

Envelope Pkg 1 of 2



WASHINGTON
FAMILY RANCH

YL younglife CAMP

Letter of Transmittal

November 23, 2016

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

From: Chris Marshall
Young Life Camp Construction
13635 NW Cornell Road, #200
Portland, Oregon 97229
cmarshall@wfr.younglife.org

Dawn,

Please see the following information per our recent call regarding our new Conditional Use Permit Application. In this packet you should be receiving:

1. \$1000 Conditional Use Permit Application Fee
2. Completed Land Use Application Form (3 pages)
3. Completed Fire Safety Standards Self Certification Form (5 pages)
4. Completed General Conditional Use Permit Application Form (4 pages)
5. Exhibit A - Site Plan of overall site, per AMA (1 page)
6. Exhibit A - Site Plans of individual camps, per AMA (2 pages)
7. Exhibit A - Individual building (Canyon and Creekside) perspectives, dimensions and general materials, per AMA (16 pages)
8. Exhibit A - Individual building elevations of storage shed additions for Staff Housing, per WFR (5 pages)
9. Exhibit A - Oversize drawings of site plans and individual building elevations (16 pages)
10. Exhibit B - Building dimensions and area matrix
11. Exhibit C - Vehicle Trips matrix
12. Chris Marshall business card for your records and contact needs as my office is no longer at WFR.

Thanks for your assistance.

Sincerely,

Chris Marshall



Wasco County Planning Department
"Service, Sustainability & Solutions"
 2705 East Second St. • The Dalles, OR 97058
 (541) 506-2560 • wcplanning@co.wasco.or.us
 www.co.wasco.or.us/planning

LAND USE APPLICATION

FILE NUMBER: PLACUP-16-11-0012

FEE: _____

Date Received: 11/30/16 **Planner Initials:** DR **Date Complete:** _____ **Planner Initials:** _____

APPLICANT INFORMATION

Name: Chris Marshall
Address: 13635 NW Cornell Road, #200
City/State/Zip: Portland, Oregon 97229
Phone: _____
Email: cmarshall@wfr.younglife.org

OWNER INFORMATION

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

PROPERTY INFORMATION

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

Property address (or location): Southeast Wasco County, 1 Muddy Road, approximately one mile north of the Wasco/Jefferson County line and approximately 2.5 miles west of the John Day River.

Zoning Designation: A-R/EPD-9 **Environmental Protection District:** NA

Proposed Use: Youth Camp **Permitted Subject to Section:** C

Water source: Existing well system and surface water pumped to above ground storage reservoirs. **Sewage disposal method:** STEP system DEQ WPCF Permit #101618

Name of road providing access: Muddy Road

Current use of property: Youth Camp/Conference Facility **Use of surrounding properties:** Grazing Livestock/Agricultural Purposes

Do you own neighboring property? NO YES (description) Development Zone is surrounded by Cattle Ranch

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): Young Life's Washington Family Ranch (WFR) is requesting

approval to expand and improve it's current facility, yet maintain the current guest capacity. The current middle school camp, Creekside, is to increase by 100 guests and the existing high school camp, Canyon, is to be reduced by 100 guests during the summer operation months. In order to do this WFR is requesting approval of several facility changes and enhancements. WFR is also requesting approval to complete portions of the original Master Plan at Canyon. These changes include the addition of a new Creekside Camper Dorm, a new Creekside Snack Bar and Game Room, a new Medical Team Housing Complex for both camps, a new Canyon Store/Infirmary/Summer Office, improvement and remodeling of the original Canyon Camper Hotels, expansion of the existing CYN Central Utility Plant, construction of a new Canyon Ropes Course, construction of a new Canyon Camper Program element, improvement to the existing Canyon Camper pond and waterfront, remodeling of the existing Canyon Store to become part of the current Canyon Snack Bar, installation of 3 new gates, renovation of sewer lift stations and sewer conveyance piping, improvements to the site and property utility networks, several new Canyon Guest Shade Structures, and a new Canyon Camper Plaza with improved landscaping.

Additional description/maps/pictures attached

LEGAL PARCEL STATUS

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: 73-0934

Date Filed: April 27, 1973

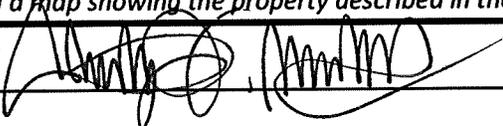
Current Deed #: 98-0147

Date Filed: January 13, 1998

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

SIGNATURES

Applicant(s):



Date: 11.23.2016

Date: _____

Property Owner(s):

Date: _____

Date: _____

Date: _____

Date: _____

Date: _____

PLEASE NOTE: Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

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

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

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

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel

NO YES

Deed/Land Use Action: _____

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____

NO YES

Subject to previous conditions? _____

NO YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

EPD # _____

EPD # _____

EPD # _____

EPD # _____

Water Resources

Are there bodies of water on property or adjacent properties? NO YES

Describe: _____

- Fish bearing (100/50 ft buffer) Non fish bearing (50 ft buffer) Not identified (25 ft buffer)
 Irrigation ditch (50 ft buffer)

Access:

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

Address:

Address exists and has been verified to be correct? NO YES

Address needs to be assigned after approval? NO YES

Fire District: _____

Fees (List Review Type and Cost): _____



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FIRE SAFETY STANDARDS SELF CERTIFICATION FORM

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

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

File Number: _____

PROJECT DESCRIPTION: Young Life's Washington Family Ranch (WFR) is requesting approval to expand and improve it's current facility.
The current middle school camp, Creekside, is to increase by 100 guests and the existing high school camp, Canyon, is to be reduced by 100 guests
during the summer months of operation. WFR is requesting approval of several facility changes and enhancements. WFR us also requesting approval
to complete portions of the original Master Plan at Canyon. New buildings are to be constructed along with renovating older buildings and infrastructure.

APPLICANT INFORMATION

Name: Chris Marshall
Address: 13635 NW Cornell Road, #200
City/State/Zip: Portland, Oregon 97229
Phone: _____
Email: cmarshall@wfr.younglife.org

OWNER INFORMATION

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

PROPERTY INFORMATION

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

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

SITING 10.110/11.110 – Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either B(1) or B(2).**

A. You have identified site(s) for your building(s) that are not steeper than 40%.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(1). If your property is located in a Resource (A-1, F-1 or F-2) or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

Yes – Comment _____ No, See Attached Fire Safety Plan

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in **10.110(B)(2)/11.110(B)(2)** of the ordinance.

Yes – Comment _____ No, See Attached Fire Safety Plan

DEFENSIBLE SPACE 10.120/11.120 – Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either A or B.**

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

Yes – Comment _____ No, See Attached Fire Safety Plan

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.

Yes – Comment _____ No, See Attached Fire Safety Plan

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

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

Yes – Comment Metal standing seam roofing.

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)

Yes – Comment To be included in the final construction documents

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

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

Yes – Comment _____

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

Yes – Comment _____

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

Yes – Comment _____

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

Yes – Comment _____

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

Yes – Comment _____

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8’ above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

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

B(4). Please verify that the utilities will:

Be kept clear along their route if your private utility service lines are not underground

Yes – Comment _____

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

Yes – Comment _____

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

Yes – Comment To be included in the final construction documents with detail

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

Yes – Comment To be included in the final construction documents

ACCESS 10.140/11.140 – Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):

A(1). New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

Yes – Comment _____ No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.

Yes – Comment _____ No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

Yes – Comment _____ No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.

Yes – Comment _____ No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

Yes – Comment _____ No, See Attached Fire Safety Plan

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.

Yes – Comment _____ No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.

Yes – Comment To be included in the final construction documents

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

Yes – Comment _____

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

Yes – Comment _____ No, See Attached Fire Safety Plan

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

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes – Comment _____ No, See Attached Fire Safety Plan

ON-SITE WATER 10.150/11.150 – On site water requirements will be met in the following way:

NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

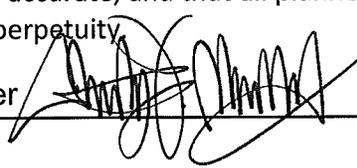
Yes – Comment _____ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

Yes – Comment Proposed changes are greater than 3,500 sft. yet will be protected by WFR municipal water system _____ No, See Attached Fire Safety Plan

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

Chris Marshall, Project Manager



11/23/2016

Name, Title

Date

Name, Title

Date

CONDITIONAL USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

Young Life's Washington Family Ranch (WFR) is requesting approval to expand and improve its current facility yet maintain the current guest capacity in accordance with Ordinance 97-001 and the Big Muddy Limited Use Overlay. The current middle school camp, Creekside (CRK), is to be increased by 100 beds. The existing and original high school camp, Canyon (CYN) is to be reduced by 100 beds during the summer months of operation. In the school season months when only CYN is in operation the number of guests will be increased to be in accordance with Ordinance 97-001 and the Big Muddy Limited Use Overlay. WFR is requesting approval of several facility changes and enhancements to make this change... In addition to these bed allocation changes WFR is also pursuing the next phase of the original CYN master plan and the renovation of several CYN facilities that have been in service for 18 years. In total these changes include the addition of a new CRK Camper Dorm, a new CRK Camper Snack Bar and Game Room, a new Medical Team Housing Complex for both camps, a new CYN Camper Store/Infirmary/Summer Office, improvement and remodeling of the original two CYN Camper Hotels, construction of a new CYN Ropes Course, construction of a new CYN Camper Program Activity element, improvement of the existing CYN Camper pond and waterfront, transformation of the existing CYN Store to become part of the existing CYN Snack Bar, expansion of the existing CYN Central Utility Plant, renovation of five sewer lift stations and sewer conveyance piping, improvements to the site and property utility networks, construction of two new CYN Camper Shade Structures, the installation of three new gates, and the installation of a new CYN Camper Plaza to serve guests with improved landscaping, seating and an area for gathering. This expansion will also include moving the existing CYN Snack Bar approximately 40 feet to the south and expanding infrastructure. Also included in this written request are three additional storage sheds for staff condos #2, #6 and #7. The current intention of WFR is to build the entire facility and be completely operational for guests by the summer of 2023. See Exhibit B for further building detail.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

See Exhibit B for further building detail.

PROPOSED Improvements				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
EXISTING Development				
Dwelling				

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

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and LUDO.
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

The intended operation of WFR will not change from its current regimen. Both camps will in operation per the current model. CYN is a year around facility that hosts a myriad of groups from schools, churches and non-profit groups, to high school Young Life campers and leaders in the summer months. CRK is a seasonal facility that operates from April to October. CRK hosts a myriad of groups from schools, churches and non-profit groups to middle high school Young Life campers and leaders in the summer months. As mentioned earlier the total number of campers and leaders will not change. This operational model is in compliance with the existing Big Muddy Limited Use Overlay to serve Youth Camps.

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

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

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

The changes outlined within this request will not change from the current operation in overall number of associated guests, employees and people. The distribution of guests between CYN and CRK is the only change related to increased or decreased capacities. CYN will now serve 550 campers and leaders per week while CRK will now serve 450 campers and leaders per week.

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

Roads:

Services and guest access for this facility will be provided via the existing Muddy Road which guests currently use. Muddy Road is serviced by Young Life within the YLWFR boundary (private road with public access, 10.2 miles), as well as, Wasco County Public Works Dept. from Cold Camp Road to YLWFR boundary (approximately 2.3 miles). Wasco County Public Works Dept. also maintains Cold Camp Road to Hwy 218.

Fire & Police Protection:

Fire protection will be provided by the existing Big Muddy Fire Brigade that has protected the land and buildings of the YLWFR since 1998. The brigade has biweekly trainings and multiple pieces of apparatus that are used for building and wildland protection. The YLWFR infrastructure maintains a street side hydrant system served by the domestic water system. Additional hydrants will be added for the new structures in order to comply with current building codes. Wasco County Sheriff will provide police protection.

Sewer & Water:

Sewage is to be handled with the existing gravity sewer system and evaporation lagoons. Effluent is discharged to existing septic tanks on site which allow for solids to settle. Non-solids flow from the septic tanks, thru mainline piping (most of which are existing) to several existing lift stations. The existing lift stations then pump non-solids to the existing 3 stage evaporation lagoons. Five of these lift stations and the force main from Lift Station 1 to the lagoons will be rehabilitated as part of this project. The lift stations are approximately 30 years old and need to be updated to sustain the long term operation of WFR. As dictated by the State of Oregon additional septic tanks and piping will be installed to serve the new structures. WFR currently operates one 240,000 gallon potable reservoir and one 125,000 gallon potable

reservoir. Construction is currently underway to replace and upsize the afore mentioned deteriorating 125,000 gallon tank with a 240,000 gallon tank. This new 240,000 tank has been approved in a prior Conditional Use Permit Application and will be operational in January 2017. Once this is complete 480,000 gallons will be available for fire storage and domestic water needs. These reservoirs are fed by an existing well and treated surface water. Water is delivered through a network of infrastructure to the existing facility and proposed structures.

Electrical & Telephone:

Telephone service will be provided by the current local provider to the YLWFR telephone network per the current operation. Electrical will be provided by the current power utility via overhead power lines to the site. WFR is working with the current power utility to consider undergrounding a portion of the secondary overhead power lines for a better aesthetic experience for guests with in the CYN camp and WFR property boundary.

Solid Waste Disposal:

Solid waste is to be gathered onsite and removed via dumpster and compactor to Madras.

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

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

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

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

Site location of development does not impact any other landowners. The adjacent land to the site is owned and operated by YLWFR. Muddy Road entering the property is owned and maintained by YLWFR as well. Gravel roads traveling from Hwy 218 to Muddy Road are maintained by Wasco Co. and travel through agricultural privately held lands.

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

As per prior construction at WFR, a 50ft setback from creeks will be implemented. Soil erosion will be mitigated with silt fences as needed during construction. Site landscaping will be implemented as part of the final design. Revegetating exposed hillsides with hydromulch and landscaping for a natural appeal will be part of the final design and erosion control measures. Collaboration with state and county agencies will take place for relevant portions of the project as required.

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

Correct.

8. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area. This may be done through siting, new vegetation, colors, materials or other.

The buildings will be sited in a way to maximize energy efficiency and guest function combined with an attractive layout. The existing CRK mining building theme will continue throughout the new CRK building designs. CYN buildings will be designed in a way that embrace a western ranch appearance and be visually attractive. The camps will be landscaped with both ornamentals and native material.

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

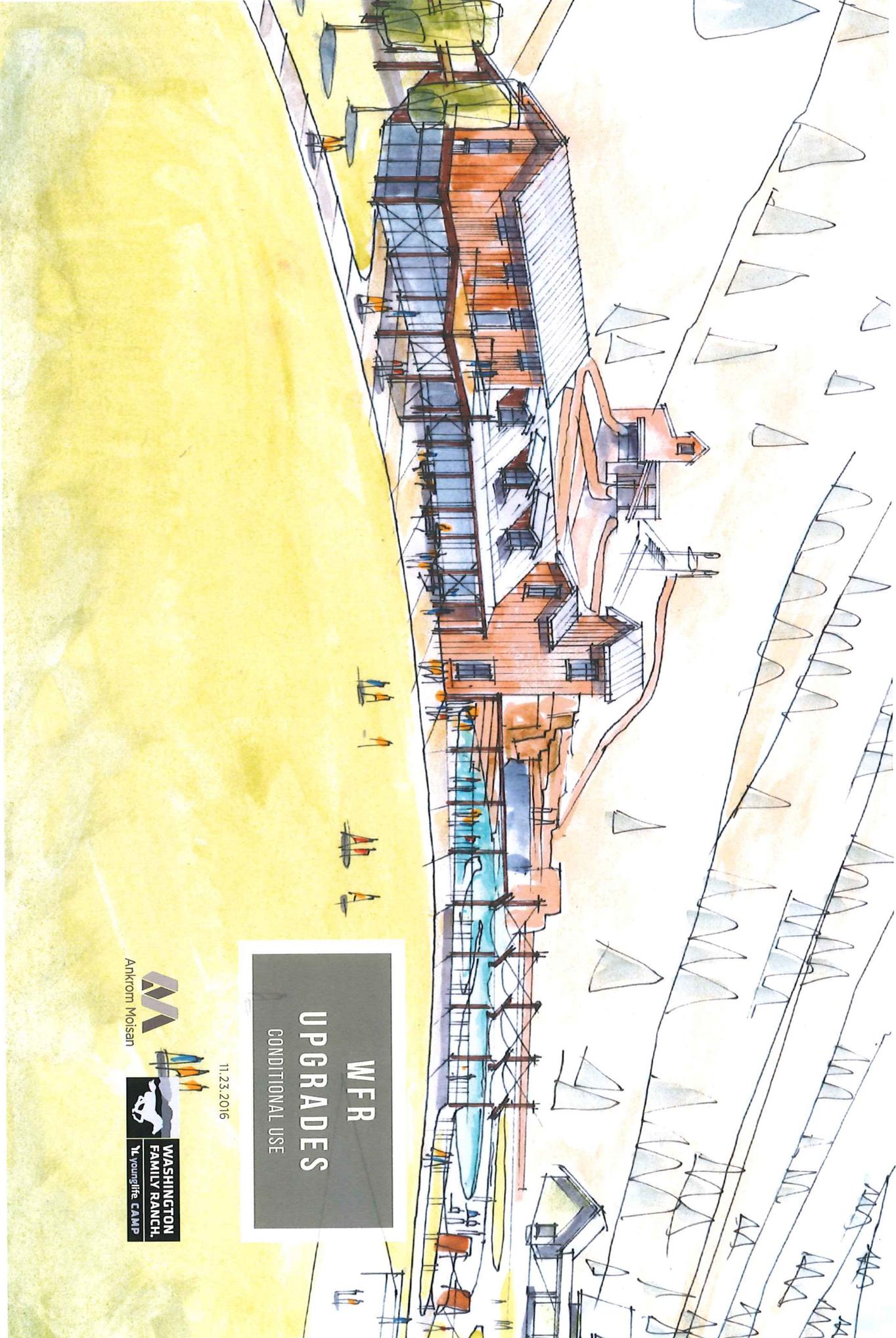
Correct.

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

Correct.

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

Adjacent ground is used for grazing of livestock, directly adjacent to this area (across the fence).



WFR
UPGRADES
CONDITIONAL USE

11.23.2016



Anikrom Moisan

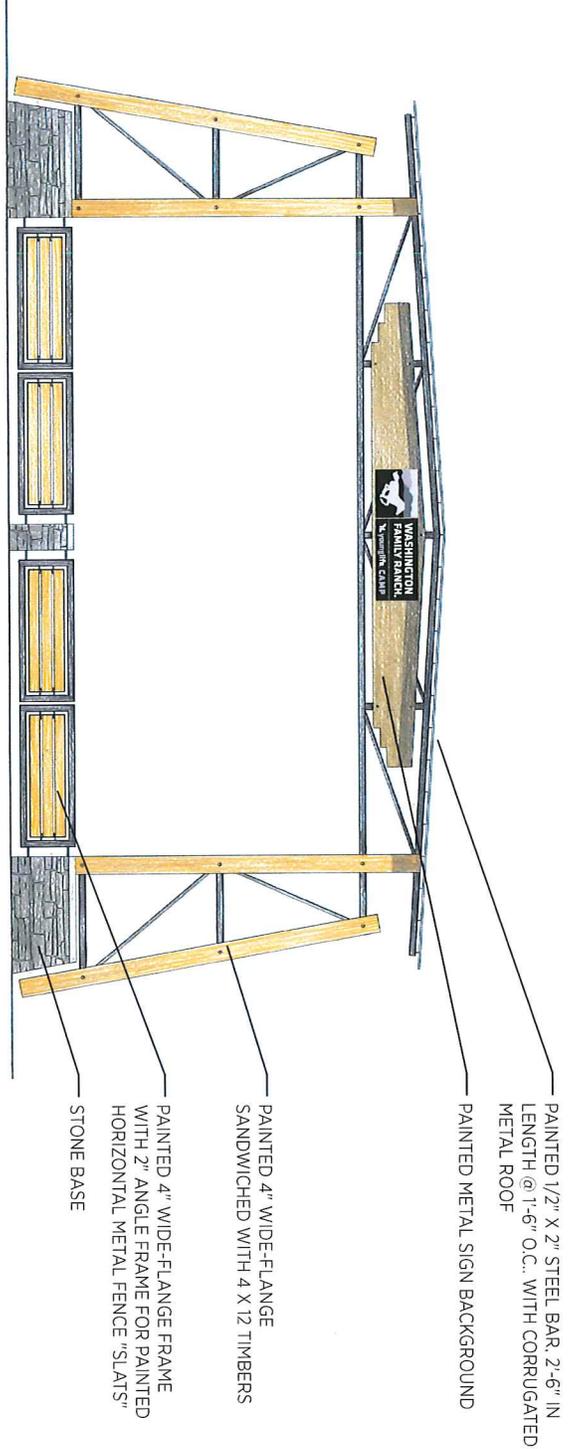


**WASHINGTON
FAMILY RANCH.**
The YoungLife CAMP



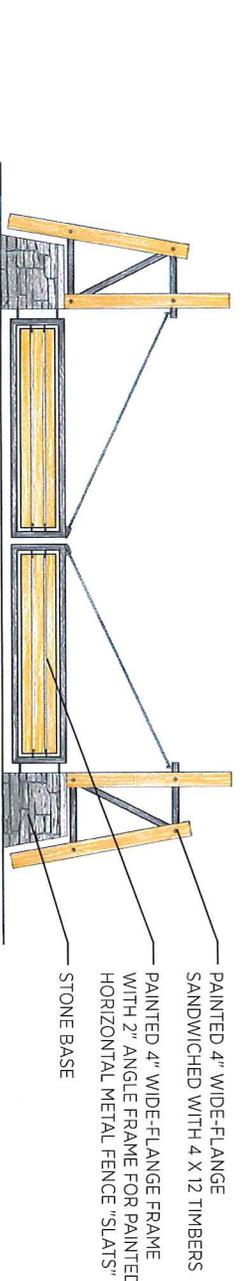
WASHINGTON FAMILY RANCH

ENTRY GATES



NEW PRIMARY GATE

TOTAL LENGTH	50'-0"	TOTAL WIDTH	2'-6"	MAX. HEIGHT	25'-0"
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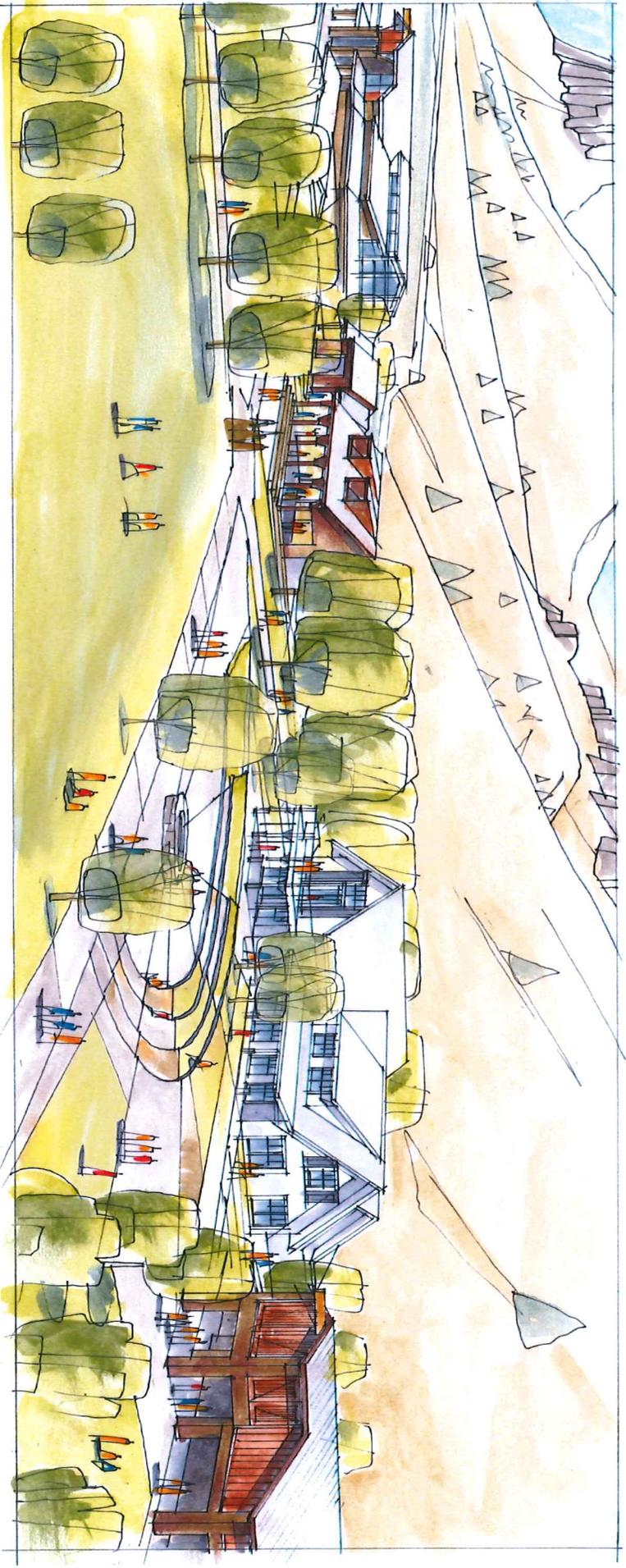
NEW SECONDARY CANYON AND CREEKSIDE GATE

TOTAL LENGTH	30'-0"	TOTAL WIDTH	2'-6"	MAX. HEIGHT	15'-0"
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CANYON

PERSPECTIVE NARRATIVE - MAIN CAMP





CANYON

BROKEN ARROW HOTEL ADDITION



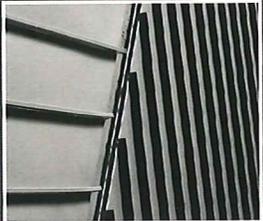
FIBER CEMENT SIDING - GREY



STONE STAIRS AND BENCH



SKIP SHEATHING ROOF



METAL ROOFING - GREY



TOTAL LENGTH 90'-0"

TOTAL WIDTH 38'-0"

MAX. HEIGHT 28'-0"

TOTAL SQ. FT. 1,500SF

WORK INCLUDES EXPANSION INTO COURTYARD

ANKROM MOISAN ARCHITECTS & YOUNG LIFE
CONDITIONAL USE - 11 / 23 / 16



CANYON

HORSE SHOE HOTEL ADDITION



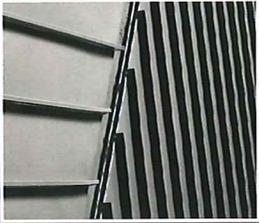
FIBER CEMENT SIDING - GREY



STONE STAIRS AND BENCH



SKIP SHEATHING ROOF



METAL ROOFING - GREY



TOTAL LENGTH 32'-0"

TOTAL WIDTH 12'-0"

MAX. HEIGHT 24'-0"

TOTAL SQ. FT. 400 SF

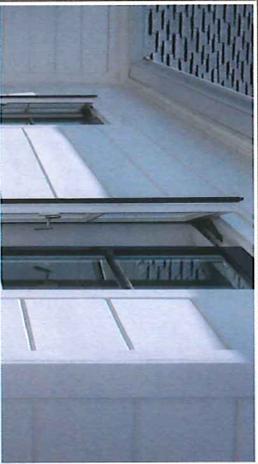
WORK INCLUDES EXPANSION INTO COURTYARD

ANKROM MOISAN ARCHITECTS & YOUNG LIFE
CONDITIONAL USE - 11 / 23 / 16



CANYON

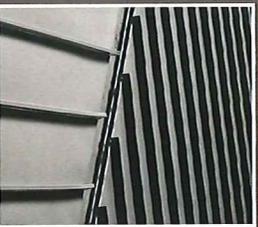
CAMP STORE / INFIRMARY / OFFICE



PRIMARY FIBER CEMENT SIDING - WHITE



SECONDARY FIBER CEMENT SIDING - WHITE



METAL ROOFING - GREY



STONE BASE



TOTAL LENGTH

120'-0"

TOTAL WIDTH

90'-0"

MAX. HEIGHT

36'-0"

TOTAL SQ. FT.

8,800 SF

ANKROM MOISAN ARCHITECTS & YOUNG LIFE
CONDITIONAL USE - 11 / 23 / 16



CANYON

HAY BARN SHELTER



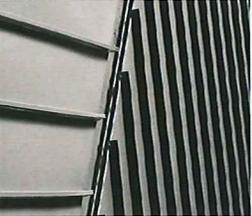
TIMBER FRAME STRUCTURE



STONE STAIRS AND BASE



SKIP SHEATHING ROOF



METAL ROOFING - GREY



TOTAL LENGTH 60'-0"

TOTAL WIDTH 25'-0"

MAX. HEIGHT 26'-0"

TOTAL SQ. FT. 1,500 SF



CANYON

TACK BARN SHELTER



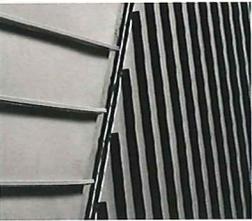
TIMBER FRAME STRUCTURE



STONE BENCH AND BASE



SKIP SHEATHING ROOF



METAL ROOFING - GREY



TOTAL LENGTH 46'-0"

TOTAL WIDTH 13'-0"

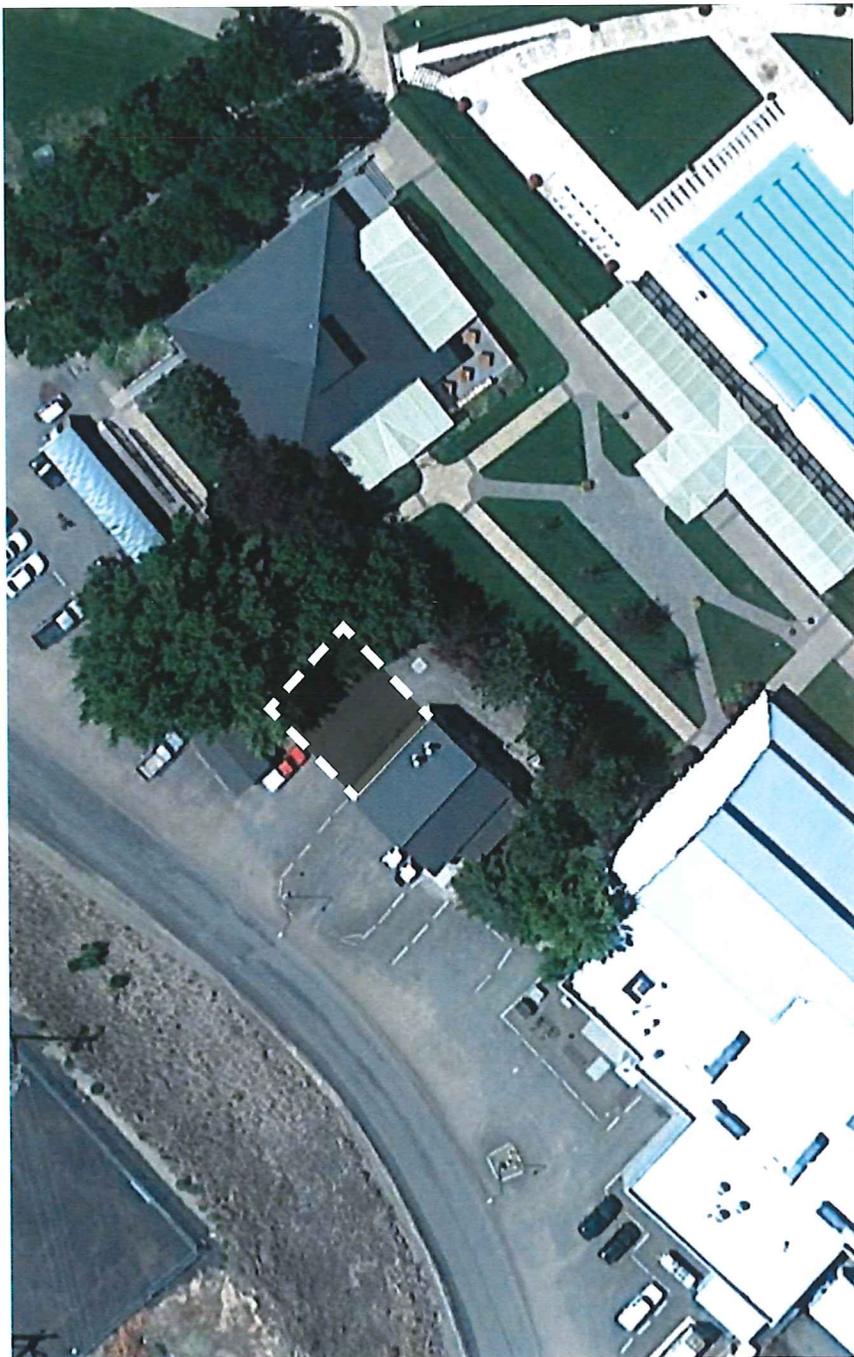
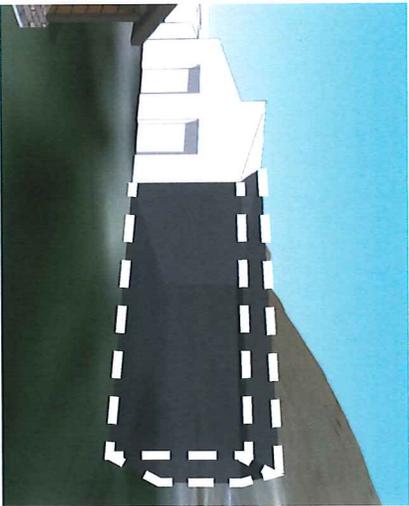
MAX. HEIGHT 14'-0"

TOTAL SQ. FT. 600 SF



CANYON

CENTRAL UTILITY PLANT (CUP)



TOTAL LENGTH 80'-0"

TOTAL WIDTH 38'-0"

MAX. HEIGHT 20'-0"

TOTAL SQ. FT. 3,000 SF



CANYON

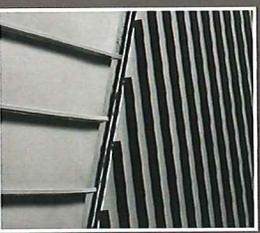
MEDICAL STAFF



PRIMARY FIBER CEMENT SIDING - BROWN



SECONDARY FIBER CEMENT SIDING - BROWN



METAL ROOFING - GREY



STONE WALLS



TOTAL LENGTH 160'-0"

TOTAL WIDTH 90'-0"

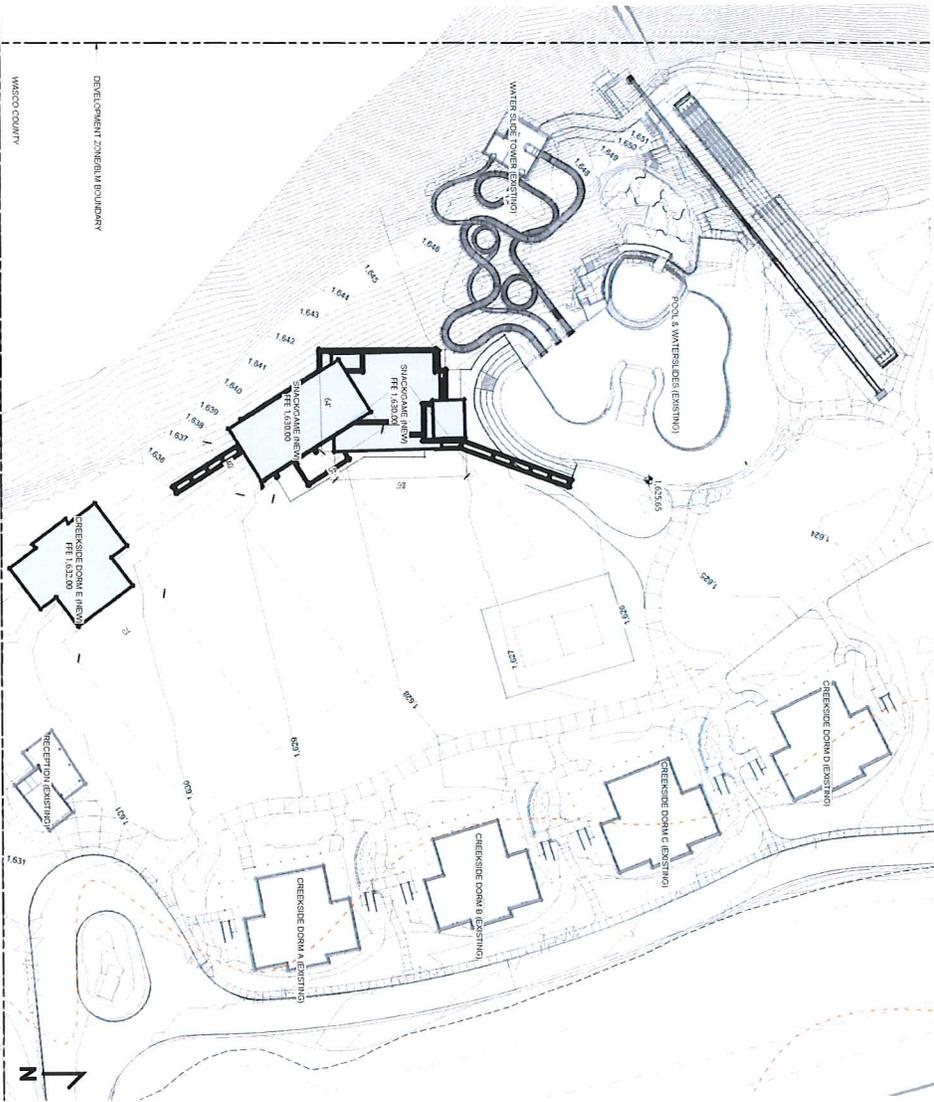
MAX. HEIGHT 34'-0"

TOTAL SQ. FT. 9,500 SF



CREEKSIDE

SITE PLAN



SCALE: 1" = 40'-0"



CREEKSIDE

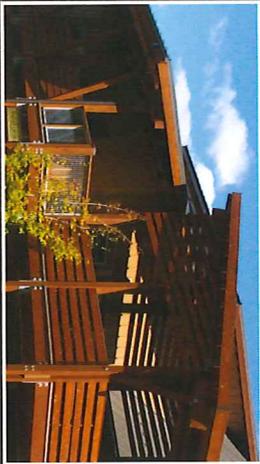
CREEKSIDE NARRATIVE





CREEKSIDE

DORME



MATCH EXISTING DORMS



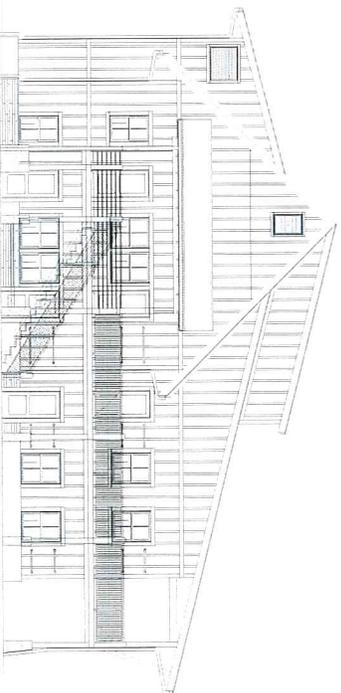
MATCH EXISTING DORMS



MATCH EXISTING DORMS



1 CREEKSIDE DORM EAST ELEVATION



2 CREEKSIDE DORM SOUTH ELEVATION

TOTAL LENGTH 70'-0"

TOTAL WIDTH 60'-0"

MAX. HEIGHT 39'-0"

TOTAL SQ. FT. 7,000 SF



CREEKSIDE

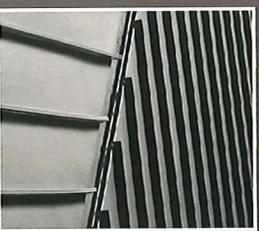
SNACK BAR / GAME HALL



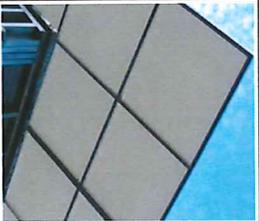
FIBER CEMENT SIDING - RED



STAINED WOOD SOFFITS



METAL ROOFING - GREY



CANVAS SHADE - WHITE



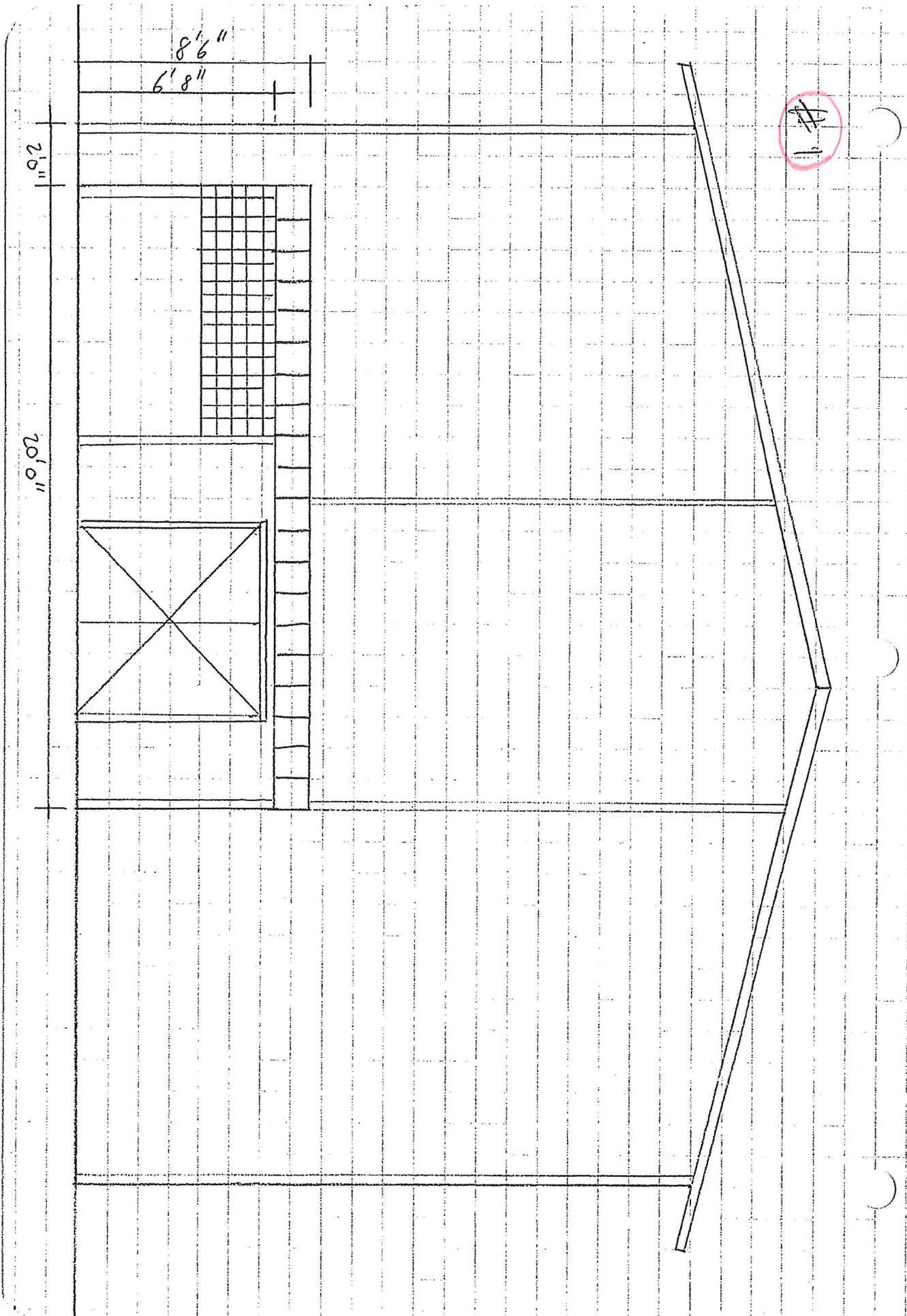
TOTAL LENGTH 154'-0"

TOTAL WIDTH 85'-0"

MAX. HEIGHT 43'-0"

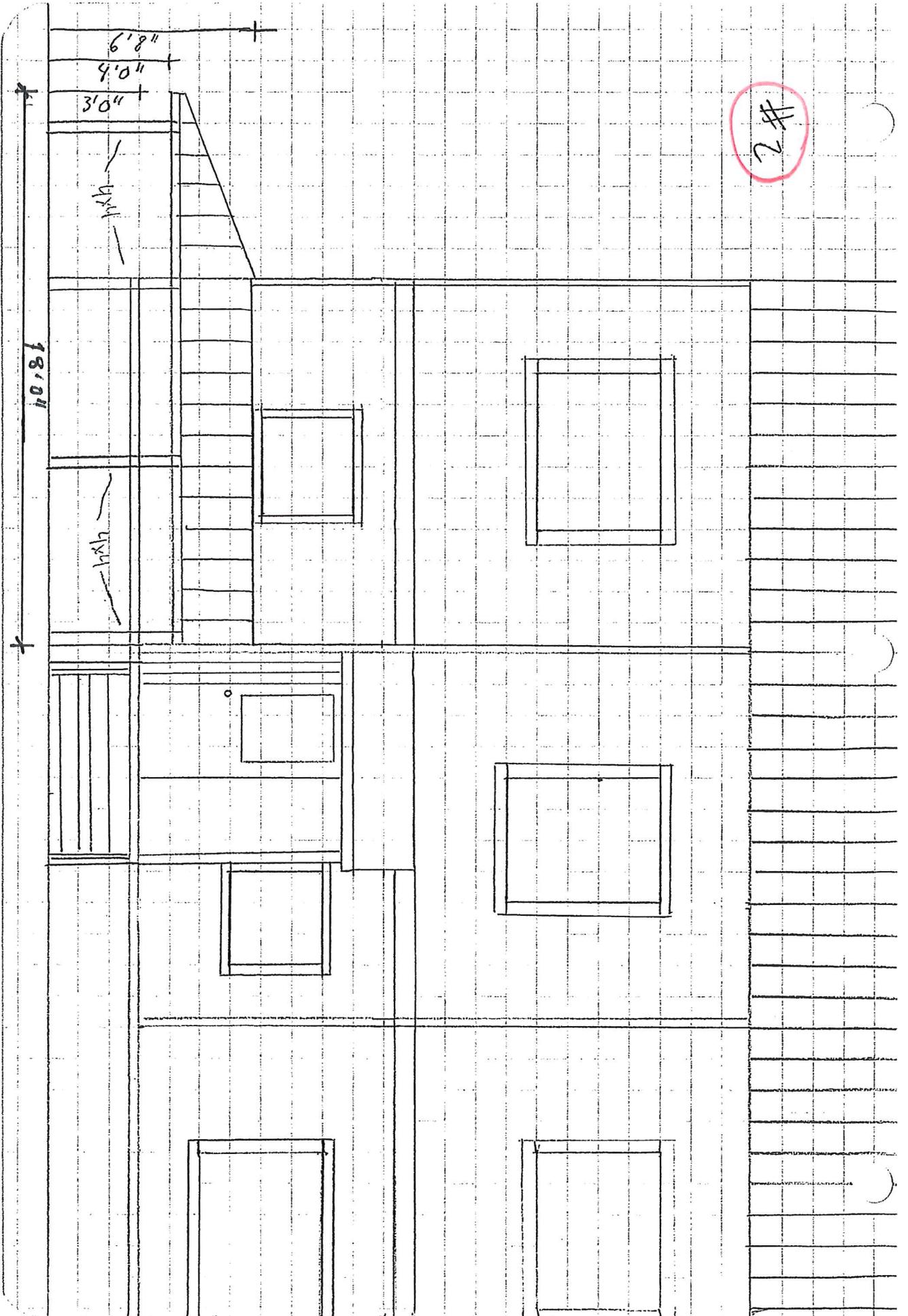
TOTAL SQ. FT. 8,500 SF

STORAGE ADDITIONAL





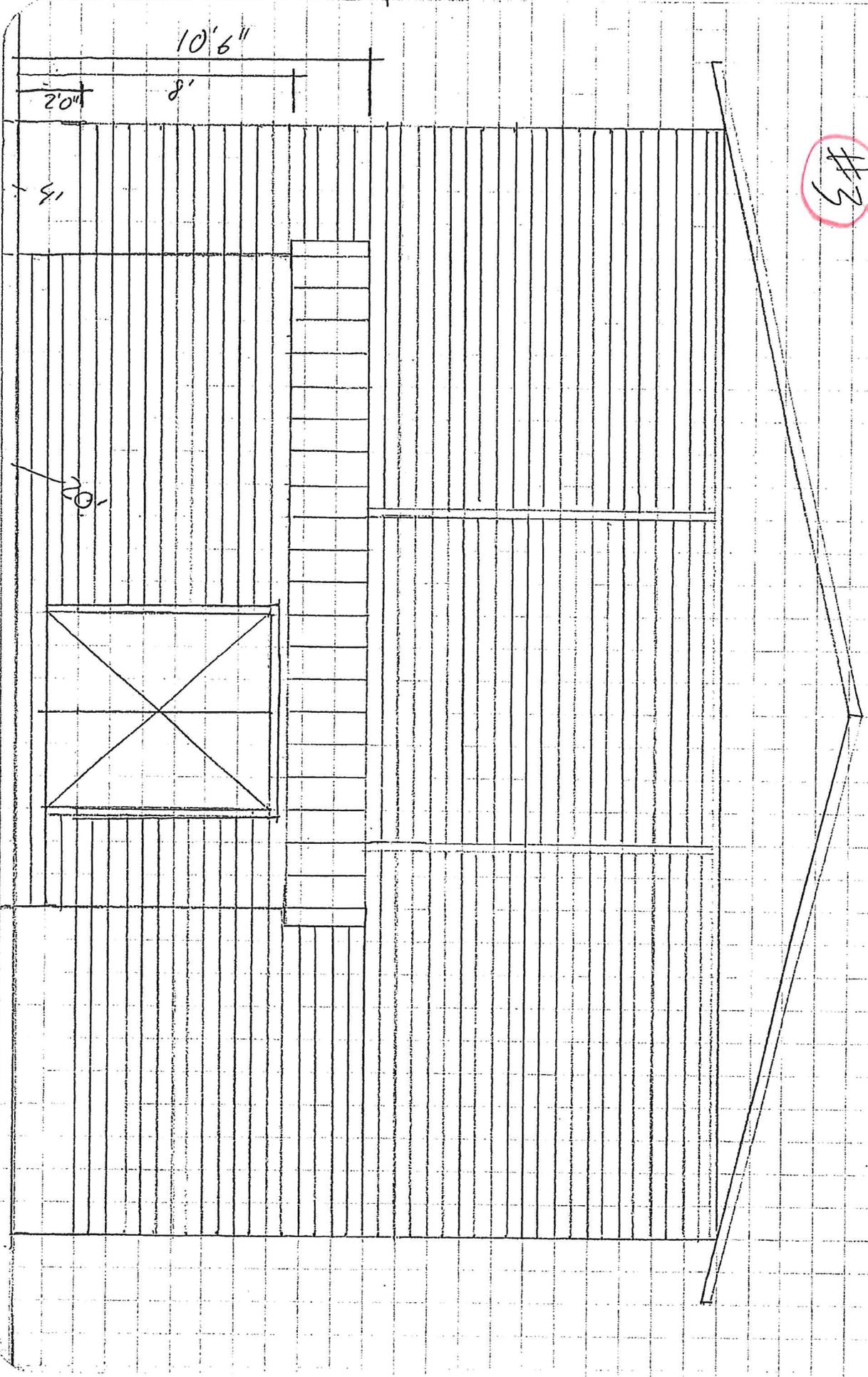
#2



STORAGE ADDITION

4 of 5

#3



STORAGE ADDITIONAL

Exhibit B

Wasco County Conditional Use Permit General Application
 Young Life's Washington Family Ranch Expansion
 11/23/2016

Program	enclosed area	area not enclosed	Width	Length	Height	Yr Constructed
Gates - Primary	NA		2'-6"	50'	25'	2017-2018
Gates - Secondary	NA		2'-6"	30'	15'	2017-2018
CYN Broken Arrow Hotel Renovation and Additions	1,500 SF		38'	90'	28'	2018-2023
CYN Horseshoe Hotel Renovation and Additions	400 SF		12'	32'	24'	2018-2023
CYN Store/Infirmary/Summer Office	8,800 SF		90'	120'	36'	2017-2018
CYN Shade Structures - Hay Barn Shelter	1,500 SF		25'	60'	26'	2017-2023
CYN Shade Structures - Tack Barn Shelter	600 SF		13'	46'	14'	2017-2023
CYN Central Utility Plant Expansion	3,000 SF		38'	80'	20'	2017-2019
Medical Housing Complex	9,500 SF		90'	160'	34'	2017-2018
CRK Dorms	7,000 SF	4,200 SF	60'	70'	39'	2017-2018
CRK Snack Bar and Game Room	8,500 SF		85'	154'	43'	2017-2018
Attached Storage Shed #1 for Staff Condo #2	100 SF		5'	20'	8'-6"	2017-2018
Attached Storage Shed #2 for Staff Condo #6	108 SF		6'	18'	7'	2017-2018
Attached Storage Shed #3 for Staff Condo #7	200 SF		10'	20'	10'-6"	2017-2018

Exhibit C

Wasco County Conditional Use Permit General Application
 Young Life's Washington Family Ranch
 11/23/2016

WFR-CREEKSIDE (seasonal facility)

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

WFR-CANYON (year around facility)

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