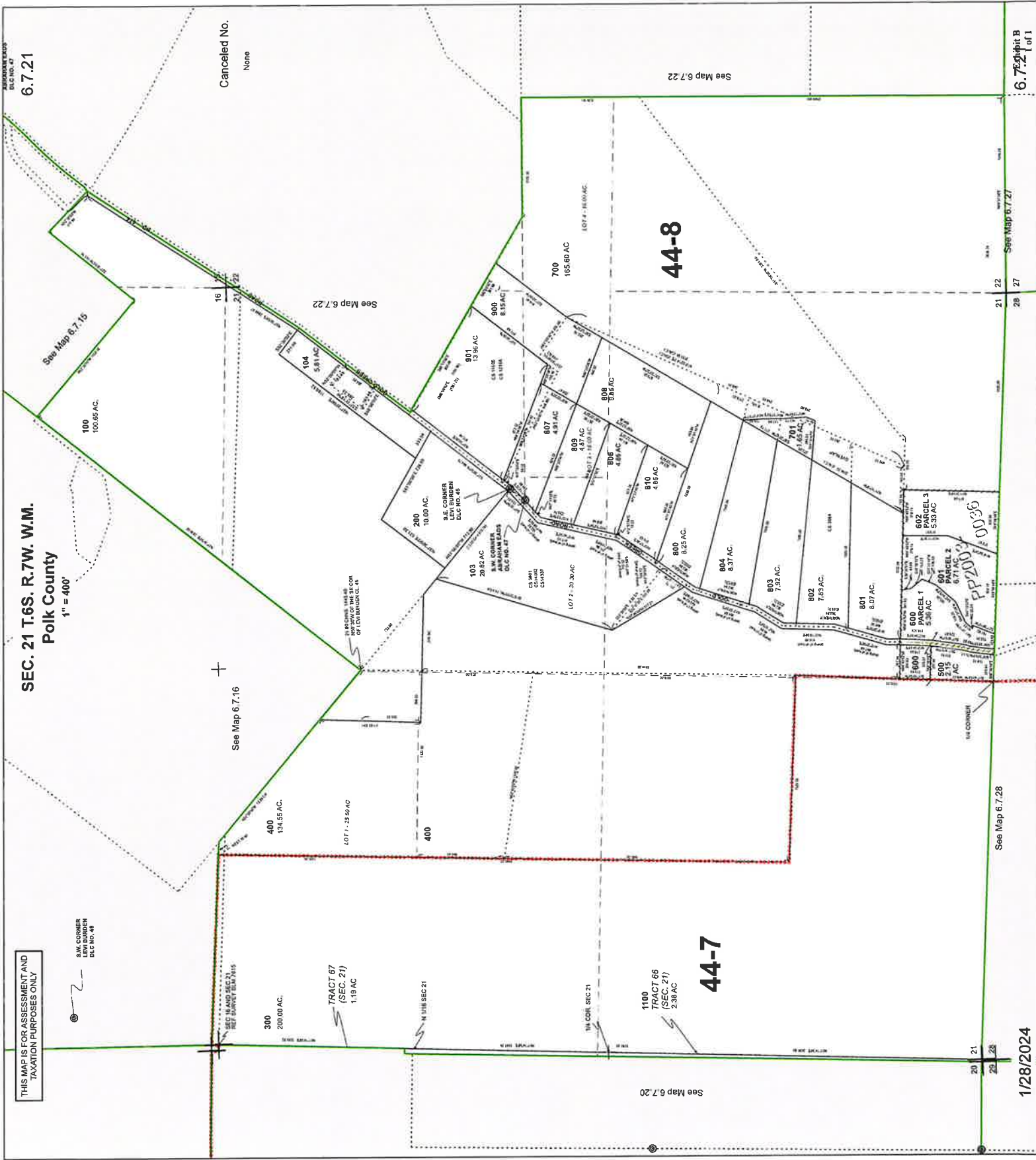
SEC. 21 T.6S. R.7W. W.M.
Polk County

1" = 400'

6.7.21

Canceled No.
None

6.7.21 of 1



44-8

44-7

1/28/2024

See Map 6.7.28

See Map 6.7.27

See Map 6.7.22

See Map 6.7.15

See Map 6.7.20

See Map 6.7.16

See Map 6.7.22

See Map 6.7.22

See Map 6.7.15

ARTICLES OF INCORPORATION



Corporation Division
www.filinginoregon.com

E-FILED
Feb 18, 2022
OREGON SECRETARY OF STATE

REGISTRY NUMBER

193272797

TYPE

DOMESTIC NONPROFIT CORPORATION

1. ENTITY NAME

SULAMITA RECREATIONAL CENTER

2. MAILING ADDRESS

12650 SE 137TH DR
HAPPY VALLEY OR 97086 USA

3. NAME & ADDRESS OF REGISTERED AGENT

STANISLAV P VELICHKO

12650 SE 137TH DR
HAPPY VALLEY OR 97086 USA

4. INCORPORATORS

STANISLAV P VELICHKO

12650 SE 137TH DR
HAPPY VALLEY OR 97086 USA

5. INITIAL PRESIDENT

STANISLAV P VELICHKO

12650 SE 137TH DR
HAPPY VALLEY OR 97086 USA

6. INITIAL SECRETARY

PAVEL ASPIDOV

10105 SE 131ST AVE
HAPPY VALLEY OR 97086 USA

7. TYPE OF NONPROFIT CORPORATION

Public Benefit

8. MEMBERS?

Yes



9. DISTRIBUTION OF ASSETS

Said corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the purpose clause hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

8. OPTIONAL PROVISIONS

The corporation elects to indemnify its directors, officers, employees, agents for liability and related expenses under ORS 65.387 to 65.414.



I declare as an authorized signer, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

STANISLAV P VELICHKO

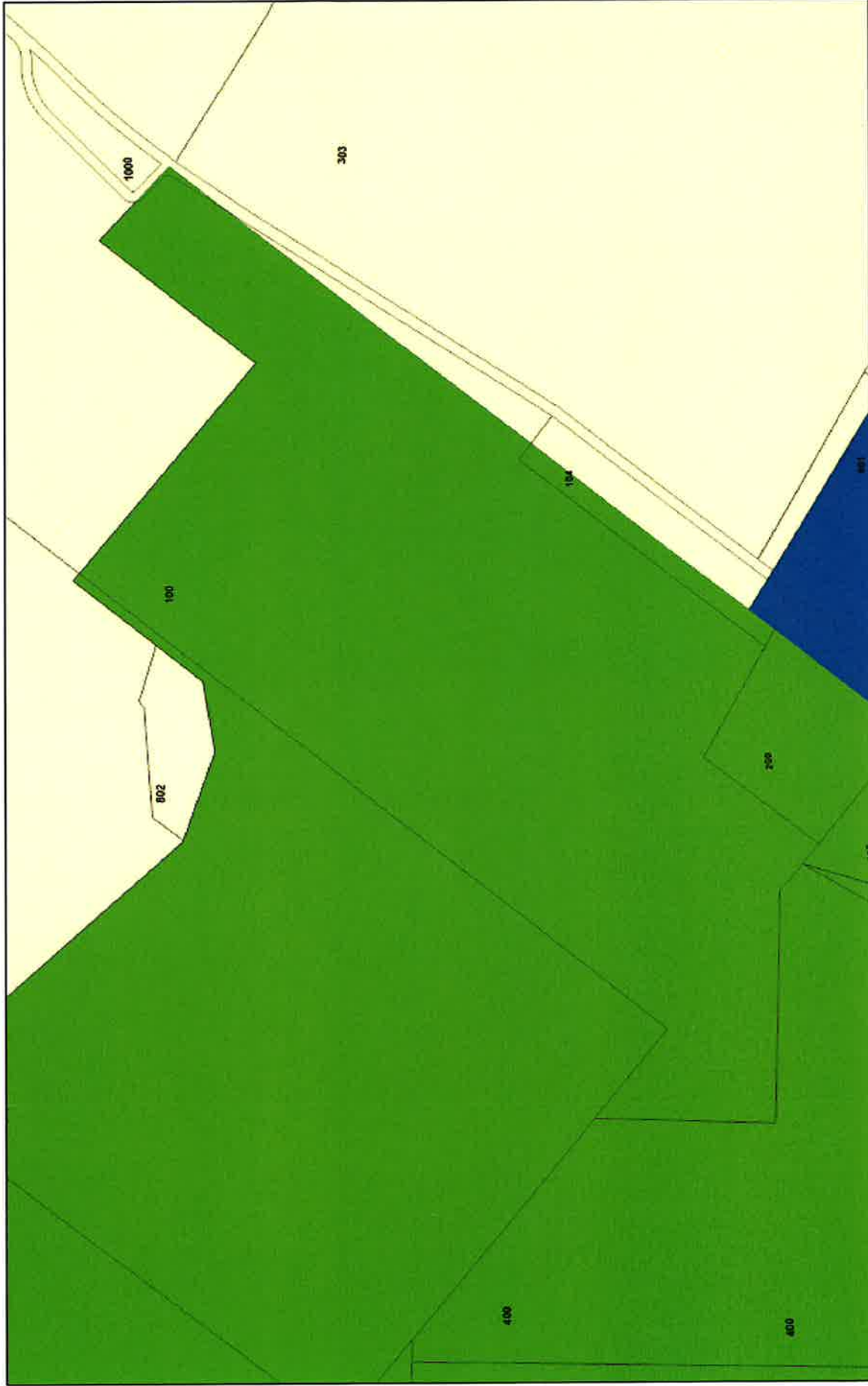
TITLE

AUTHORIZED AGENT

DATE

02-17-2022

Sulamita Recreation Center



2/19/2024, 12:18:30 PM

1:9,028

Taxlots

Exclusive Farm Use Zone

Polk County Zoning

Timber Conservation Zone

Acreage Residential 5 Acre Minimum Zone

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft,

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Oregon State Parks, State of Oregon GEO, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatGraph, **Exhibit D**
1 of 1

Property Size and Characteristics: According to the Polk County Assessor's office, the Property is approximately 100.65 acres in size. Attached hereto as Exhibit E-1 is a copy of the Polk County Tax Assessor's Summary Report. The terrain is variable with flat lands along Gold Creek Road at a base elevation of 305 feet, then climbing in elevation to the north and west to approximately 550 feet. Exhibit E-2. The northeasterly portion of the parcel is open and has been used for pasture and grassland in the past. The portion of the property to the southwest, up from the reservoir has been in trees, which were harvested prior to the sale to the Applicant. As of the date of this application, Applicant has replanted over 1200 trees to begin reforesting portions of the Property.

Existing Real Property Improvements: A dwelling currently exists on the Property which is accessed by Gold Creek Road. The dwelling is served by an established septic system and it receives its water from the Grand Ronde Community Water Association. Attached hereto as Exhibit E-3 is a copy of the Water Certification from Grand Ronde Community Water Association. As it relates to this application, the existing dwelling is intended to be inhabited by a full-time caretaker of the property for the purposes of providing maintenance and upkeep throughout the year.

Water Availability: The Applicant has multiple resources in which it can provide water to its participants and believes it has and can obtain the capacity to provide sufficient water to its occupants.

To determine the water needs of the camp, the Applicant has reached out to representatives from a similarly situated youth camp in Oregon, Camp Tadmor. Camp Tadmor generally monitors its water consumption on a monthly basis and identified that it uses on average 40,000 to 45,000 gallons of water per month to service its camp needs. This includes peak usage during the summer months. The Applicant believes Camp Tadmor can be used as an accurate comparison to the Property and the projected use thereof as a youth camp. Camp Tadmor generally serves approximately 250-350 individuals, including staff, on a daily basis and most of its campers stay overnight, primarily from Sunday to Friday afternoon. As it relates to its amenities, Camp Tadmor utilizes overnight cabins, detached bathrooms with flushing toilets and showers, as well as kitchens and food processing areas. The camp has also identified that it is regularly at peak capacity during the summer months.

Considering the amenities available at Camp Tadmor and the number of individuals it serves, the Applicant believes it can be used as an accurate representation of the projected water needs for the requested youth camp. Like Camp Tadmor, the Applicant anticipates providing overnight detached restrooms with flush toilets and showers, and a kitchen/meal preparation area. These uses would be the main areas of water consumption in the Property.

Currently, the Property has 2 wells which produce a combined average of 3.5 gallons per minute, 2 gallons/minute and 1.5 gallons/minute respectively. Attached hereto as Exhibit E-4 is a copy of Applicant's Well Logs and Maps for each well. At this level of production, the wells could provide an average of over 5,000 gallons of water per day. As previously stated, Camp Tadmor represented it uses an average of 45,000 gallons/month which could be calculated as

approximately 1,500 gallons per day. With appropriate storage capacity, which the Applicant intends on implementing, i.e. storage tanks, more than enough water should be available for daily and monthly use simply by using the wells currently onsite.

With that said, the Applicant has been working with the local water association in order to provide a primary source of water to the camp in addition to the wells. Currently, the residence on the Property is already serviced by the Grande Ronde Water Association (Exhibit E-3) which shows that there is water availability from their systems. The Applicant is in the process of discussing the matter with the water association to determine what amount of water can be delivered to the Property and to adequately determine a system design to ensure that association water can be delivered to the Property in sufficient quantities to meet camp needs.

However, it is important to make clear that the discussions with the water association are not intended to be seen as the Property's sole water source. As discussed, the Property currently produces sufficient water from its wells but the Applicant believes its intent to obtain water from the water association shows its commitment to ensuring an adequate water supply for its camp needs.

As a further show of commitment, in the rare event it is found that the camp's water needs are more than the amount of water available onsite, the Applicant would commit to supplementing any water needs by purchasing potable water to be trucked and delivered onsite.

In addition to the potable water available onsite, the Applicant also has a certificated water right from the Oregon Water Resources Department for the use of Suttner Reservoir. Attached hereto as Exhibit E-5 is a copy of the Certificate of Water Rights and Map. This may be available for use in the case of an emergency relating to fighting wildfire or like emergency.

Waste Disposal Capabilities: As it relates to waste management, the Applicant anticipates providing three septic areas with the appropriate room for drainage fields. The Applicant hired a soils scientist to test, map, and mark areas on the property with the capacity for waste disposal and to work with Polk County's Environmental Health Division to ensure there is proper disposal capacity.

To date, it is our understanding that the Polk County Environmental Health Division has given soil approval for three areas on the Property which are of the right soil type, quality, and size to ensure proper waste disposal for the number of individuals requested by the application.

Attached hereto as Exhibit E-6 is a copy of the Letter received from the Environmental Health Division. These areas have been mapped and submitted to Polk County's Environmental Health Division for review and final approval. Attached hereto as Exhibit E-7 are copies of the stakeout reports which have been submitted to the Environmental Health Division.

In addition to this, the Applicant believes the areas identified to the Environmental Health Division and the contemplated waste disposal system conservatively estimates the number of individuals which can be served and that in time, it will be shown that additional persons could be served by the system.

Other Important Characteristics: As the County is aware, a small reservoir exists on the Property. There is no plan to expand or otherwise alter Suttner Reservoir. The body of water will remain in its current condition and configuration. Because there is no change being made to Suttner Reservoir there is no need for any amendment to the existing water rights (See Exhibit E-5).

Polk County
2024 Real Property Assessment Report
 Account 286206
 NOT OFFICIAL VALUE

Map 06721-00-00100
Code - Tax ID 4408 - 286206

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SULAMITA RECREATION CENTER LLC
 12650 SE 137TH DR
 HAPPY VALLEY OR 97086

Deed Reference # 2022-3144
Sales Date/Price 03-11-2022 / \$951,500
Appraiser SONDAY, MIKE

Property Class 541 MA SA NH
RMV Class 501 01 20 000

Site	Situs Address	City
1	7425 GOLD CREEK RD	WILLAMINA

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
4408	Land	532,580		Land	0	
	Impr	219,190		Impr	0	
Code Area Total		751,770	418,830	224,828	0	
Grand Total		751,770	418,830	224,828	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4408	0	<input checked="" type="checkbox"/>		TC	Farm Use Unzoned	100	4.00 AC	B2	007*	33,680
	0			TC	Farm Use Unzoned	100	21.65 AC	B2	007*	182,290
	0			TC	Farm Use Unzoned	100	17.25 AC	B3	007*	118,850
	0			TC	Farm Use Unzoned	100	4.00 AC	B7	007*	2,000
	0			TC	Farm Use Unzoned	100	10.00 AC	H3	007*	59,500
	0			TC	Farm Use Unzoned	100	2.00 AC	H4	007*	7,820
	0			TC	Farm Use Unzoned	100	16.00 AC	H6	007*	31,360
	0			TC	Market	100	24.75 AC	H5	005	61,130
					OSD - AVERAGE	100				30,000
	1	<input checked="" type="checkbox"/>		TC	Rural Site	100	1.00 AC	H3	005	5,950
Code Area Total							100.65 AC			532,580

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
4408	1	1951	138	One story with attic	100	2,272			219,190
Code Area Total						2,272			219,190

Polk County
2024 Real Property Assessment Report
 Account 286206
 NOT OFFICIAL VALUE

Exemptions / Special Assessments / Notations

Notations

- FP/RFPD OVERLAP ZONE - NO CODE SPLIT
- FARM POT'L ADD'L TAX LIABILITY
- 100 YEAR FLOOD PLAIN
- FORESTRY PER ACRE PROTECTION CHARGE
- FARM DEFERRAL ADDED 2000
 Deferral #3149

Code Area 4408


Fire Patrol

	Amount	Acres	Year
■ OR FORESTRY FIRE TIMBER	164.24	100.65	2024
■ OR FORESTRY FIRE SURCHARGE	47.50		2024

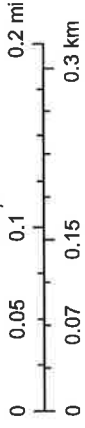
Sulamita Recreation Center Topo



2/19/2024, 12:26:30 PM

 Taxlots

1:9,028



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**Oregon Health Authority
Center for Health Protection
Drinking Water Services**

800 NE Oregon St. Suite 640
Portland, OR 97232-2162
(971)673-0405
FAX: (971)673-0694
TTY-Nonvoice: (971)673-0372

Public Water System Compliance Information

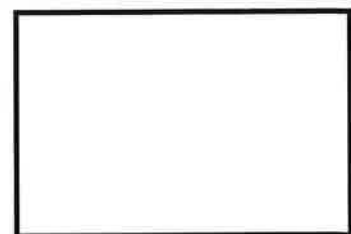
September 24, 2021

The GRAND RONDE COMMUNITY WTR ASSN in Polk County is classified as a "community" water supply and is identified on the Oregon Health Authority Drinking Water Services public water system inventory by **Public Water System (PWS) Identification Number OR4100338**. This classification is based on the system serving 959 residential connections and a population of 2,500 people.

Public water systems are subject to the requirements of Oregon Administrative Rules, Chapter 333 as administered by the Oregon Health Authority. The state rules are established as required by the federal Safe Drinking Water Act and Environmental Protection Agency.

For specific information regarding this water system, check Data Online at <https://yourwater.oregon.gov/inventory.php?pwsno=00338> or contact:

**KARL EKSTROM
GRAND RONDE COMMUNITY WTR ASSN OR4100338
503-879-5624**



Amended 1/29/2024

STATE OF OREGON WATER SUPPLY WELL REPORT

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

WELL I.D. LABEL# L 148785
START CARD # 1061075
ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D. well #2 - NW
First Name Last Name
Company Sulamita Recreation Center
Address 20575 NE Sandy Blvd.
City Fairview State Or Zip 97024

(2) TYPE OF WORK [X] New Well [] Deepening [] Conversion
[] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION
Dia + From To Gauge Stl Plstc Wld Thrd
Casing: [] [] [] [] [] [] [] []
Material From To Amt sacks/lbs
Seal: [] [] [] [] [] [] [] []

(3) DRILL METHOD
[X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Cable Mud
[] Reverse Rotary [] Other

(4) PROPOSED USE [X] Domestic [] Irrigation [] Community
[] Industrial/ Commercial [] Livestock [] Dewatering
[] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION Special Standard [] (Attach copy)
Depth of Completed Well 120 ft.

Table with columns: Dia, From, To, Material, From, To, Amt, lbs. Rows include Bentonite Chips and Calculated values.

How was seal placed: Method [] A [] B [] C [] D [] E

[X] Other poured dry

Backfill placed from ft. to ft. Material

Filter pack from ft. to ft. Material Size

Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount P Actual Amount P

(6) CASING/LINER
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
Shoe [] Inside [X] Outside [] Other Location of shoe(s) 25
Temp casing [] Yes Dia From + To

(7) PERFORATIONS/SCREENS
Perforations Method
Screens Type certa-lok Material sch40 pvc
Perf/ Casing/ Screen Scrn/slot Slot # of Tel/
Screen Liner Dia From To width length slots pipe size

(8) WELL TESTS: Minimum testing time is 1 hour
[] Pump [] Bailer [X] Air [] Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Temperature 52 °F Lab analysis [] Yes By
Water quality concerns? [] Yes (describe below) TDS amount 272 mg/l
From To Description Amount Units

POLK YAMH 59241
(9) LOCATION OF WELL (legal description)
County [X] Mult Twp 6 S [] N/S Range 7 W [] E/W WM
Sec 21 [X] Mex [] 1/4 of the NW [] 1/4 Tax Lot 100
Tax Map Number NW/NE Lot
Lat or 45.04192 DMS or DD
Long or -123.54861 DMS or DD
[] Street address of well [] Nearest address
7425 Gold Creek Rd. Willamina, Or 97396

(10) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Pre-Alteration
Completed Well 5-9-2023 19
Flowing Artesian? [] Dry Hole? []

Table with columns: SWL Date, From, To, Est Flow, SWL(psi), + SWL(ft). Rows include 5/8/2023 and 5-9-2023.

(11) WELL LOG
Ground Elevation
Material From To
topsoil 0 2
shale, light brown 2 12
claystone, grey, med 12 27
claystone, grey, med w/occ. fractured calcite 27 95
claystone, grey, med 95 120

Date Started 5-8-2023 Completed 5-9-2023

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 1574 Date 5-28-2023
Signed [Signature]

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1571 Date 5-28-2023
Signed [Signature]
Contact Info (optional)

**STATE OF OREGON
WELL LOCATION MAP**

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department

725 Summer St NE, Salem OR 97301
(503)986-0900



LOCATION OF WELL

Latitude: 45.04192000 Datum: WGS84

Longitude: -123.54861

Township/Range/Section/Quarter-Quarter Section:

WM 6S 7W 21 NWNE

Address of Well:

7425 GOLD CREEK RD, WILLAMINA

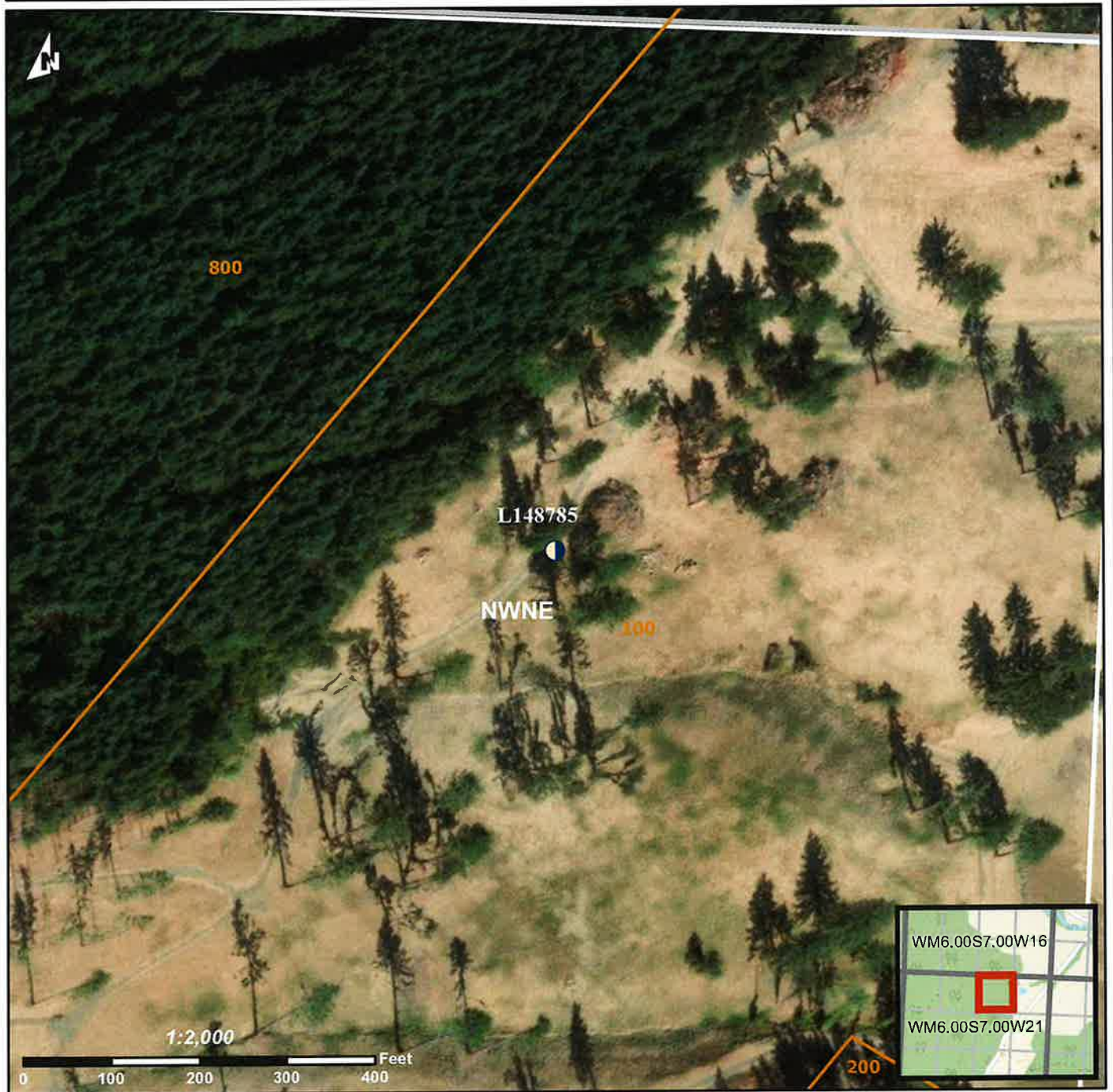
Well Label: L148785

Well Log: YAMH 59241

Printed: October 17, 2023

DISCLAIMER: This map is intended to represent the approximate location of the exempt use well provided by the land owner. It is not intended to be construed as survey accurate in any manner.

Generated by OWRD



RECEIVED

JUN 01 2023

OWARD

10

SWSE

SESE

SWSW

6S 7W

NWNE

NESE

NWSW



YAMH 59240

WELL I.D. LABEL# L 148784
 START CARD # 148784 1060975
 ORIGINAL LOG #

STATE OF OREGON
 WATER SUPPLY WELL REPORT

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

(1) LAND OWNER Owner Well I.D. well #1 - NW
 First Name _____ Last Name _____
 Company Sulamite Recreation Center
 Address 20575 NE Sandy Blvd.
 City Fairview State Or Zip 97024

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Sil Plstc Wld Thrd
 Casing: _____
 Material From To Amt sacks/lbs
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 200 ft.

BORE HOLE		SEAL		sacks/lbs	
Dia	From To	Material	From To	Amt	lbs
10	0 30	Bentonite Chips	0 30	14.5	S
6	30 200			Calculated	13.4
				Calculated	13.4

How was seal placed: Method A B C D E
 Other poured dry
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from _____ ft. to _____ ft. Material _____ Size _____
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount P Actual Amount P

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Sil	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6		1	30	250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	4		1	40	sch 40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

 Shoe Inside Outside Other Location of shoe(s) 30
 Temp casing Yes Dia From + _____ To _____

(7) PERFORATIONS/SCREENS
 Perforations Method _____
 Screens Type certa-lok Material sch40 pvc

Perf/Screen	Casing/Screen	Dia	From	To	Scm/slot width	Slot length	# of slots	Tel/pipe size
Sc	Lir	4	40	200	.032			

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
1.25		200	4

 Temperature 52 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 414 ppr

From	To	Description	Amount	Units

POLK
 (9) LOCATION OF WELL (legal description)
 County Yamhill Twp 6 S N/S Range 7 W E/W WM
 Sec 21 NE 1/4 of the NW 1/4 Tax Lot 100
 Tax Map Number _____ Lot _____
 Lat _____ " or 45.04071955 DMS or DD
 Long _____ " or -123.55224174 DMS or DD
 Street address of well Nearest address
 7425 Gold Creek Rd. Willamina, Or 97396

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL(psi)	+ SWL(ft)
Completed Well	5-5-2023		29

 Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 17

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
5/3/23	17	18	.1		17
5-5-2023	85	190	1.25		29

(11) WELL LOG Ground Elevation _____

Material	From	To
clay, brown	0	1
clay, orange w/brown shale	1	17
claystone, grey, med	17	85
claystone, grey, med hard w/occ fractures	85	90
claystone, grey, med	90	200

Dickerson Well Drilling, Inc
 503-623-2664
 RECEIVED JUN 01 2023

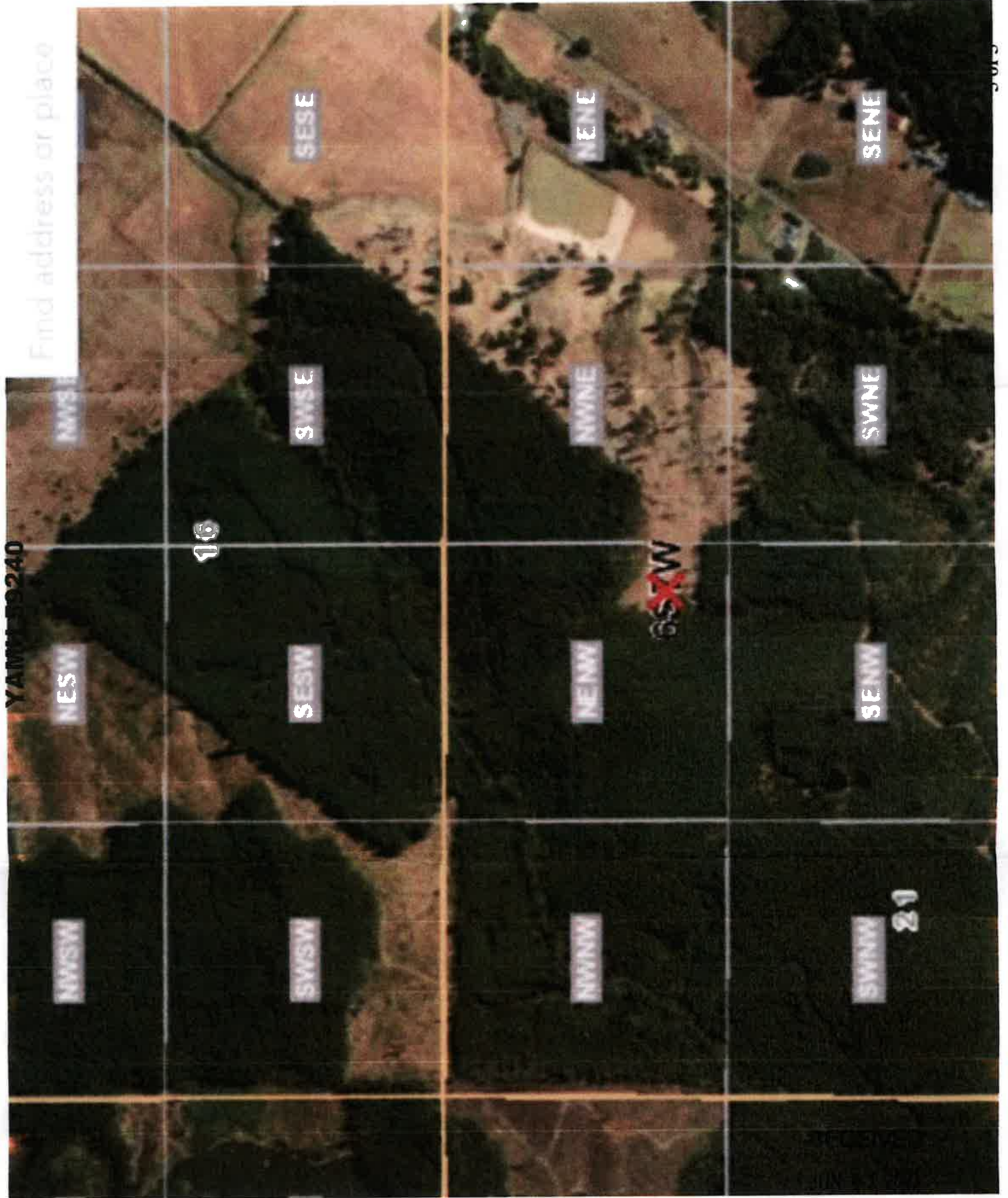
Date Started 5-3-2023 Completed 5-5-2023

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number 1574 Date 5-28-2023
 Signed *ATEM*

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1571 Date 5-28-2023
 Signed *William A. Blain*
 Contact Info (optional) _____

YAMW 59240

Find address or place



STATE OF OREGON
COUNTY OF POLK
CERTIFICATE OF WATER RIGHT

This Is to Certify, That **CARL E. SUTTNER**

of **1580 Newport Ave. Apt 8, Bend**, State of **Oregon**, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of **an unnamed stream and reservoir constructed under application number R-44724, permit number R-5292** a tributary of **Gold Creek (South Yamhill River)** for the purpose of **fish culture**

under Permit No. **33507** of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **April 18, 1968**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **0.05 cubic foot per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the **NE $\frac{1}{4}$ NE $\frac{1}{4}$** as projected with Burden DLC 46, **Section 21, T. 6 S., R. 7 W., W. M., Stream and Res. - 1740 feet North and 660 feet East, Gold Creek, 1640 feet North and 880 feet East both from SW Corner, ***
The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to _____ of one cubic foot per second per acre,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

NE $\frac{1}{4}$ NE $\frac{1}{4}$
NW $\frac{1}{4}$ NE $\frac{1}{4}$
Both as projected within Burden DLC 46
Section 21
T. 6 S., R. 7 W., W. M.

* Eades DLC 47.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. **September 21, 1973**

.....
Chris L. Wheeler

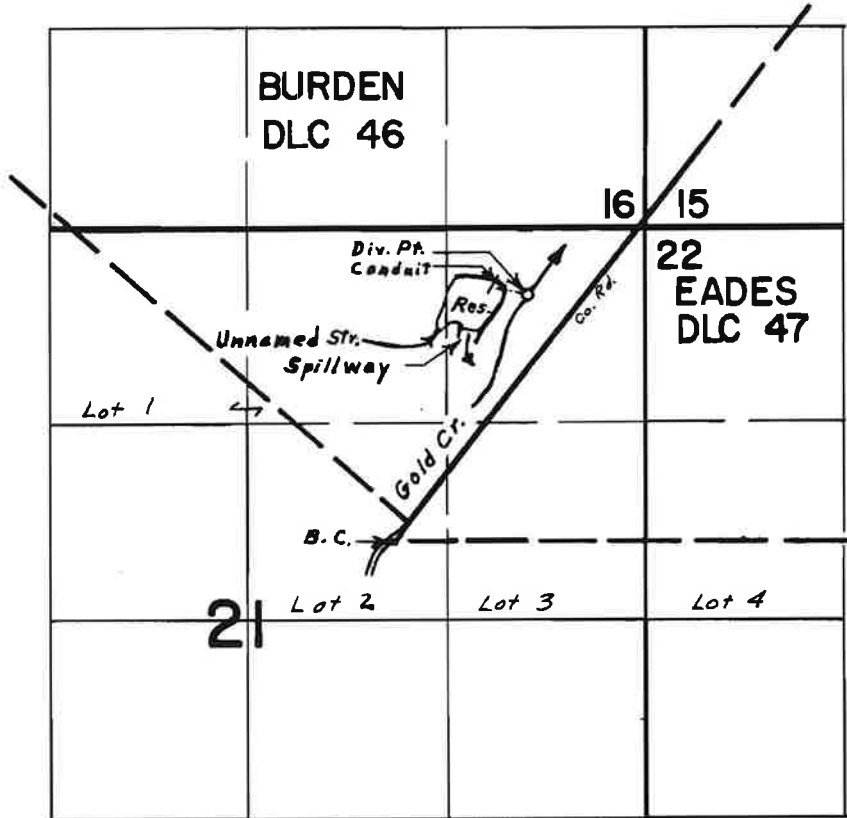
State Engineer

Recorded in State Record of Water Right Certificates, Volume **31**, page **39458**

Exhibit E-5

1 of 2

T.6S.R.7W. W.M.



Div. Pts. located: Unn. Str. & Res., 1740' N. & 460' E.; Gold Creek, 1640' N. & 880' E., both From S.W. Cor. Eades D.L.C. 47

FINAL PROOF SURVEY UNDER

Application No. 44725 Permit No. 33507
R-44724 R-5292
 IN NAME OF

CARL E. SUTTNER

Surveyed SEPT 28 1972, by L. GOULD

Exhibit E-5

2 of 2
 DFP-311-45

D.C.



POLK COUNTY

POLK COUNTY COURTHOUSE • DALLAS, OREGON 97338
(503) 623-9237

COMMUNITY DEVELOPMENT

AUSTIN M. GUIGAN
Director

October 12, 2023

Stamislav Velichko
12650 SE 137 Dr
Happy Valley, OR 97086

RE: Site Evaluation 687-23-000113-EVAL – Stakeout request

Dear Stamislav Velichko

On June 23, 2023, Polk County Environmental Health received a site evaluation application to determine suitability for an on-site wastewater treatment system for an Organizational Camp that will serve a full kitchen and dining room, 30 RV spaces with individual water and sewer hookups, 40 cabins with restrooms and showers and a retreat lodge. The **Oregon Administrative Rule 340-071-0220, Table 2**, establishes the quantities of sewage flow from several types of establishments/uses. The projected peak daily sewage flow proposed was originally 48,850 gallons per day (GPD). Jim Solvedt and I visited the property on July 3 and 5, 2023 to evaluate 14 test pits provided by Goodman Sanitation to determine suitability for an on-site wastewater treatment and disposal system. On August 22, 2023, 11 additional test pits were dug. On August 24 and 25, an evaluation on the additional test pits was conducted. Due to the scale of the proposed size of the operation and variability of the soil conditions on-site, a DEQ agent visited the site with me on September 22, 2023. To move forward with the application, I am requesting that you provide a stakeout in the areas that are suitable for on-site septic system prior to the final approval. The gallons per day (GPD) for the approval will be based on linear footage staked out using the parameters noted below.

SITE EVALUATION FINDINGS

Soil Conditions Test Pits 1, 11, 2, 22, and 23 (side slope/toe of slope 4-7%)

The test pits noted above were found suitable for the installation of a wastewater treatment disposal system. Conditions indicated a variability in the temporary water table between 30 to 40 inches below the ground surface. See map and notes attached.

Trench Depths: Min 24" /Max 30"

Distribution Method: Serial is on slopes greater than three (3) percent. Minimum trench spacing is 10 feet center to center (OAR 340-071-0220 (7)).

Soil Conditions Test Pits 18, 9, 19

Test pits noted above were found suitable for the installation of an onsite wastewater treatment disposal system. Area was located on a side slope. Stay 50 feet from the road to the south. Stay off steep slope (20-25%). See map and notes attached.

Trench Depths: Min 24" /Max 30"

Distribution Method: Serial is on slopes greater than three (3) percent. Minimum trench spacing is 10 feet center to center (OAR 340-071-0220 (7)).

Soil Conditions Test Pit 12

The test pit noted above was found to be suitable for the installation of an on-site wastewater treatment disposal system. Stay out of compacted area near test pit 16.

Trench Depths: Min 24" /Max 30"

Soil Conditions Test Pit 8

The test pit noted above was potentially found to be suitable for the installation of an on-site wastewater treatment disposal system. Testpit 8 contained 10 inches of fill material and there were clear signs that the test pit was located in a burn pile area. There were several deep ruts in the ground. Measurements of the soil profile started at the native soil. The area is limited.

Trench Depths: Min 24" /Max 30"

Distribution Method: Equal is on slopes less than three (3) percent and Serial is on slopes greater than three (3) percent. Minimum trench spacing is 10 feet center to center (OAR 340-071-0220 (7)).

SUMMARY

Test pit area(s) noted above can accommodate an on-site wastewater disposal system that meets Standard Subsurface System conditions noted in Oregon Administrative Rule 340-071-0220. Please provide a stakeout on the site using the maps attached and the parameters noted above. Once the stake out is complete, please contact me to meet on-site to verify areas. The linear footage of the proposed absorption areas will determine the sewage design flow/capacity.

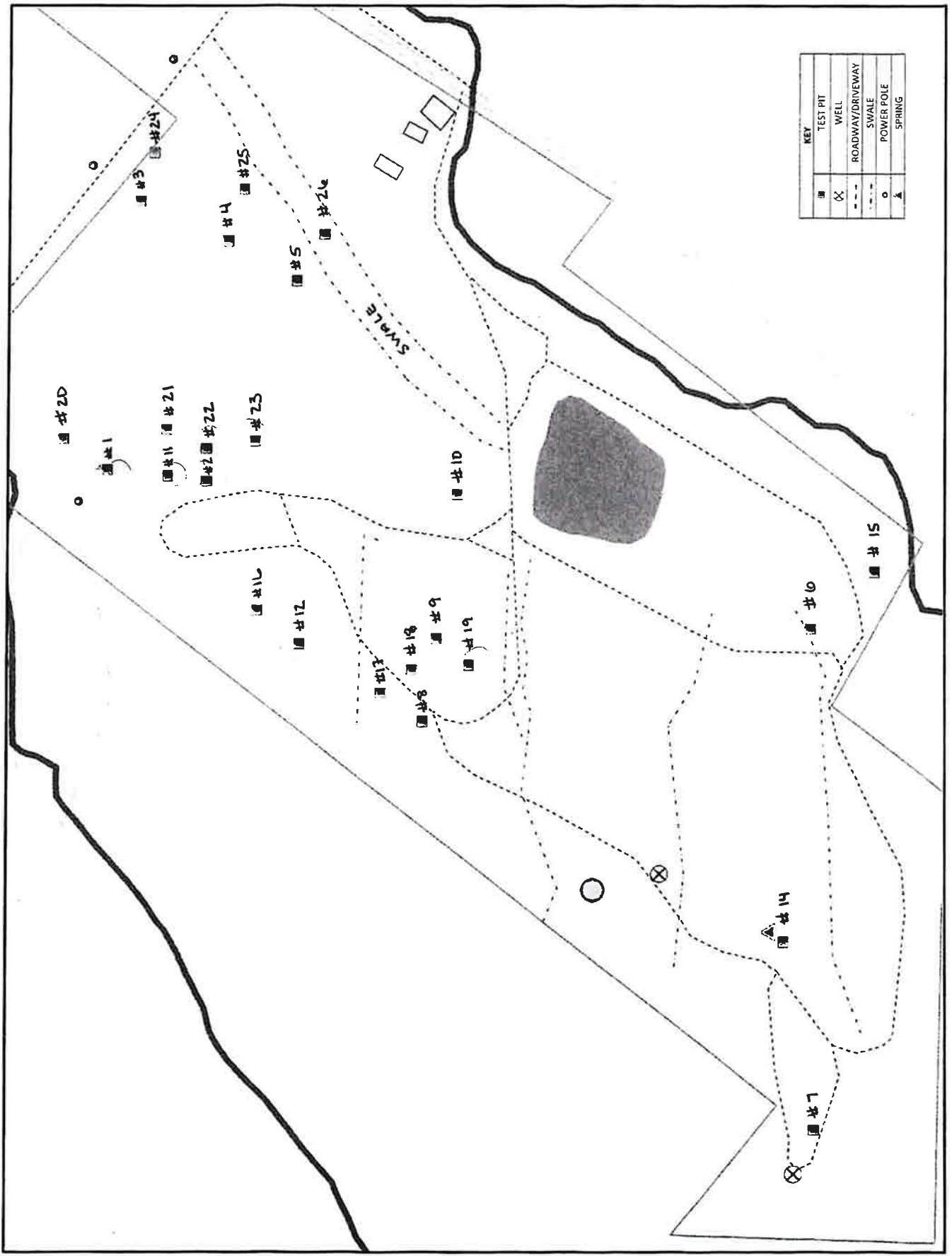
If you have any additional questions, please contact me at (503)623-9237 or by email at tisdell.christina@co.polk.or.us

Sincerely,

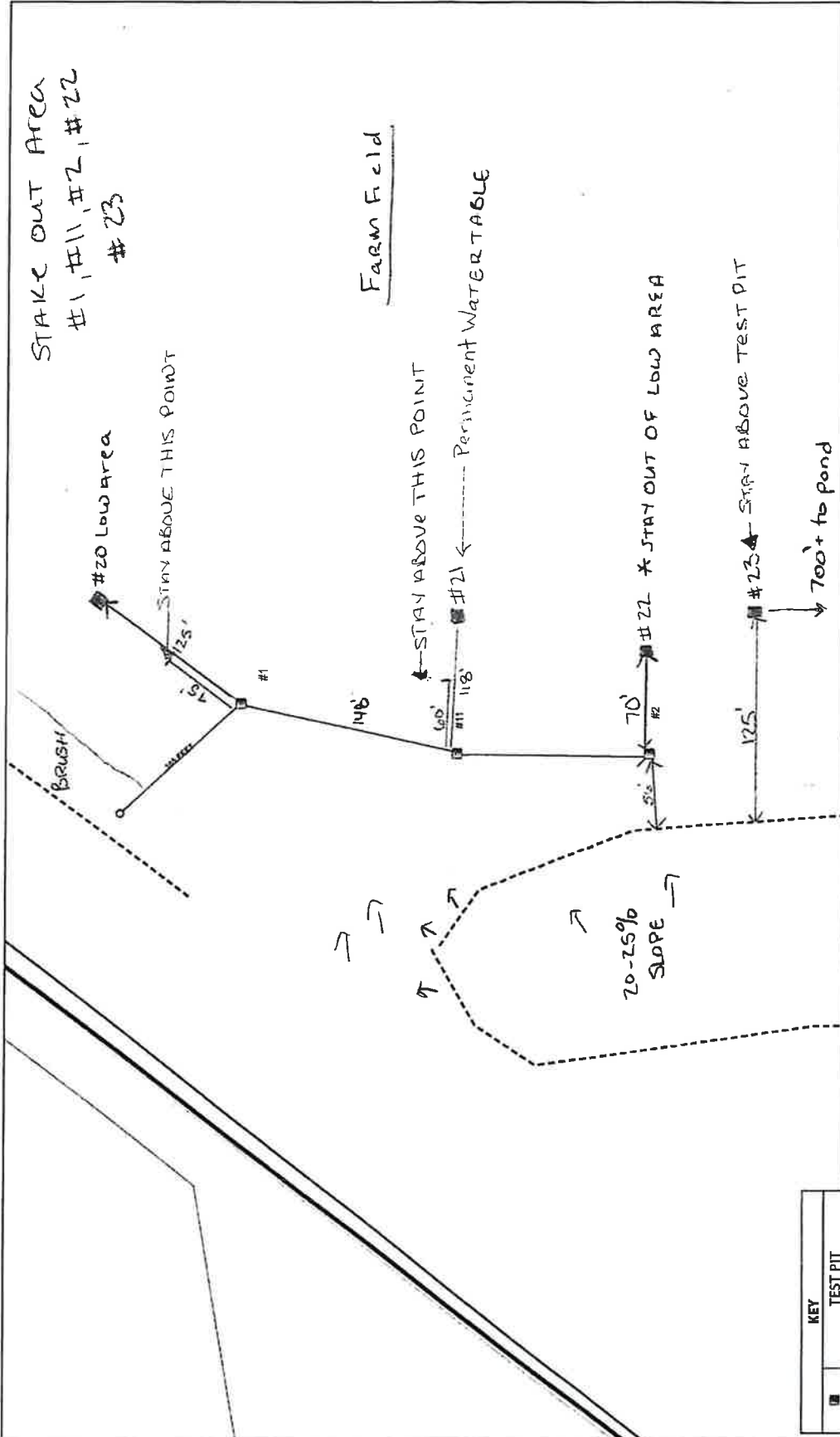

Christina Tisdell
Polk County Environmental Health

Encl: Field notes and maps

Site Evaluation 6-7-21-100
 (Site Address: 7425 Gold Creek Rd)



Site Evaluation 6-7-21-100 Gold Creek



KEY	
■	TEST PIT
⊗	WELL
---	ROADWAY/DRIVEWAY
-.-.-	SWALE
⊙	POWER POLE
▲	SPRING

N

This map was produced from the Polk County geographic databases to support its governmental activities. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The county is not responsible for any map errors, possible misuse, or misinterpretation. To report a map error, please call (800)923-0713.

SITE EVALUATION FIELD WORKSHEET

Tax Reference 6-7-21-100

Evaluator Tisdell Solvett

Applicant Goodman Sanitation

Date 7/3/23 - 7/5/23

Parcel Size 100

Depth	Texture	Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structures, Layer Limiting Effective Soil Depth, etc.
Pit 1 ✓ 0-8	SicL	(10YR 3/2) 2FSBK, 2FR, 3VFP
8-30	SicL	(10YR 3/2) 2FSBK, 1VFR, 2FP
30-42	SicL	(10YR 3/4) 3MSBK, 0R, 2FP 30-40% weathered Pm 2*
42-50	Pm	Highly weathered siltstone CLAY FILMS @ (10YR 5/6)
50-59	Pm	Weathered siltstone
NOTE: TOE OF SLOPE / SIDE SLOPE 4-7% North East; WATER in PIT 7/19 + 8/23		
Pit 2 ✓ 0-7	SicL	(10YR 3/2) 2FSBK, 2FR, 3VFP • Redox 0"-7" common Fe along pores + gray
7-23	SicL	(10YR 3/2) 2PR, 1VFR, 2VFR (No redox)
23-41	Pm	Saprolite; breaks with finger pressure (Saprolite)
41-59	Pm	weathered siltstone; CLAY FILMS
NOTE: TOE & SIDE SLOPE 4-7% East; WATER in pit 7/3 + 7/5 + 8/23		
#11 Pit 3 ✓ 0-5	SicL	(10YR 3/2) 3FGR, 2FR, 2FP
5-20	SicL	(10YR 3/2) 2FSBK, 1VFR, 2FP
20-30	SicL	(10YR 3/3) 2MSBK, 1VFR, 3FP
31-47	SicL	(10YR 3/4) 2MSBK, 1VFR, 3FP • SILT on beds
NOTE: TOE OF SLOPE - 4-7%, alluvial material; WATER in TP 7/19/23 + 8/23		

Landscape Notes Farm Field; Grass

Slope 4-7%

Aspect East & North East

Groundwater Type temp

Other Site Notes

• Large slope above test pit(s) (approx 25%)

SYSTEM SPECIFICATIONS

Type System: _____ Design Flow _____ gpd. Disposal Field Size _____ Linear Feet

Initial Standard System Sizing 150 /150 g. Max. Depth Absorption Facility (in.) 24" / 30"

Replacement _____ System Sizing 150 /150 g. Max. Depth Absorption Facility (in.) 24" / 30"

Special Conditions

Stay out of low area by test pit #1 (approx 45')
Do not exceed 60' East of test pit #11.

PLOT PLAN ON REVERSE SIDE

SITE EVALUATION FIELD WORKSHEET

Tax Reference 6-7-21-100 Evaluator Tisdell & Solvett
 Applicant Good Samaritan Date 8-24-23 + 8/25/23 Parcel Size 100.6

Depth	Texture	Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.
#20 0-9	SICL	(10YR 3/2) FSBK, IVFR, IVFP
9-25	SICL	(10YR 3/1) 2MSBK, IVFR, IVFP <i>Roots STOP @ 21"</i>
X 25-43 43-51	SIC	(10YR 4/6) 2MSBK, Ø, IVFP <i>30% Pebbles Common Fe⁺ 25-40% pebbles</i>
51-68	CLAY	(10YR 5/6) Massive, Ø, Ø <i>DO NOT USE AREA</i>

NOTE: Low area in Farm Field

#21 0-9	SICL	(10YR 3/2) 1FSBK, 5FR, 1FP <i>[Permanent Water Table]</i>
9-22	SICL	(10YR 3/2) 3MSBK, 1FR, 2FP
X 22-30	SICL	(10YR 4/2) 3MSBK, IVFR, 2FP <i>10-15% pebbles</i>
30-60	PM	Alluvial Rocks & Cobbles & Sand <i>RDMF 30"</i>
60-66"	CLAY	NOTE: 4-6% NE Slope: Water in Pit <i>DO NOT USE AREA</i>

#22 0-10	SICL	(10YR 3/2) 1FSBK, 2FR, IVFR
10-18	SICL	(10YR 4/2) 2MSBK, IVFR, IVFP
18-24	SICL	(10YR 3/2) 2MSBK, IVFR, 2FP <i>5% alluvial rocks @ 24"</i>
24-33	SIC	(10YR 5/4) 3FSBK, ØR, ØR, IVFP <i>35% pebbles</i>
33-50	PM	Highly weathered siltstone - crumbles in hand <i>Faint depletion @ 40"</i>
50-63	PM	Very weathered

NOTE: WATER IN PIT [Temp water table]

#23 0-12	SICL	(10YR 4/2) 1FSBK, 2VFR, IVFP
12-20	SICL	(10YR 4/2) 2MSBK, 2FR, 1FP
20-28	SICL	(10YR 4/1) 2MSBK, IVFR, 1FP + IMP
28-36	SIC	(10YR 5/1) 2MSBK, IVFR, IMP <i>RDMF @ 30"</i>
36-52	SIC	(10YR 5/2) 2MSBK, ØR, IMP, 100% pebbles <i>Alluvial Rocks @ 46"</i>
52-65	H SIC	(10YR 5/3) 2FSBK, ØR, IVFP <i>35% pebbles</i>
65-71	CLAY	

NOTE: WATER IN PIT / 5% slope NE [temp water table]

Landscape Notes top of slope + Farm Field
 Slope 4-6% Aspect N-NE Groundwater Type temp #20, #22, #23
 Other Site Notes Permanent #21

SYSTEM SPECIFICATIONS

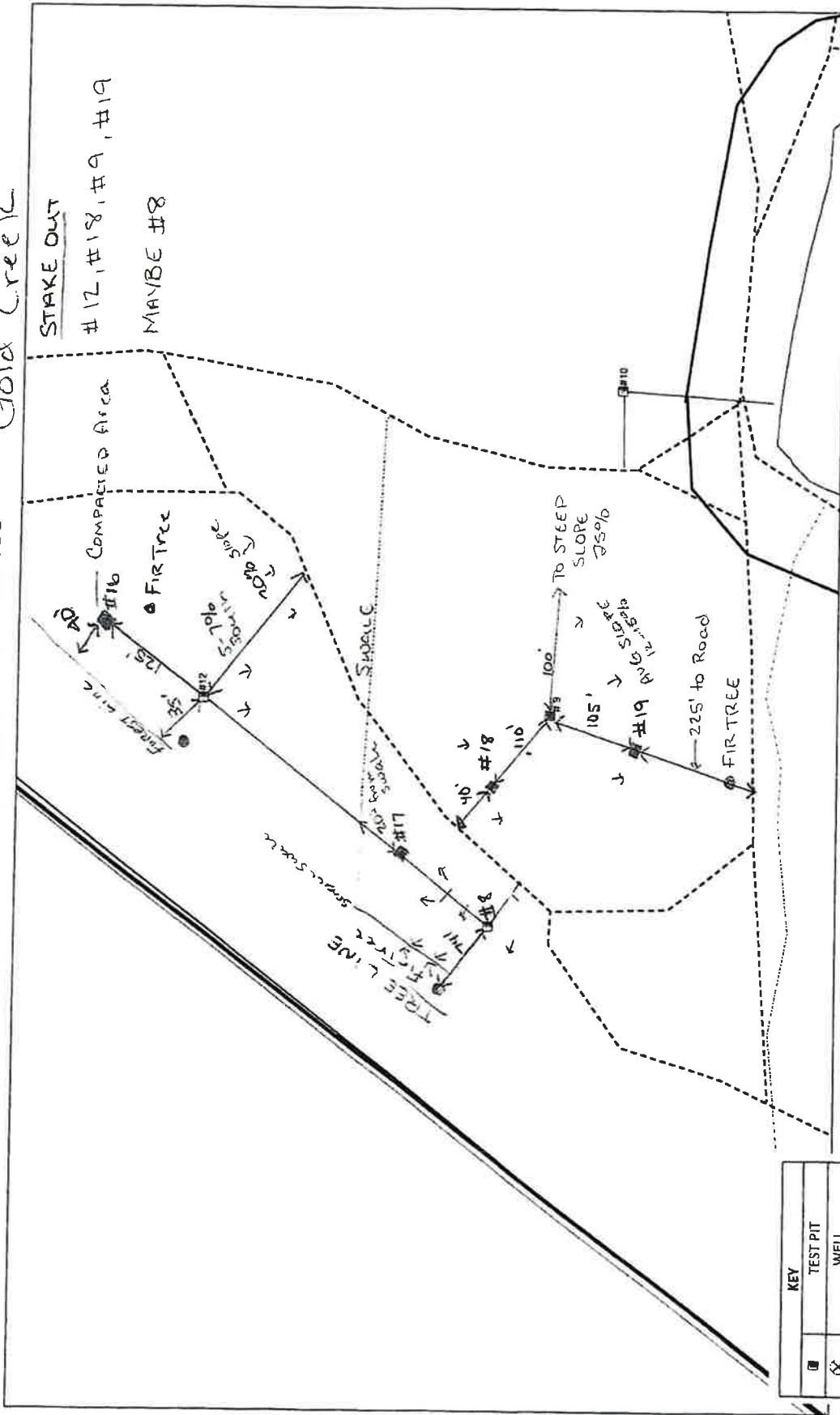
Type System _____ Design Flow _____ gpd. Disposal Field Size _____ Linear Feet
 Initial Standard System Sizing 150 /150 g. Max. Depth Absorption Facility (in.) 24" / 30"
 Replacement Standard System Sizing 150 /150 g. Max. Depth Absorption Facility (in.) 24" / 30"

Special Conditions _____
STAY ABOVE TEST PIT #23.

PLOT PLAN ON REVERSE SIDE

Site Evaluation 6-7-21-100

Gold Creek



STAKE OUT
#12, #18, #19, #19
MAYBE #8

KEY	
□	TEST PIT
○	WELL
---	ROADWAY/DRIVEWAY
- - -	SWALE
○	POWER POLE
△	SPRING

N
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1425 GOLD CREEK

SITE EVALUATION FIELD WORKSHEET

Tax Reference 0.7.21.100 Evaluator TISDELL & Solvetti
 Applicant Gardman Date 7/3/2023 Parcel Size 100 ±

Depth	Texture	Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.
0-4	SCL	(7.5 YR 3/4) 1FSBK, 3VFR, 3VFP - STARTED MEASURING AT NATIVE SOIL - 5% cobble (5 to 7" width) 10" ^{to}
4-10	SCL	(7.5 YR 4/4) 2VFSBK, 1CR & 2VFR; 3VFP
10-12	SCL	(5 YR 6/4) 2MSBK, 1VFR & 1MR, 3FP
12-13	PM	Highly weathered siltstone CRUMBLING in hand ^{subsoil}

NOTE: 10" of Fill: Burn pile area. Deep RUTS: TOP OF SLOPE 0-2%: 4 to 6% slope w/ TP

0-5	SICL	(7.5 YR 3/4) 1FSBK, 3VFR, 3VFP
5-12	SICL	(7.5 YR 4/4) 2FSBK, 1CR & 1VFR, 3VFP 24"-30"
12-21	SICL	(5 YR 4/4) 2MSBK, 1VFR & 1MR, 3FP
21-61	PM	Highly weathered siltstone CRUSHES with hand 1 CR bottom of pit

NOTE: SIDESLOPE East 8% SLOPE

0-5	SICL	(10 YR 4/2) 2FSBK; 2FR; 3VFP Redox Fe concentration 7.5 YR 9/6 Grays along pores @ surface
5-13	SICL	(10 YR 4/2) 1FSBK; 2VFR; 3VFP Silt on
13-32	SICL	(10 YR 4/2) 2MSBK; 1VFR; 1VFP SILT ON PEDS
32-45	Heavy SCL	(10 YR 5/2) 1VFR; 1VFP
45-60	Heavy SCL	(10 YR 5/4) 1FR; 1VFP DO NOT USE

0-8	SICL	(7.5 YR 3/4) 1FSBK, 3VFR, 3VFP (10% cobble 5"-7" size)
8-11	SICL	(7.5 YR 4/4) 2FSBK, 1CR & 1VFR, 3VFP Native SOIL DISTURBED
11-18	SICL	(5 YR 6/4) 2MSBK, 1VFR, 1MR, 3FP 24"-30"
18-51	PM	Weathered SILTSTONE can't texture SAMPLED. Crumbles under pressure; 1 CR to bottom

NOTE: TOP OF SLOPE; FIR TREES, ALONG PROPERTY LINE: 5-7% SEPT PT

Landscape Notes #8 New tree line + oaks & fir + poison oak

Slope 0-2% / 4 to 6% / 5-7% / 8% Aspect _____ Groundwater Type _____

Other Site Notes Test pit #8 was excavated; deep ruts in ground, burn pile & approx 10" of fill

SYSTEM SPECIFICATIONS

Type System _____ Design Flow _____ gpd Disposal Field Size _____ Linear Feet

Initial _____ System Sizing _____ /150 g Max. Depth Absorption Facility (in.) _____

Replacement _____ System Sizing _____ /150 g Max. Depth Absorption Facility (in.) _____

Special Conditions _____

* #12 - stay out of compacted area near test pit #10

* Trench depth 30" / 24"

#8 - stay 50' from Sewer - Small area/site disturbed
- 30" / 24" trench

PLOT PLAN ON REVERSE SIDE

SITE EVALUATION FIELD WORKSHEET

Tax Reference 6.7.21.100 Evaluator TP #11 & SILVET
 Applicant Goodman Date 8-24-33 Parcel Size 100+

Depth Texture Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.

#16 #11	0-18		Hardpan - Very compacted
	18-52		Saprolite

DONT USE

NOTE: Next to TP#12

#17 #12	0-10	SicL	(7.5yr 3/4) 2FGR, 2VFR, 1FP
	10-21	SicL	(7.5yr 4/4) 2FSBK, 1VFR, 2FP
	21-33	SicL	(7.5yr 5/4) 2MSBK, 1VFR, 3FP - Few cobbles - small area
	33-59	PM	Siltstone weathered

add 2' trench depth

NOTE: 10-12% slope North/East; STAY out of swale to the NE side slope

#18 #13	0-10	SicL	(7.5yr 3/4) 2FGR, 1VFR 1MR
	10-21	SicL	(7.5yr 4/4) 2FSBK, 2FSBK; 1VFR 1MR
	21-24	PM	(SAPROLITE - breaks + crumbles under hand pressure)

48" trench depth

NOTE: TOP 2 SIDE SLOPE 3-5% slope

#19 #14	0-10	SicL	(7.5yr 3/4) 2FGR, 1VFR,
	10-20	SicL	(7.5yr 3/4) 2FSBK, 1VFR,
	20-30	SicL	(7.5yr 4/4) 2MSBK, 1VFR,
	30-64	PM	Saprolite - breaks with hand pressure

48" trench depth

NOTE: STAY 50' from road; STAY OFF STEEP SLOPE: AVE 12% South/East slope

Landscape Notes _____
 Slope 3-5% to 10-12% Aspect South/South East Groundwater Type N/A

Other Site Notes
#18 TOP/SIDE SLOPE
#19 SIDE SLOPE

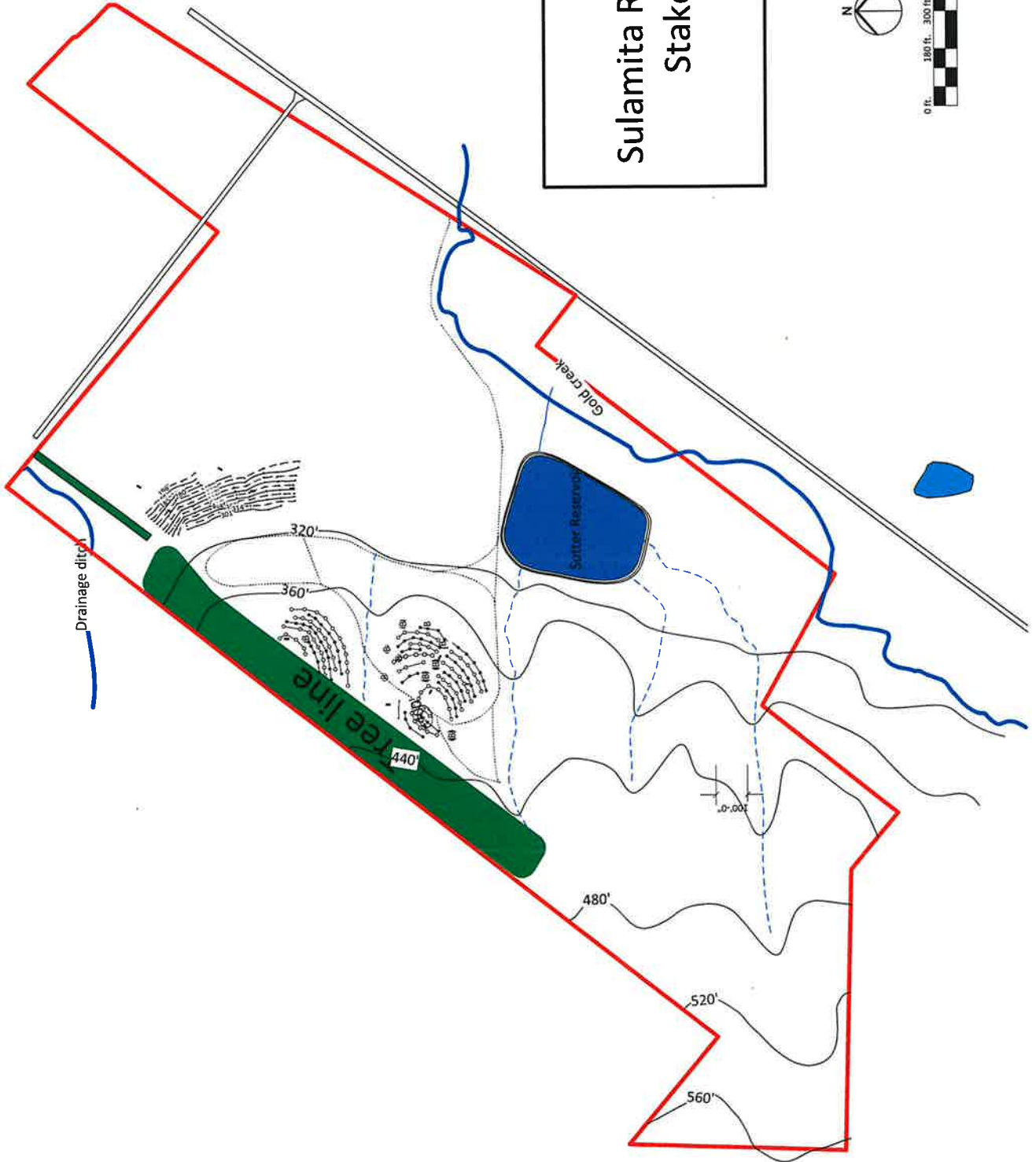
SYSTEM SPECIFICATIONS

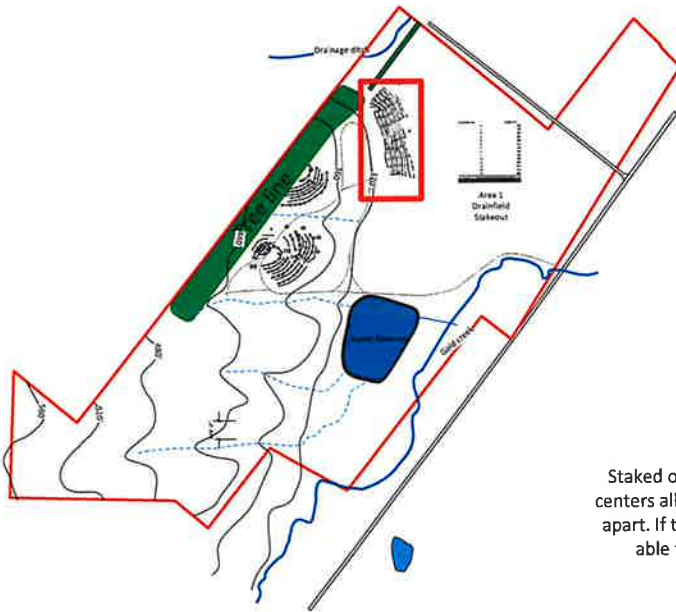
Type System _____ Design Flow _____ gpd Disposal Field Size _____ Linear Feet
 Initial _____ System Sizing _____ /150 g Max. Depth Absorption Facility (in.) _____
 Replacement _____ System Sizing _____ /150 g Max. Depth Absorption Facility (in.) _____

Special Conditions
- #18, #19, #19 Saprolite - Trench Depth 30"/24"
- Stay off steep slope

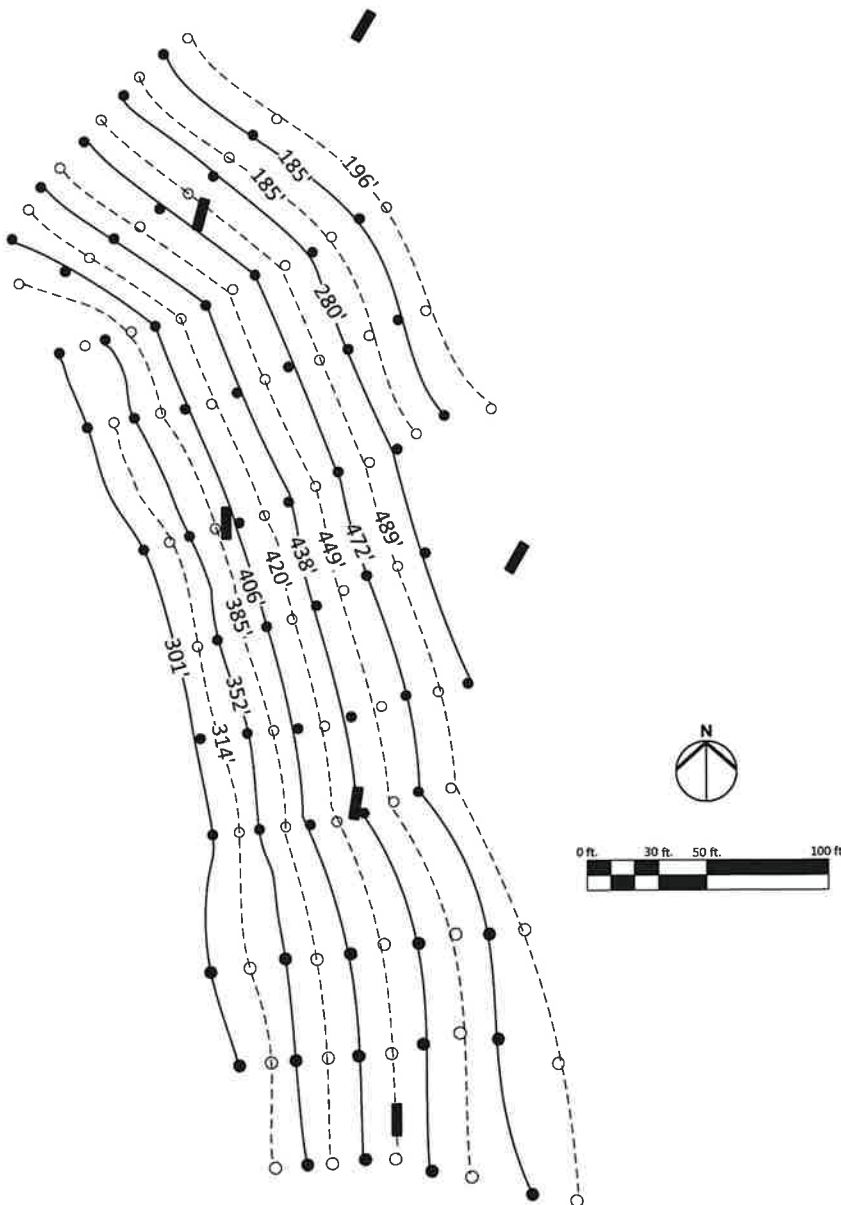
PLOT PLAN ON REVERSE SIDE

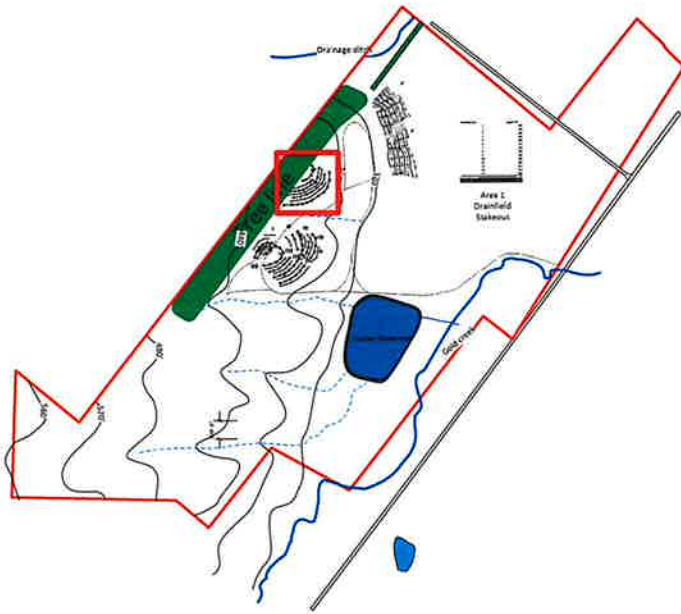
Sulamita Recreation Facility Stakeout report.



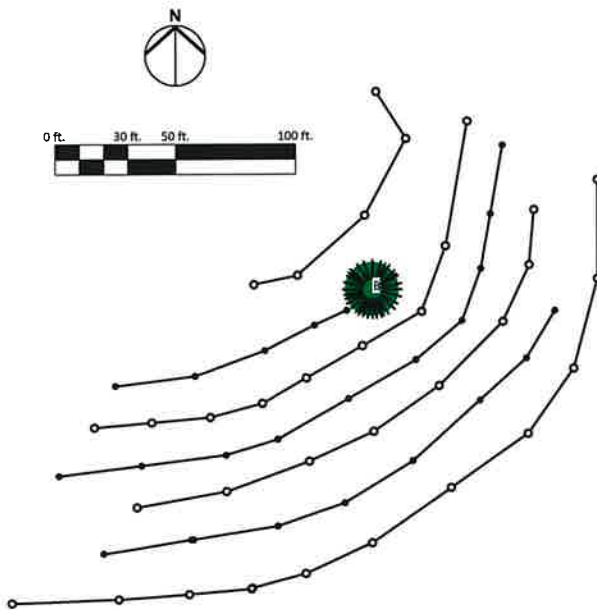


Staked out 4782 feet of drainfield with a minimum of ten foot centers all stakes (Black and white circles) are more than ten feet apart. If the stakeout is approved as is. The drainfields would be able to accommodate a total of 14,000 gallons per day.





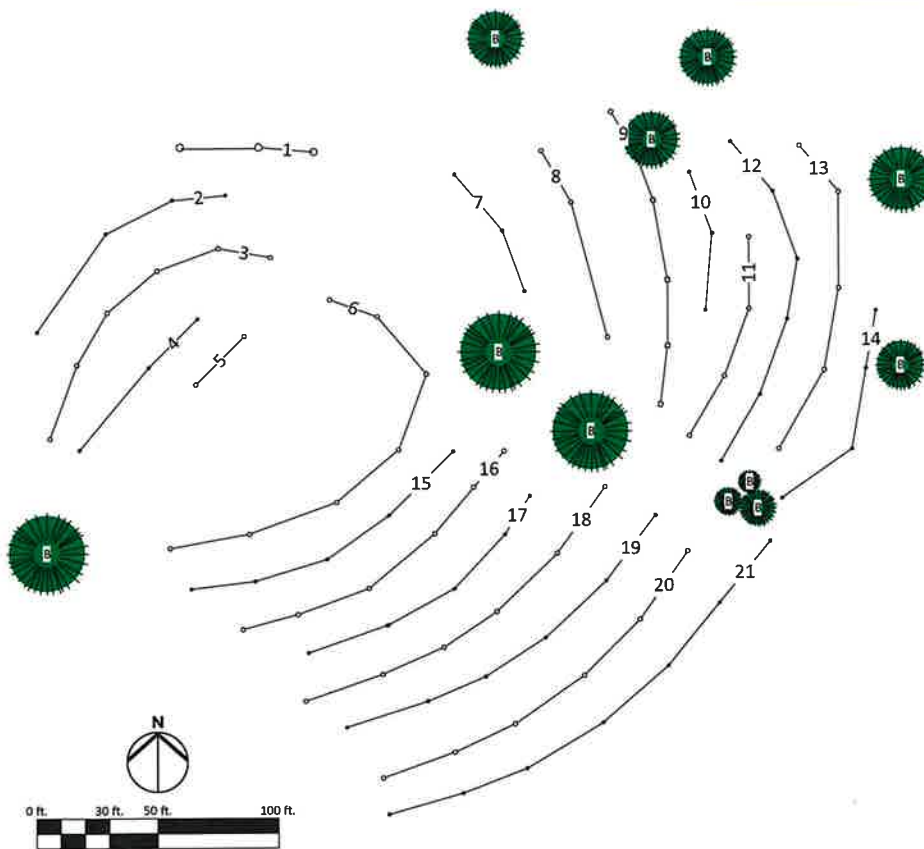
Stakeout area #2 is comprised of 7 lines.
 There are a total of 1492 feet of drainline.
 Good for 4478 gallons per day with the use of
 advance treatment.





Stakeout area #3 is comprised of 21 lines.
 There are a total of 2421 feet of drainline.
 Good for 7264 gallons per day with the use of advance treatment.

Drainfield line	Length (ft)
1	52.8
2	103
3	133.8
4	73.2
5	28.5
6	191.2
7	57.4
8	82.7
9	126.8
10	59
11	88.2
12	147.4
13	137.3
14	93.8
15	126.6
16	134.4
17	116.3
18	148.9
19	159.5
20	161.3
21	199.5
Total Drainfield	2421.6
Gallons per day with pretreatment	7264.8



Sulamita Youth Camp

7425 Gold Creek Road

Traffic Memorandum



Prepared by:

ETRC, LLC

14465 SW 161st Avenue
Portland, OR 97224

December 2023



EXP: June 2024

Sulamita Recreation Center, LLC

Stanislav Velichko

12650 SE 137th Dr.

Happy Valley, OR 97086

Job # 23TR0801

Introduction and Background

This traffic study is presented as part of the development application referred to as Sulamita Youth Camp for the location shown on the cover page (7425 Gold Creek Road in Polk County, Oregon).

Gold Creek Road is a Local Access Road, stretching about 2 miles from Yamhill River Road (North) to a small quarry (South) serving about 25 residences.

Proposed Development

The proposed development will add a part-year youth day camp for up to about 300 youth (pupils) on the approximately 100 Acre site. The proposed site plan is shown in Figure 1.

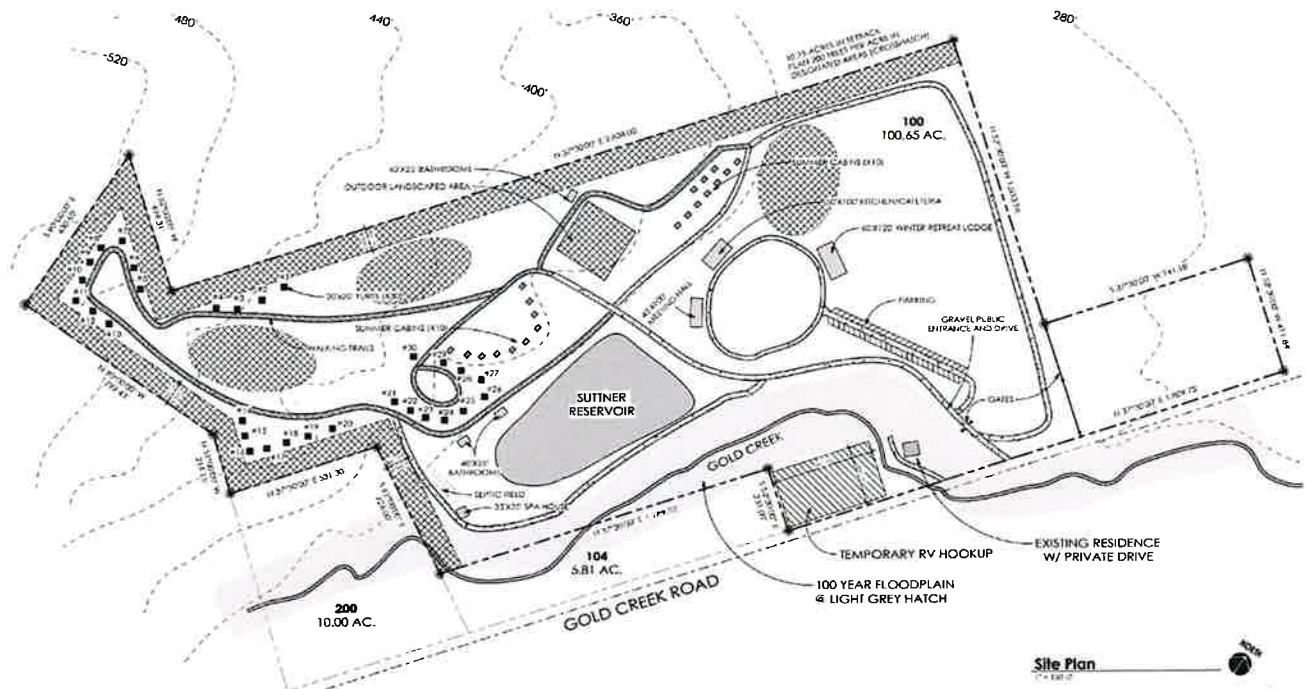


Figure 1– Site Layout and Access

There is an existing house on the property which will remain in place and will very likely be used by the family taking care of the site year round.

The site will consist of the following uses:

Use	Area (Square Feet)
Recreation Center	7,200-10,000
Kitchen/Cafeteria	7,500
Meeting Hall	5,000
Bathrooms	2,000
Spa	900
Total	22,600-25,400

The purpose of this study is to assess the traffic impact of the proposed development on the adjacent Gold Creek Road as well as the new site access (See proposed site plan).

The estimated traffic volumes on Gold Creek Road, based on existing land use and population density is under 250 daily trips (both directions). Site Trip Generation calculations, level of service calculations and intersection safety are included in this Summary Traffic Memorandum.



Figure 2 A– Site Access on Gold Creek Road (Looking North – Over 1,000 Feet Line of Site)



Figure 2 B– Site Access on Gold Creek Road (Looking South – Over 550 Feet Small Tree to be Removed).

Site Access/Site Plan

The proposed access point to the site will be about 130 feet north of the existing access (same side as the house). There are no other roads, driveways or access points to other properties within 1000 feet of the proposed site access.

Study Roadways and Site Trip Generation

Based on Polk County Road Standards, the proposed development trip generation will be below the threshold set and defined for daily (300 daily trips) and peak hour trips (100 hourly trips) . The site trip generation was conservatively estimated based on the proposed trip ends to and from the site.

The latest ITE Trip Generation Manual (11th Edition) was reviewed, and no similar use is listed, therefore the worst-case scenario is presented below (Table 2) to demonstrate the maximum possible trip generation to and from the site including the existing house at full built out.

There is ample onsite parking to accommodate the daily trips.

The hours of operation are from dawn to dusk, and there are no overnight camping nor events open to the public.

Table 2 – Trip Generation

Trip Generator	Daily Trips (in/out)	AM Peak (in)	PM Peak (out)	Comments
Existing House	11	1	1	
Youth (8 School Buses max)	16	2	2	Typically, 4 busses
Employees/Staff/Volunteers	40	15	15	Typically, no more than 15
Deliveries/Services	10	4	4	Typically, no more than 4
Misc. other	6	2	2	
Total	83	24	24	

Crash History

Research of the available data showed no reported crash data in the area near the site.

Trip Distribution

It is expected that all the traffic to and from the site to travel north toward Yamhill River Road and to access state Highway 22. There is no traffic expected to arrive from the south.

Sight Distance

Sight distance evaluation and assessment were made at the proposed site access (Site visited on December 18, 2023). The level topography of the development site, straight roadway alignment and connections to existing roadway pose no challenge or restrictions. The applicant will remove a few recently planted small fir trees planted about 15 feet back from the edge of the roadway.

The corner sight distance measurement will be based on an eye height of 3.5 feet and an object height of 3.5 feet above the road; and assumed to be 10 feet from the near edge of pavement to the front of a stopped vehicle, (actual measurement is taken 15 feet from pavement edge) Per AASHTO Standards. Sight distance at the new driveway will exceed 550 feet in both directions.

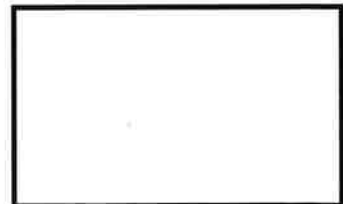
Conclusions and Recommendations

Based on the findings of the traffic memorandum documented in this summary report, the proposed development can be developed while maintaining acceptable levels of operation and safety on the surrounding transportation system and site access. The applicant must install a standard Stop Sign at the exit driveway before entering Gold Creek Road and remove and maintain any vegetation that might block the line of site in either direction now or in the future.

FARM IMPACTS TEST

An inventory of surrounding properties and their use and characteristics was accomplished. The study area included all of the parcels on the Assessor Map 6.7.21 where the subject property is located and the three surrounding Assessor Maps 6.7.15 (parcels to the south of Highway 18), 6.7.16 and 6.7.22. This provides an adequate surrounding area for study for assessment of the farm impacts test. A table showing all the information available on each tax lot in the study area is as follows:

Tax Lot	Map	Size (acres)	Zone	Deferral	Use	Comments
100	6.7.21	100.65	TC	Yes	dwelling and open space	Subject Property
103	6.7.21	19.5	TC	Yes	Dwelling and outbuildings	
104	6.7.21	5.81	TC	No	Dwelling and outbuilding	100 year floodplain
200	6.7.21	10.0	TC	Yes	Dwelling and outbuildings	100 year floodplain
300	6.7.21	200.0	TC	Yes	Forest land	Weyerhaeuser
400	6.7.21	134.55	TC	Yes	Forest land	Weyerhaeuser
402	6.7.21	1.32	TC	Yes	Forest land	
500	6.7.21	2.15	AR5	Yes	Vacant	
600	6.7.21	5.36	AR5	Yes	Dwelling	
601	6.7.21	6.71	AR5	Yes	Dwelling and outbuildings	
602	6.7.21	5.33	AR5	Yes	Dwelling and shop	
700	6.7.21	165.6	TC	Yes	Forest land	
701	6.7.21	1.65	TC	No	Vacant	
800	6.7.21	8.25	AR5	No	Dwelling and outbuildings	100 year flood plain
801	6.7.21	8.07	AR5	Yes	Vacant	100 year flood plain



Tax Lot	Map	Size (acres)	Zone	Deferral	Use	Comments
802	6.7.21	7.83	AR5	Yes	Dwelling and machine shed	100 year flood plain
803	6.7.21	7.92	AR5	Yes	Dwelling and outbuildings	100 year flood plain
804	6.7.21	8.37	AR5	No	Dwelling and outbuildings	100 year flood plain
806	6.7.21	4.86	AR5	Yes	Dwelling and barn	100 year flood plain
807	6.7.21	5.04	AR5	Yes	Dwelling and barn	100 year flood plain
808	6.7.21	9.85	AR5	No	Dwelling and outbuildings	
809	6.7.21	5.0	AR5	No	Dwelling	100 year flood plain
810	6.7.21	5.0	AR5	No	Vacant	100 year flood plain
900	6.7.21	8.38	AR5	Yes	Dwelling	
901	6.7.21	13.96	AR5	No	Dwelling, barn, machine shed and lean to	
101	6.7.22	10.37	TC	Yes	Forest land	Hampton Resources 100 year flood plain
201	6.7.22	40.0	TC	Yes	Forest land	Hampton Resources
202	6.7.22	49.3	TC	Yes	Forest land	Hampton Resources
300	6.7.22	89.37	EFU	Yes	Dwelling and outbuildings	farm use
301	6.7.22	26.56	TC	Yes	Forest land	Hampton Resources
302	6.7.22	32.22	TC	Yes	Forest land	Hampton Resources
303	6.7.22	146.47	EFU	Yes	Machine shed and feeder barn	100 year flood plain farm use
400	6.7.22	3.88	TC	No	Utility	City of Willamina

Tax Lot	Map	Size (acres)	Zone	Deferral	Use	Comments
401	6.7.22	157.5	TC	Yes	Forest land	Hampton Resources
500	6.7.22	120.66	TC	Yes	Dwelling and outbuildings and forest land	
100	6.7.15	94.97	EFU/FF	Yes	Dwelling and outbuilding and farm use	
200	6.7.15	19.0	EFU	Yes	Dwelling and outbuildings	
202	6.7.15	24.98	EFU	Yes	Dwelling and outbuildings	
401	6.7.15	22.0	EFU	Yes	Dwelling and outbuildings	
600	6.7.15	7.02	AR5	No	Dwelling and outbuilding	100 Year flood plain
800	6.7.15	.26	AR5	No	Dwelling	
900	6.7.15	7.5	AR5	Yes	Dwelling and outbuildings	100 Year flood plain
1000	6.7.15	38.87	EFU	Yes	Dwelling and outbuildings	100 Year flood plain
1100	6.7.15	.90	AR5	No	Dwelling and outbuilding	100 Year flood plain
1200	6.7.15	.51	EFU	No	Dwelling and outbuilding	100 Year flood plain
1300	6.7.15	82.4	EFU	Yes	Dwelling and outbuildings and farm use	100 Year flood plain
1400	6.7.15	2.02	EFU	No	Dwelling and machine shed	100 Year flood plain
1401	6.7.15	.84	EFU	No	Dwelling and shed	100 Year flood plain

Tax Lot	Map	Size (acres)	Zone	Deferral	Use	Comments
1500	6.7.15	1.0	EFU	No	Dwelling and shed	100 Year flood plain
800	6.7.16	106.48	TC	Yes	Forest land	
801	6.7.16	187.86	EFU	Yes	Dairy Farm	100 Year flood plain
802	6.7.16	3.26	EFU	Yes	Dwelling and outbuildings	
901	6.7.16	205.0	TC	Yes	Forest land	
1100	6.7.16	15.0	TC	Yes	Forest land	
		2,247.4				

There are 55 tax lots in the study area, which comprises 2,247.4 acres. Weyerhaeuser is the largest landowner in the study area with 334.55 total acres of forest land, and Hampton Resources is a close second with 315.95 acres over several different tax lots. The Hampton Resources property is the location of the "Happy Face." There are several other smaller tracts owned and managed as forest lands. There is one large dairy farm (Shenk's Dairy).

There is a mixture of zones in the study area, including AR5, EFU, FF and TC. The majority of lands in the study area are forest lands. The AR5 zone includes pockets of lands along the highway and Gold Creek Road to the north and south of the subject property. The TC zone, and the majority of the timber land is located to the west.

Parcel sizes in the study area vary from .26 acre parcel to the Weyerhaeuser property which is actually two tax lots combining for 334.55 acres. 28 of the 55 parcels are under 10 acres in size. The average parcel size is just over 40 acres.

Aside from the Dairy, there are no parcels in farm use as defined by ORS and the PCZO. Agricultural activities that do go on are personal in nature and comprise gardening and animal husbandry. The forest lands in the area are held for long term harvesting, and annual maintenance and attendance to those lands is minimal.

Sulamita Recreation Center
Study Area Aerial for proposed Youth Camp at 7425 Gold Creek Rd., Willamina

- Legend**
- 7425 Gold Creek Rd
 - Hampton Lumber Smiley Face
 - Hussey Cemetery
 - Navarra Gardens
 - Spirit Mountain Casino



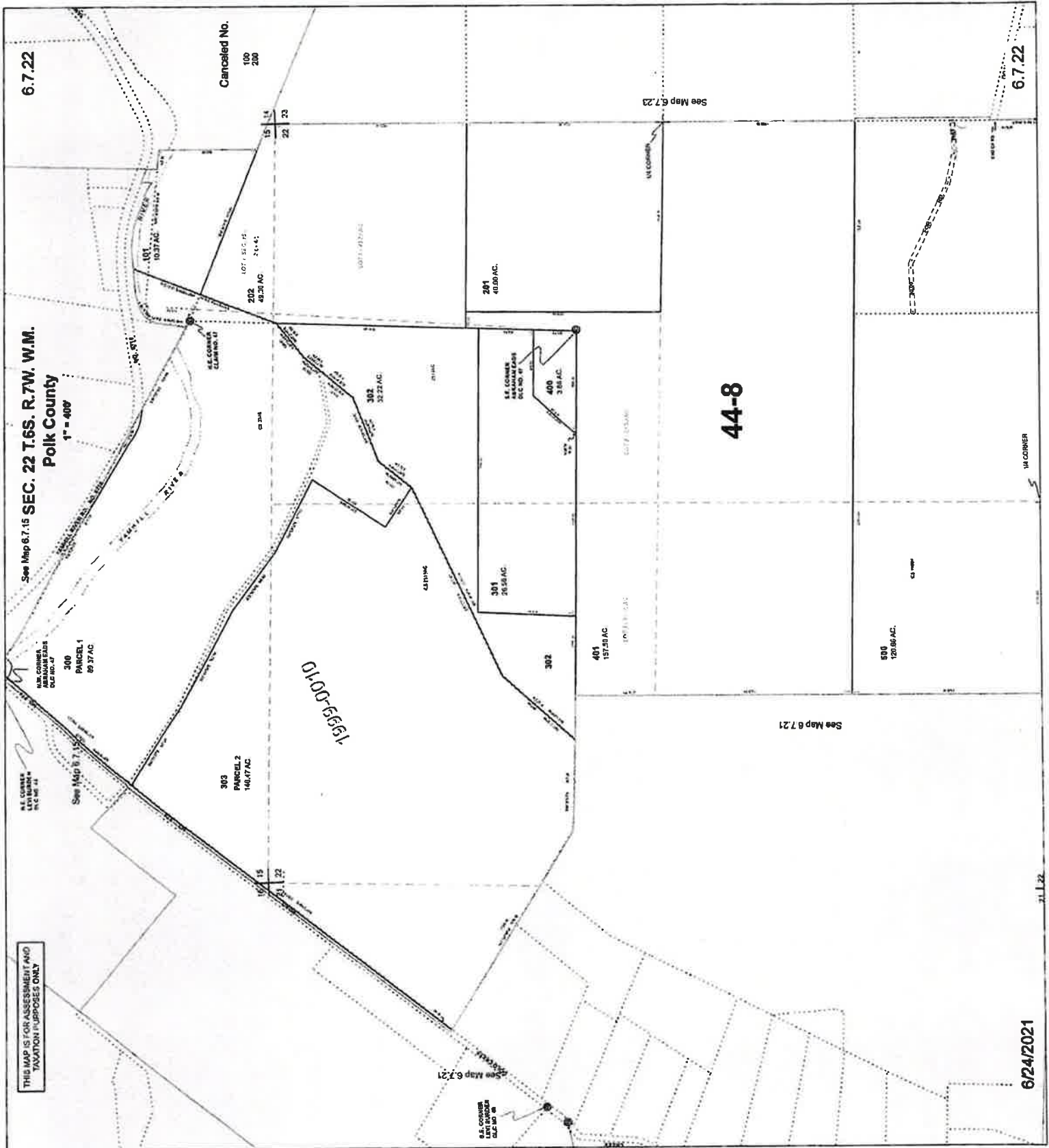
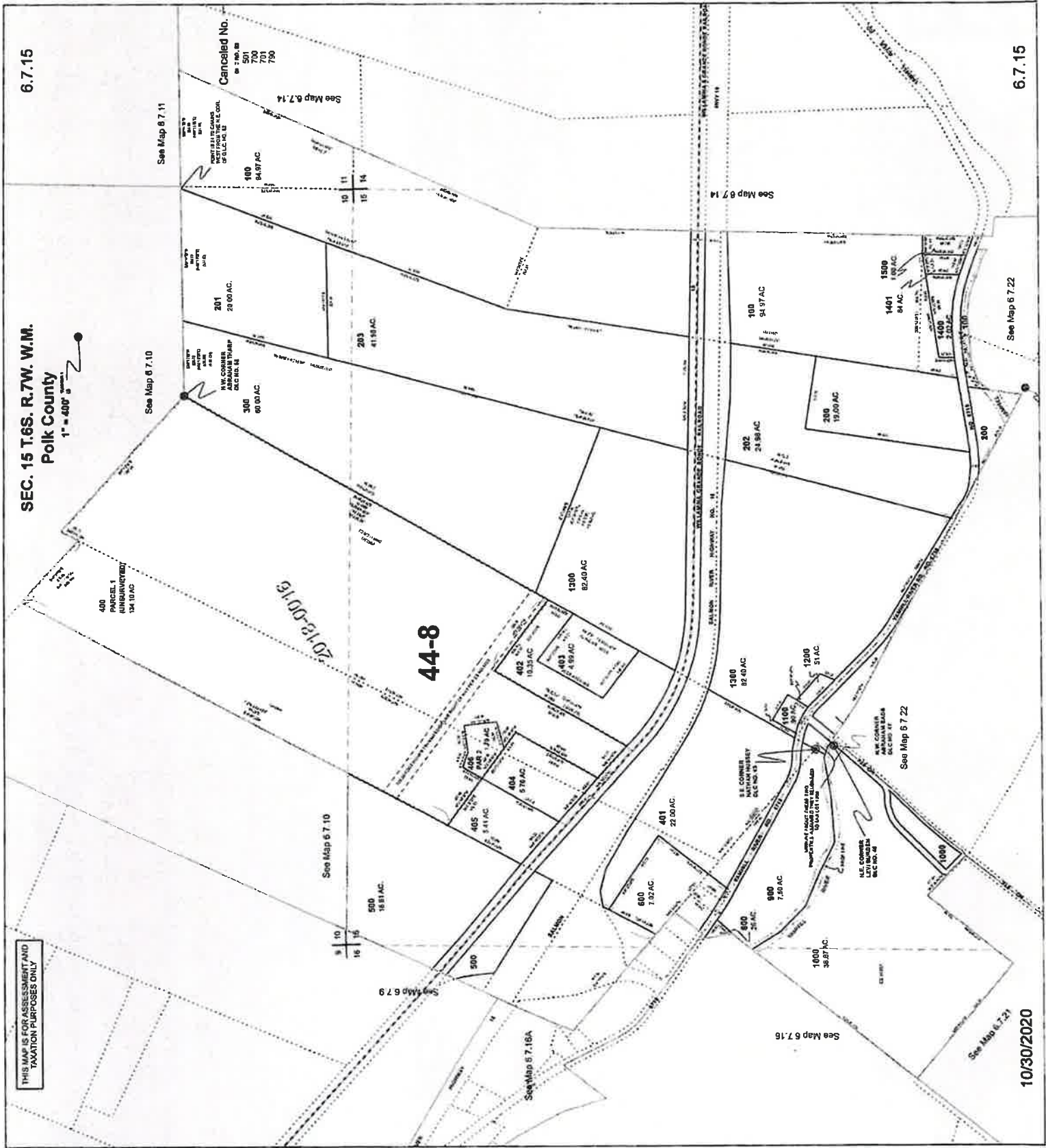


Exhibit G
7 of 9



SEC. 15 T.6S. R.7W. W.M.
Polk County

1" = 400'

THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

44-8

2012-0016

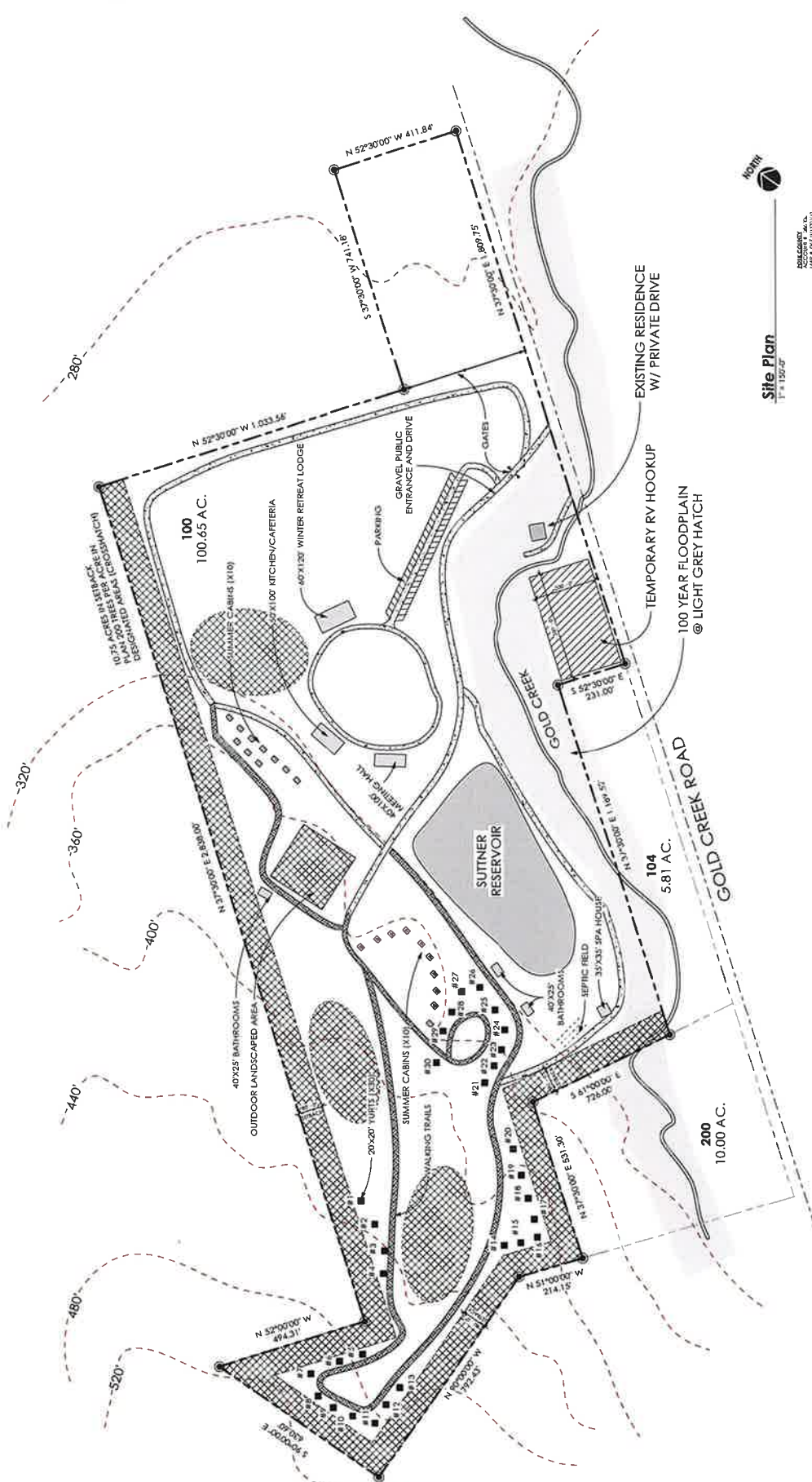
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7425 Gold Creek Rd.
Sulamita Recreation Center
Polk County
DOXA DESIGN

DATE: 2/9/2023
TIME: 5:41:03 PM
A1.1
Site Plan
Scale: 1" = 150'-0"



North

DOXA DESIGN, LLC
2000 S. W. 10TH AVE. SUITE 100
GAINESVILLE, FL 32609
TEL: 352.369.1000
WWW.DOXADESIGN.COM

Site Plan
1" = 150'-0"

SULAMITA RECREATIONAL YOUTH CAMP

7425 Gold Creek Road

Willamina, OR 97396

FIRE SAFETY PROTECTION PLAN

November 1, 2022

The following rules, regulations and guidelines are intended to provide fire safety for all participants and staff, and should be adhered to at all times. This plan is formulated in accordance with the Oregon Forestry Department OAR 660-06-035 et seq, and is made in conjunction with the West Valley Fire District.

1. The access roads within the camp shall remain open and unobstructed at all times.
2. Outside camp fires shall be allowed only in designated areas, and then only during safe conditions. No outdoor camp fire shall be left unattended, and all such fires shall be put completely out prior to leaving the area.
3. No stoves, candles or other fire implements shall be allowed in any yurt or summer cabin.
4. There shall be an access road to Suttner Reservoir that comes to within 15 feet of the water's edge. A reserved area for pumping units shall be provided nearby. There shall be provided a turnaround provided sufficient to allow fire fighting equipment to come and go to Suttner Reservoir. The primary access road to the pumping area shall have a 20 foot wide gravel all-weather surface, sufficient to support all fire fighting equipment of the West Valley Fire District, with at least a 13' 6" vertical clearance. Permanent signage shall be installed at the access to Gold Creek Road, and on internal drives sufficient to direct fire fighting equipment to the pumping area.
5. There shall be maintained an 80 foot setback from all TC zoned areas. The setback area shall be patrolled regularly for downed limbs and other debris that could be fuel for a fire. All such fuel shall be removed and disposed of at the direction of camp staff. Natural low growing vegetation shall be maintained in the setback area.
6. No structures of any kind shall be allowed to be erected within the setback area.
7. There shall be maintained a fire break safety zone around each permanent structure of a minimum of 30 feet. The setback area shall be patrolled regularly for downed limbs and other debris that could be fuel for a fire. All such fuel shall be removed and disposed of at the direction of camp staff. Natural low growing vegetation (less than 24 inches in height) shall be maintained in the setback area. Non-flammable such as rock or gravel shall be used next to structures. No bark mulch shall be placed adjacent to any structure. New trees within this setback shall be spaced at 15 feet or more apart, and regularly pruned to remove dead

Page 1 - Fire Safety Protection Plan

branches. Tree limbs shall be pruned so that no limbs or branches are closer than 8 feet from the ground.

8. A fire alarm of sufficient volume to be heard throughout the camp shall be installed and maintained at the Meeting Hall. In the event of fire, the alarm shall be sounded and shall remain blasting until all camp participants and staff are fully accounted for.
9. Upon the sounding of the alarm, all camp participants and staff shall immediately congregate at the meeting hall. The Camp Director, or designee shall take a head count to ensure all are accounted for. In the event of missing persons, two teams of 3 camp staff shall be dispatched to different parts of the camp to find the missing persons. In the event the Meeting Hall is on fire or in danger of fire, the meeting place for all on-site shall be the Caretaker's Dwelling. A map showing the location of the meeting place and alternative is attached hereto. Signage along all access roads and trails shall be posted showing the preferred route to the Meeting Hall and the Caretaker's Dwelling.
10. Immediately upon the arrival of camp participants and staff, teams of 25 participants, led by a camp staff member, shall begin evacuation along the access drive toward Gold Creek Road. Assembly for those evacuated shall be at the temporary RV pad on Gold Creek Road. Available vehicles shall be acquired and evacuees shall be transported to the parking lot of the Spirit Mountain Hotel. All participants shall be allowed to notify parents or guardians of their evacuation upon reaching the hotel.
11. A fire drill shall take place at least once every 10 days between the months of June through September, and monthly otherwise.
12. There shall be provided during the months of June through September, a 1000 gallon mobile water supply that can access all areas of the camp together with a 30 gallon-per-minute water pump and an adequate amount of hose and nozzles.
13. Camp participants and staff shall be educated in the use of hand tools in the creation of fire breaks and putting out small localized fires. Hand tools such as shovels, picks, pick-ax, etc shall be available in sufficient amounts at the Caretaker's dwelling, and made available for training and in case of fire.
14. All permanent structures shall have fire retardant roofing materials installed.
15. This Plan should be reviewed annually, and updated as needed to comply with new factual or legal conditions. The Camp Director shall appoint two Fire Captains among the camp staff who shall participate in the review and updating of this Plan, and to assist in the training and administration of this Plan. The Fire Captains shall be fully trained in the use of the mobile water supply and pumping system, and shall be responsible for the upkeep thereof.

EVACUATION PLAN

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 45123
 CIVIL ENGINEERING
 1234 MAIN STREET
 SACRAMENTO, CA 95811
 TEL: (916) 555-1234
 FAX: (916) 555-5678
 www.johnson-engineering.com

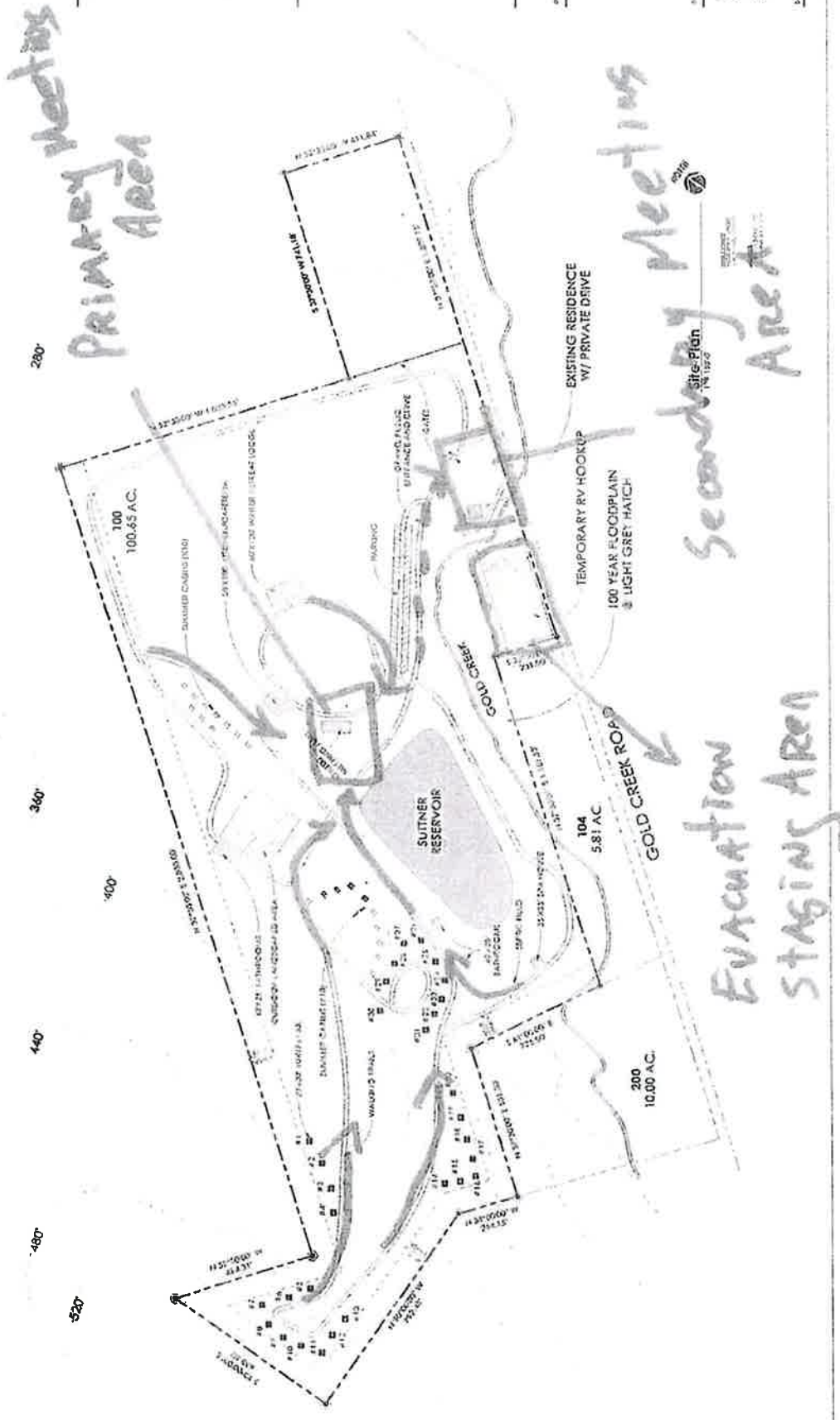
7425 Gold Creek Rd.
 Suisun City, CA 94588
 707.431.1234

7425 Gold Creek Rd.
 Suisun City, CA 94588
 707.431.1234

Suisun City
 Recreation Center

Yuba County
 95954
 916.835.1234

DATE: 10/15/20
 DRAWN BY: JLM
 CHECKED BY: JLM
 PROJECT: A1.1
 SHEET: Site Plan
 SCALE: 1" = 100'±



LAND USE PLANNING NOTES >>>



STEWARDSHIP W/AGRESTRY

NUMBER 1 • MARCH 1991

PURPOSE: This technical bulletin has been developed jointly by the Department of Forestry and structural fire protection agencies in Oregon as technical guidance and recommended minimum standards to meet the requirements of new administrative rules, OAR 660-06-035 (fire siting standards for dwellings and structures) and OAR 66006-040 (fire safety design standards for roads) adopted by the Land Conservation and Development Commission for forest land zones (Goal 4 lands). Counties are encouraged to adopt stricter rules in forest zones where these recommendations might not adequately address a particular hazard or risk.

RULE REQUIREMENTS:

OAR 660-06-035 (Fire Siting Standards for Dwellings and Structures) requires that:

"[T]he following fire siting standards or their equivalent apply to new dwelling or structures in a forest or agriculture/forest zone:

"(1) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

"(2) Road access to the dwelling shall meet road design standards described in OAR 660-06-040.

"(3) The owners of the dwellings and structures shall: maintain a primary fuel-free break area surrounding all structures; clear and maintain a secondary fuel-free break area; and maintain adequate access to the dwelling for fire fighting

Recommended Fire Siting Standards for Dwellings and Structures *and* Fire Safety Design Standards for Roads

Published by:

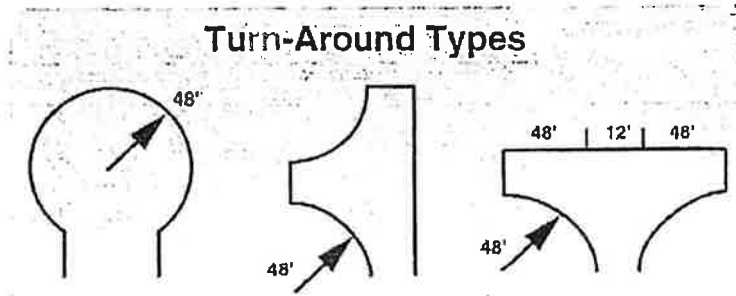
Oregon Department of Forestry
Resource Planning Office
2600 State Street
Salem, OR 97310

equipment vehicles in accordance with the provisions in *Protecting Your home from Wildfire* (National Fire Protection Association)."

OAR 660-06-040 (Fire Safety Design Standards for Roads) requires that:

"[T]he governing body shall establish road design standards, except for private roads and bridges accessing only commercial forest uses, which ensure that public roads, bridges, private roads and driveways are constructed so as to provide adequate access for fire fighting equipment. Such standards shall address maximum grade, road width, turning radius, road surface, bridge design, culverts, and road access taking into consideration seasonal weather conditions. The governing body shall consult with the appropriate Rural Fire Protection District and Forest Protection District in establishing these standards."

Though there are no similar rule requirements to be met in rural residential zones in forested areas, the Department of Forestry encourages the adoption by local government of these recommended fire safety standards in these zones as well.



Though some of the recommendations are strictly to accommodate structural fire protection apparatus and needs, it is recommended that the standards be applied to all lands within forest zones, regardless of the presence or absence of a rural (structural) fire protection district. The standards should be applied in anticipation of structural fire protection eventually becoming present.

RECOMMENDED FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES:

A. Water Supply Standards:

1. Access— If a water supply—such as a swimming pool, pond, stream, or lake—of 4,000 gallons or more exists within 100 feet of the driveway or road at a reasonable grade (12%) an all-weather approach to a point within 15 feet of the water's edge should be provided. The all-weather approach should provide a turn-around with a 48-foot radius of one of the types shown in the illustration below.

2. Identification— Emergency water supplies should be clearly marked along the access route with a county approved sign.

B. Fuel Break Standards:

1. Primary Safety Zone— The primary safety zone is a fire break extending a minimum of 30 feet in all directions around structures. The goal within the primary safety zone is to remove fuels that will produce

flame lengths in excess of one foot. Vegetation within the primary safety zone could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, limbs and other dead vegetation should be removed from

beneath trees. Nonflammable materials (i.e., rock) instead of flammable materials (i.e., bark mulch) should be placed next to the house.

As slope increases, the primary safety zone should increase away from the house, parallel to the slope and down the slope, as shown in the table and illustration on the next page.

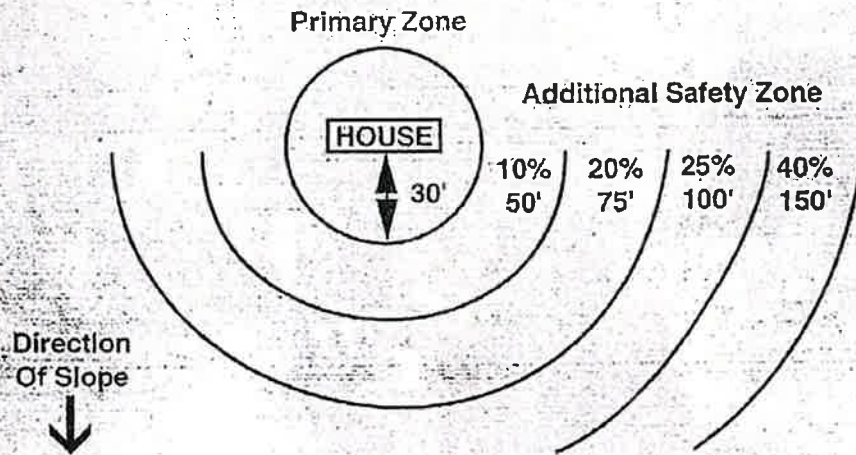
2. Secondary Fuel Break— The secondary fuel break is a fuel break extending a mini-

Size of Primary Safety Zone by Percent Slope

Slope	Feet of Primary Safety Zone	Feet of Additional Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Buildings should be restricted to slopes of less than 40 percent.

EXAMPLE OF SAFETY ZONE SHAPE



imum of 100 feet in all directions around the primary safety zone. The goal of the secondary fuel break should be to reduce fuels so that the overall intensity of any wildfire would be lessened and the likelihood of crown fires and crowning is reduced. Vegetation within the secondary fuel break should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent spread of fire up into the crowns of the larger trees. Dead fuels should be removed.

RECOMMENDED FIRE SAFETY DESIGN STANDARDS FOR ROADS:

A. Road Standards (public roads and private roads accessing 2 or more residences):

1. Right-of-ways— Roads should be built and maintained to provide a minimum 20 foot width of all-weather surface capable of supporting gross vehicle weights of 50,000 pounds, a minimum curve radius of 48 feet and a vertical clearance of 13'6".

2. Cul-de-Sacs— Cul-de-sacs should be defined as dead-end roads over 150 feet in length. Cul-de-sacs should have turn-arounds of not less than 48 feet radius at a maximum spacing of 500 feet between turn-a-rounds. All turn-a-rounds should be marked and signed as "NO PARKING."

3. Bridges and Culverts— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

4. Road Grades— Road grades should not exceed an average of 8 percent, with a maxi-



A set of burned golf clubs lay in the ruin of a home burned by the 1990 Awbrey Hall Fire. Twenty-two homes burned during this fire, which raced along the outskirts of Bend, Oregon. Most of the burned homes had insufficient fuel breaks surrounding them.

Photograph courtesy of The Bulletin, Bend

mum of 12 percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

5. Identification— Roads should be uniquely named or numbered and visibly signed at each road intersection. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

B. Driveway Standards (private roads accessing a single residence):

1. Driveways— Driveways should be built and maintained to provide a minimum 12-foot width of all-weather surface capable of supporting gross vehicle weights of 50,000 pounds, a minimum curve radius of 48 feet and a vertical clearance of 13'6".

2. Vehicle Passage Turnouts— Driveways in excess of 200 feet should provide 20-foot wide by 40-foot long passage space (turnouts) at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less. Wherever visibility is limited, these distances should be reduced appropriately.

3. Dead-end-driveways— Dead-end-driveways are defined as dead-end roads over 150 feet in length serving a single residence. Dead-end-driveways should have turn-a-rounds of not less than 48-foot radius.

4. Bridges and Culverts— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

5. Driveway Grades— Driveway grades should not exceed an average of 8 percent, with a maximum of 12 percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

6. Identification— Driveways should be marked with the residence's address unless

the residence is visible from the roadway and the address is clearly visible on the residence. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

C. Certification:

1. If bridges or culverts are involved in the construction of a road or driveway, written verification of compliance with the 50,000 gross vehicle weight standard should be provided from an Oregon Registered Professional Engineer. Otherwise, written verification of compliance should be provided by the applicant.

BASIS FOR RECOMMENDATIONS:

A. Water Supply

Water is a critical tool in fire suppression. Hydrants are generally not available in forested areas. Therefore, fire suppression in forested areas is dependent upon the water carried in the responding fire equipment and water sources available for refill or that can be pumped from an engine. Water available for refilling an engine can mean the difference between saving or losing a structure, or preventing a wildfire from escaping initial attack. When a fire engine or tanker runs out of water, turn around time to a refill site may be quite lengthy. A 4,000 gallon water supply is large enough to refill a large tanker or several smaller fire engines. Requiring construction of an all weather approach to within 15 feet of 4,000 gallon or larger water sources within 100 feet or less of a driveway or road will greatly help fire protection agencies.

B. Fuel Breaks

The steeper the slope, the greater the flame length, the hotter the flame front, and the faster the rate of fire spread. This greater fire activity is primarily due to preheating of the vegetation upslope from the fire, increased draft of fresh air to the fire from below, and more flame contact with upslope fuels. On steeper slopes, failure to provide for larger safety zones downslope from a residence will make it more difficult for fire personnel to protect the structure. The

firefighter is also in a more tenuous safety position.

On the last page are two graphs showing the relationships of flame length and dozer line construction speeds to slope for two fuel types. Flame lengths increase with slope and dozer fire line construction rates decrease. Other fire fighting methods such as water attack and hand line construction are also hampered by steep slopes. Generally, hand lines are useless when flame lengths reach 4 feet; dozer lines fail with 8-foot flame lengths.

C. Road & Driveway Specifications

Fire fighting apparatus (fire engines, tankers, dozer and lowboy, etc.) are much larger and heavier than personal vehicles. These vehicles

require greater road width and clearance for passage, wider road curves for turning, and level or at most moderate road grades for maintaining vehicle engine performance and driver safety.

- The 1988 Oregon Uniform Fire Codes, Chapter 10.207 specifies that all roads shall be all weather surfaced, minimum 20 feet width, and have a vertical clearance of 13' 6".

- A filled, fully equipped 3,000 gallon tanker weighs around 40,000-45,000 pounds. Many rural fire departments utilize this size tanker as a water source for the small fire engines. A minimum road surface load limit of 50,000 pounds provides for this load plus an appropriate safety margin.

- Large, heavy vehicles have difficulty driving up and down steep road grades. Additionally, most rural fire departments are principally staffed by volunteers and most forest fire agency employees are seasonal. While these people are capable drivers, very few are professional truck drivers and they may have a more difficult time maneuvering a truck up a steep winding road than would the professional driver.

- Rural address identification is extremely important. While the local resident may be familiar with the localized road or driveway system, emergency responders generally will not. Proper signing of roads and driveways with 3" or larger reflectorized letters or numbers will assist fire fighters in locating threatened residences, especially when visibility is impaired by darkness or smoky conditions.

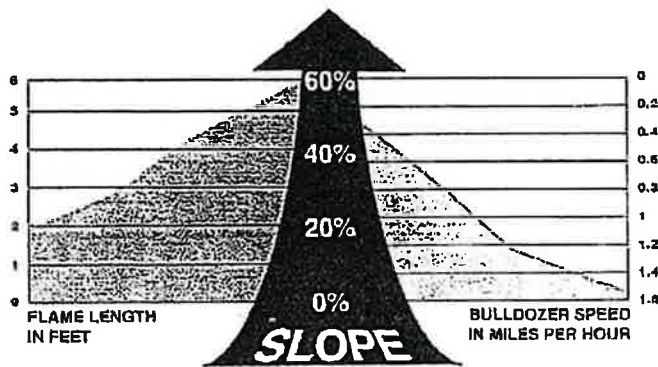
- It is very difficult to back up long distances in large fire apparatus, and this difficulty can be compounded if driveway grade is not level. Therefore, turnouts and turnarounds are very important.



The 1989 Dooley Mountain Fire threatened the residents of Baker City.

Photograph courtesy of the Democrat-Herald, Albany

The Relationship of Flame Length to Fuel Type and Slope: Two Situations



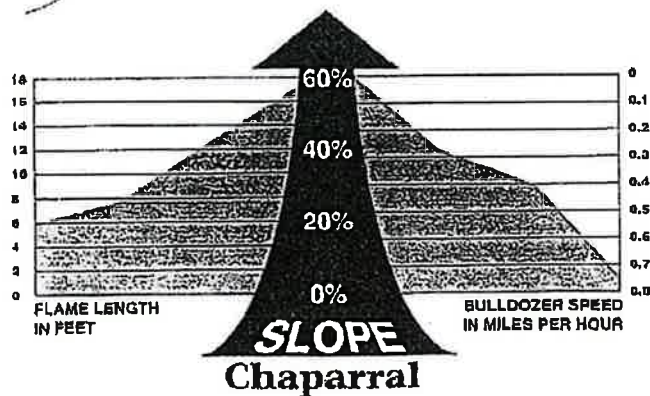
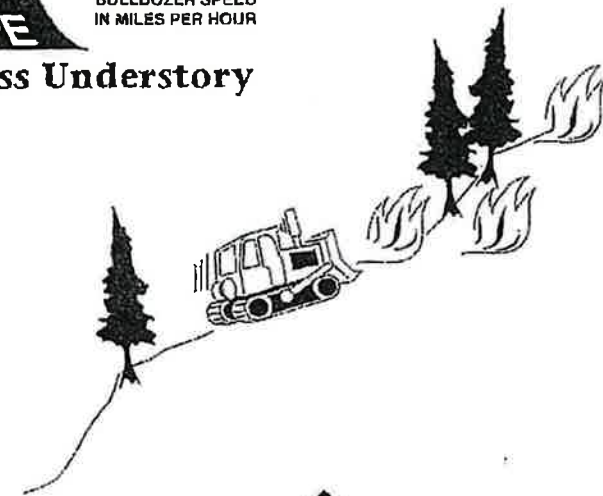
Timber with Grass Understory

These two graphs illustrate the effect of slope on flame length and bulldozer speed in two common fuel types.

In open timber with grass, flames traveling up a 20% slope can reach 3-4 feet in length.

Chaparral, on the same slope, will generate flame lengths of 6-8 feet. Hand-constructed fire lines usually fail to stop fires having 4-foot or longer flame lengths. Bulldozer-constructed fire lines usually fail to stop fires having 8-foot or longer flame lengths.

Fire lines become less effective as slope increases and as fuel loads increase.



Chaparral

Information Provided By:

**Oregon Department of Forestry
Resource Planning Office**

**Land Conservation and
Development Commission**

Office of State Fire Marshal

Oregon Fire Chiefs Association

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Salem, Oregon 97310
503-378-2562**

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and cannot accept any
messages.*



**Oregon Department of Forestry
Resource Planning Office
2600 State Street
Salem, OR 97310**

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REV. 3/91 1.5M

(1) The Management Plan: When a "3-C" decision has been made for a particular resource, as indicated on the Goal 5 inventory sheets, the applicant, in coordination with the County and State or federal managing agency (s), shall develop a Management Plan which comprises the following elements:

(a) A description of the type and extent of resources involved;

In this instance, the resources involved include deer and elk habitat.

(b) A map showing the exact location of the resource;

Attached hereto as Exhibit J-1 is a copy of a map which shows the extent of the deer and elk habitat as determined by Polk County.

(c) A print-out from the County Assessor's Office indicating ownership within designated buffer strips; and

Please refer to Exhibit J-1 which indicates the boundaries of the Property in relation to the resource area.

(d) A written statement detailing a proposed strategy to protect the identified significant resources.

As can be seen from the attached Exhibit J-1, the Property consists of the outer boundaries of the resource area for deer and elk habitat. In fact, part of the property is not considered to be within the resource area. Despite this, the SRC anticipates minimizing the impact to deer and elk.

First, the SRC anticipates planting trees and providing forested areas on the Property. In part, the SRC is working with the Oregon Department of Forestry and has been in discussions with consultants to replant the Property in a manner which provides the best possible design to merge forestry with a campground. In furtherance of this the SRC intends to limit the amount of open space and instead looks to have large groves of native trees located throughout the Property. In the event that Deer and Elk enter the Property, the forested areas should provide sufficient cover.

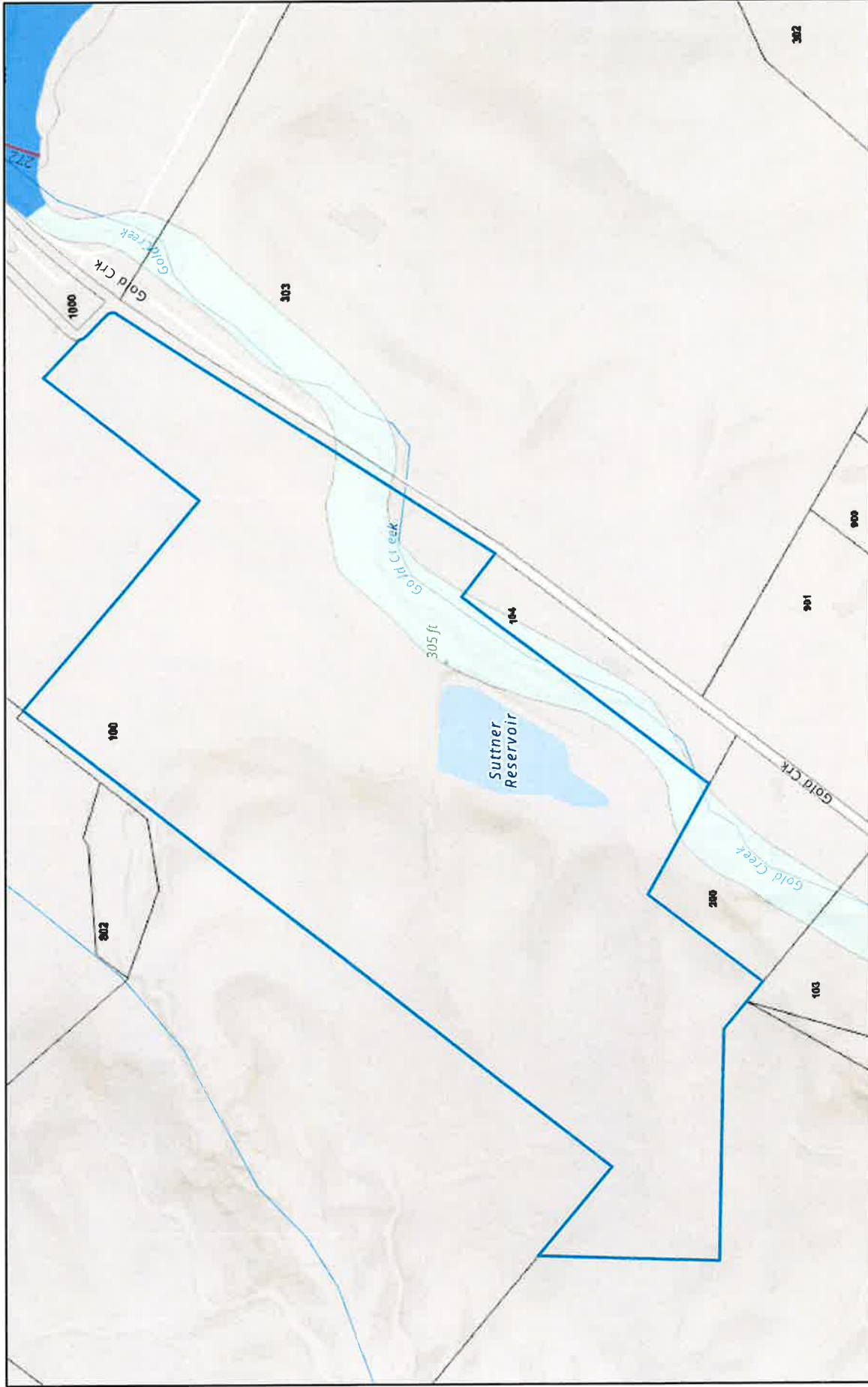
Second, the SRC does not anticipate year round use of the youth camp at this time. Instead, the SRC only anticipates utilizing the full extent of the youth camp during the summer months. During the winter months, which is likely when the deer and elk activity on the Property would be at its highest, there will be limited activity by the SRC. Additionally, there will be limited "development" within the resource area and will generally be limited to walking paths and cabins/yurts. As it relates to the cabins and yurts, these will likely be small enough to not cause significant obstructions and will be designed to coordinate with the area. Furthermore, the yurts are designed to be removable and may be removed during the winter months.

Finally, the SRC will coordinate with the Oregon Department of Fish and Wildlife to ensure that its use of the Property will be as limited as necessary to ensure the least level of impact to the resource.

Exhibit J-1



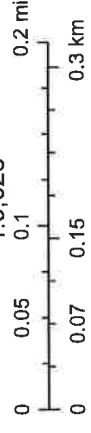
Sulamita Recreation Center Floodplain



2/19/2024, 12:51:25 PM

-  Taxlots
-  AE
-  FEMA Flood 2006
-  FLOODWAY
-  Unregulated
-  FEMA Flood Lines

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STREAMSIDE PROTECTION

October 2012

Oregon’s riparian (streamside) protection rules enacted in 1994 under the Forest Practices Act were the most comprehensive ever passed in the state. They were created after three years of considering science and policies that pertained to water protection and classification, beginning with the 1991 legislative session and Senate Bill 1125. The bill instructed the

Board of Forestry and the Oregon Department of Forestry to revise stream protection rules so that fish in all Oregon streams would be equally protected. All private, state and local government forest landowners or operators conducting operations near streams, lakes, or wetlands must comply with the rules. The Senate Bill established a clear target for water quality by developing best management practices.

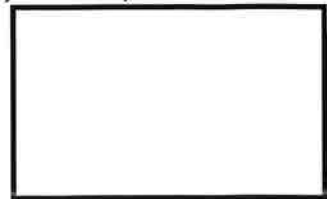


Rules allow flexibility in addressing needs

To ensure that appropriate management practices are being used in the best ways possible to protect riparian areas on forestlands and improve stream habitat, these rules allow for flexibility in the way they are implemented. This flexibility also provides incentive for landowners to address restoration needs.

Four critical areas addressed by the riparian protection rules

1. Maintaining live trees and vegetation along streams and other waters. This enhances biodiversity and improves fish habitat by providing cover, shade, adequate stream temperature levels, sediment reduction, snags and downed wood, nutrients, and bank protection.



2. Increasing large, mature wood along streams that, over time, will fall into streams and enhance fish habitat.

3. Maintaining adequate fish passage up and down the length of a stream, because ensuring that fish have opportunities to move along the length of streams is important for spawning, feeding and avoiding reaches of streams with high temperatures or low flows.

4. Stream and landscape variation. To provide the most appropriate protection to a variety of streams and waters, the riparian rules created nine different stream classifications and additional lake and wetland classifications.

Key rule components

- All fish bearing streams have riparian management areas between 50 and 100 feet, which include vegetation and conifer trees. Within these areas, all fish bearing streams used for domestic water, as well as all other medium and large streams, require a 20-foot no-harvest buffer on each side of the stream. An exception to the rule, however, is when it is necessary to restore a stand of trees.
- The revised stream classification system contains nine classes, rather than just two under former rules. The system identifies seven geographic regions, as well as streams with fish or used for domestic use, and whether the stream is large, medium or small, based on water volume.

In addition

- Rules related to harvest practices, road construction, stream crossings and fish passage have been strengthened considerably.
- There are now incentives for landowners to purposely place large woody debris in streams to enhance habitat, where appropriate.

- The volume of conifer trees retained along fish-bearing streams has substantially increased over those retained under previous rules. This helps ensure there are future opportunities for conifer trees to fall naturally into streams, and that stream structure and fish habitat continue to improve. The rules also allow for an increase in trees that are retained to provide shade, which helps maintain stream temperatures for aquatic life.
- The Department of Forestry uses physical habitat characteristics (stream steepness or watershed area, for example) to determine if a stream would have fish use. In some instances, the department (with the help of the Department of Fish and Wildlife) uses fish surveys to help refine the classifications.
- The Board of Forestry can adopt special protection rules for streams that aren't in compliance with state water quality standards or streams with threatened and endangered species. A monitoring program examines how the rules are working and provides opportunities to follow-up on potential problem areas and progress.

More information

The rules were implemented in early summer of 1994, and Oregon Department of Forestry (ODF) personnel work with cooperators, landowners and operators to help educate them on rule requirements.

More information can be obtained by contacting any ODF field office, or at:

<http://cms.oregon.gov/ODF/pages/index.aspx>.



SULAMITA

20575 NE.Sandy Blvd. + Fairview OR 97024
Phone: (503) 491-9953 + Fax: (503) 661-9769

November 1, 2022

To Whom it May Concern at Polk County,

This letter is to inform you that we want to build a camping retreat at: **7425 Gold Crk, Willamina, OR 97396.**

One of the uses of the campsite will be for our kids and teens events, including summer camp. We are a family friendly church, and have a lot of children and teens, thus it's difficult to find campsites to rent that can host everyone. We would love to be able to host more events and do a bigger outreach.

Slavic Evangelical Church "Sulamita", a 501(c)3 nonprofit organization, Federal Tax ID# 93-1095915.

If you have any questions or need additional information, please reach out!

Respectfully,

Kids and Teens Leaders

[Handwritten signatures of Kids and Teens Leaders]





SULAMITA

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Phone: (503) 491-9953 + Fax: (503) 661-9769

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One of the uses of the campsite will be for our kids/teens/youth events, including summer and winter camp. We desire to build a camp for the next generation to have a safe and friendly environment to gather freely. Every year we host camps for different age groups, and we'd love to be able to do more activities with them at our own campsite instead of having to constantly rent at various locations.

Slavic Evangelical Church "Sulamita", a 501(c)3 nonprofit organization, Federal Tax ID# 93-1095915.

If you have any questions, please reach out!

Respectfully,

Sulamita Church Leaders



SULAMITA

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Kids and Teens Leaders

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Sergiy Shul'k
Vlad Troch
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Slavic Evangelical Church Sulamita

The activities that we engage in during our youth camp help in team building, leadership growth, strengthen self-discipline, give opportunities for volunteering, and self-reflection. At our camps we have devoted bible studies, times for worship, physically and mentally challenging activities. All of this helps to focus our attention on deepening our relationship with Christ.

Camp gives us an opportunity implement what we have learned at church and practice it on a more practical level. For example, we have multiple big group activities that give opportunity for the youth to gain leadership skills as well as show their creativity. There are also multiple services held throughout the duration of camp that gives the opportunity for the next generation on preachers and ministry leaders to practice. These services consist of sermons, worship songs, testimonies and more. This teaches the youth to develop self-discipline for their ministries when they return back from camp. Most importantly, these trips deepen relationships between youth members and their relationship with Christ.

Sincerely,

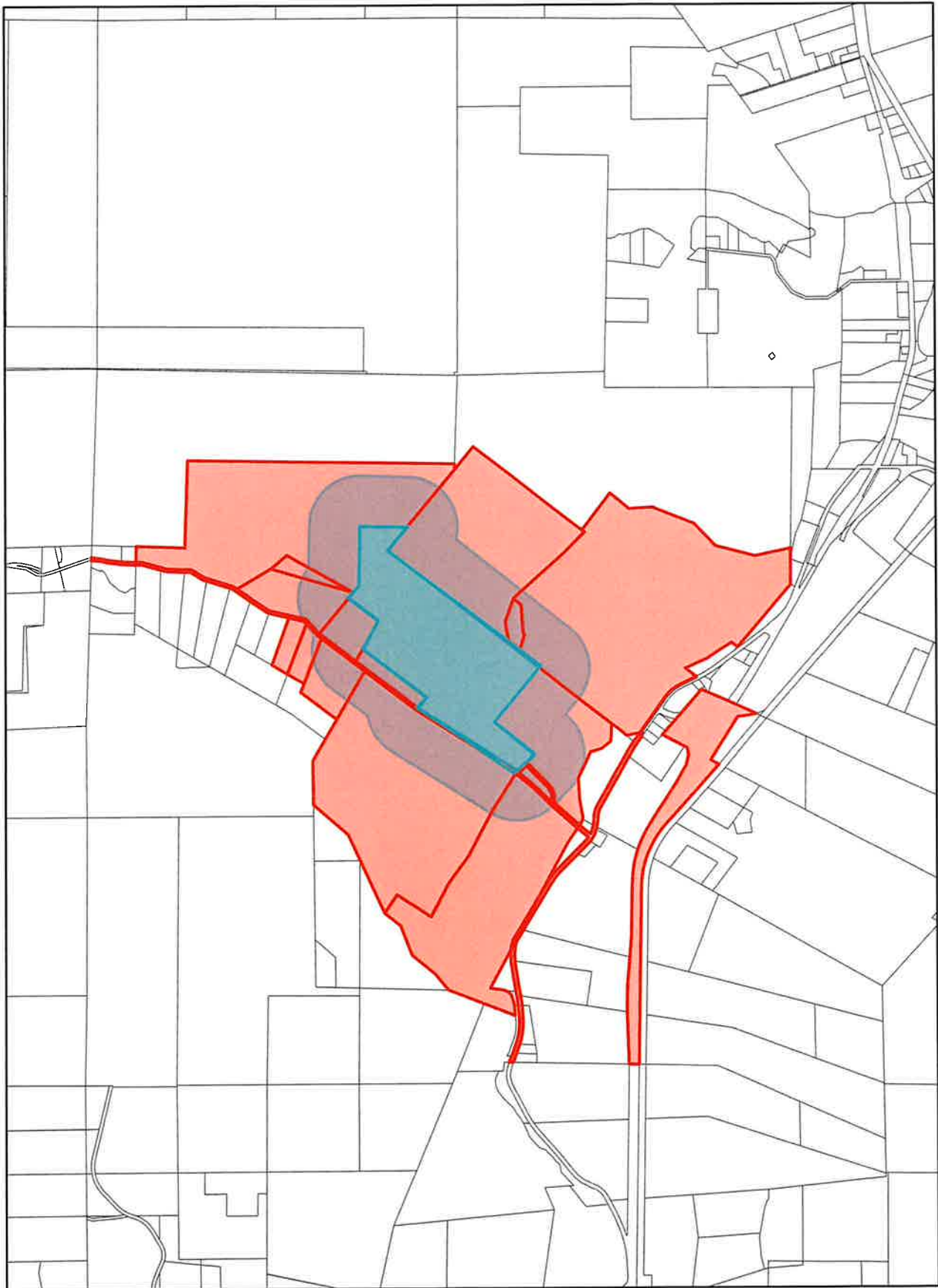
Sulamita Youth Ministry

09/20/2022

Gnat Dotsenko



Polk County Map



Date: 2/26/2024
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