



December 8, 2016

PUBLIC NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that an Administrative Decision will be made by the Wasco County Planning Director pertaining to the following request. You are entitled to comment for or against the proposal. Comments must address review criteria and may be submitted to the Wasco County Planning Department, 2705 East Second Street, The Dalles, OR 97058.

COMMENTS DUE: 4 p.m., December 20, 2016

FILE NUMBER: PLACUP-16-11-0012

REQUEST: Conditional Use Permit to expand and improve the current youth camp while maintaining the current guest capacity. This will occur by shifting 100 guests from the high school camp (Canyon) to the middle school camp (Creekside). The request also includes completing portions of the original Master Plan at Canyon and renovation of older facilities. Proposed improvements include:

1. New Creekside camper dorm
2. New Creekside snack bar and game room
3. New Medical Team Housing Complex for both camps
4. New Canyon camper store/infirmarary/summer office
5. Improve/remodel the 2 original Canyon camper hotels
6. Expand existing Canyon Central Utility Plan
7. Construct a new Canyon ropes course
8. Construct a new Canyon Camper Program Activity element
9. Improve existing Canyon camper pond and waterfront
10. Remodel existing Canyon store to become part of the current Canyon snack bar
11. Install 3 new gates
12. Renovate 5 sewer lift stations and sewer conveyance piping
13. Improvements to the site and property utility networks
14. New Canyon 2 guest shade structures
15. New Canyon camper plaza with improved landscaping and seating
16. 3 new storage sheds for staff condos #2, #6 and #7

APPLICANT: Chris Marshall

PROPERTY OWNER: Young Life's Washington Family Ranch

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

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

Zoning: A-1(160)/A-R, Exclusive Farm Use and Agricultural-Recreational

A portion of the subject property, the 750 acre Development Boundary of Young Life Youth Camp is also located in the EPD-9, Big Muddy Overlay Zone, and portions of the property adjacent to Muddy Creek are located within the EPD-1, Flood Hazard Overlay Zone, in Wasco County.

REVIEW AUTHORITY: Section 2.060.A.1. of the Wasco County Land Use & Development Ordinance (LUDO).

REVIEW CRITERIA: Chapter 3 – Basic Provisions, Section 3.930, Environmental Protection District, District 9 – Big Muddy Limited Use Overlay Zone, Section 3.932, Conditional Uses, Section 3.933, Development Standards, and Section 3.934, Limitations; and Chapter 11 – Fire Safety Standards.

AVAILABLE INFORMATION: More information regarding this application is available on the Wasco County Planning Department website at <http://co.wasco.or.us/planning/default.html>. Click on Pending Land Use Applications. Applications are listed alphabetically. The information will be available until the end of the appeal period.

Copies of all review criteria and evidence relied upon by the applicant are available for free review or may be purchased at \$0.25 per page at the Wasco County Planning Department.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: Oregon Revised Statutes, Chapter 215, requires that if you receive this notice, it must promptly be forwarded to the purchaser.

COMMENTS:

1. ***Written comments are due by 4:00 pm on Tuesday, December 20, 2016.***
2. This form is for your convenience if you wish to comment. Comments may also be submitted via email to wcplanning@co.wasco.or.us. If you wish to comment, please provide sufficient detail to allow the Director to respond to the issue(s).
3. Comments received are a matter of public record and are made available to the applicant. Failure

of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue.

Date: _____ Name: _____

Address: _____

DECISION PROCESS:

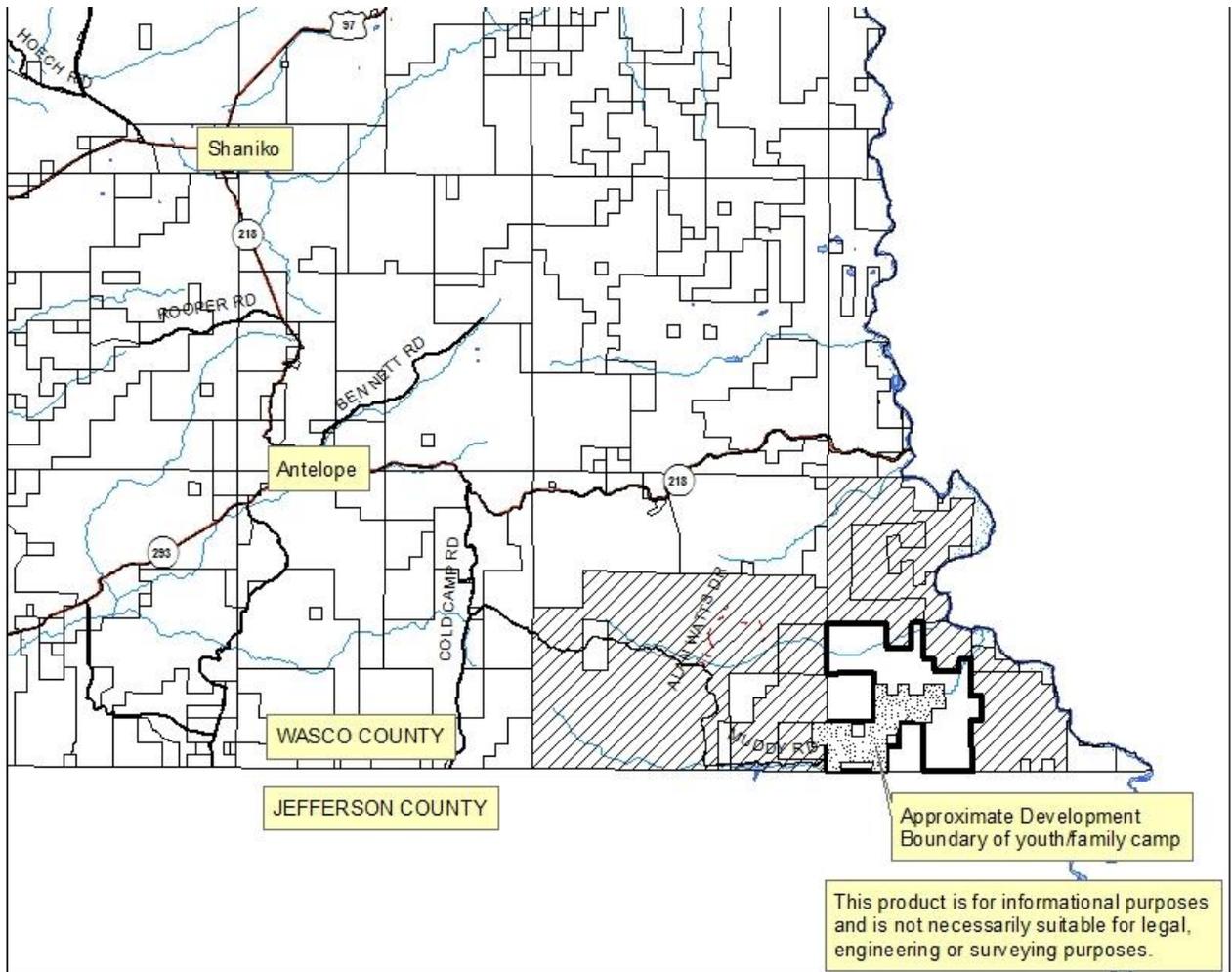
1. An application is received and reviewed for completeness.
2. When deemed complete, the Public Notice of Administrative Action is mailed to affected public agencies, interested parties, and property owners within 300 or 750 feet of the subject property. Timely comments are weighed against the LUDO criteria in a staff report.
3. A decision is reached by the Director based on findings in the staff report.
4. Parties of Record (affected agencies, property owners within 300 or 750 feet of the subject parcel, plus those other parties who comment) will receive a Notice of Decision.
5. Aggrieved parties may appeal a decision of the Director within 12 days of the decision date.

Dawn Baird, Associate Planner

MAPS

APPLICANT: CHRIS MARSHALL
OWNER: YOUNG LIFE'S WASHINGTON FAMILY RANCH
8S 19E 0 800

Vicinity Map



Legend

- Taxlots
- YOUNGLIFE
- Owens within 750'

MAPS

APPLICANT: CHRIS MARSHALL
 OWNER: YOUNG LIFE'S WASHINGTON FAMILY RANCH
 8S 19E 0 800

Site Plan

