



Jackson County Oregon

Development Services
10 South Oakdale Avenue, Room 100, Medford, OR 97501-2902

NOTICE OF TENTATIVE STAFF DECISION ON APPLICATION FOR A LAND USE PERMIT (FILE NO. 439-24-00108-ZON)

Dear Jackson County Property Owner:

On June 20, 2024, Jackson County Development Services approved with conditions an application for a land use permit on the following described property: Township 40 South, Range 3 East, Section 04, Tax Lot 101, located at 11471 Highway 66, Ashland, OR. The Department's decision (File No. 439-24-00108-ZON) tentatively approves the following use on the above-described property:

A request for approval of a Conditional Use Permit for a 31-space campground.

The following approval criteria were applied in rendering this decision: Sections 3.1.4(B), 3.2.4, 3.2.7, 4.3.3 (Table 4.3-1), 4.3.4, 4.3.10(A), 4.3.12, 7.1.1(J), 8.2, 8.6, 8.7, 9.2.3, 9.4, 9.5.5, 9.6, and 10.2 of the 2004 Jackson County Land Development Ordinance and Oregon Administrative Rules OAR 660-006-0025(4)(e) and (5). You have the right to appeal this tentative Departmental decision. If appealed, the County's final decision will be made by the hearings body following a public hearing on the matter.

If you wish to appeal this decision, your written request, ***in conformance with and pursuant to Land Development Ordinance Section 2.7.5(D)(2)(c)***, must be received by the Department at the address listed below no later than July 2, 2024 at 4:00pm, and you must pay an appeal fee of \$250.00. If you prevail at the appeal hearing or upon a subsequent appeal, the initial hearing fee will be refunded to you.

This notice is dated June 20, 2024. The application, staff report, applicable criteria for decision and associated materials are available for inspection at the Department. Copies can be obtained at reasonable cost if requested. Additional information is available by contacting **Ken Skyles** (Phone: 541-774-6958) at the Department, or at this address:

**Development Services
Jackson County Courthouse
10 South Oakdale Avenue, Rm 100
Medford Oregon 97501-2902**

Jackson County residents outside the Medford toll free area can call 1-800-452-5021 and enter the following 4-digit extension: 6922.

Attachments: Zoning Map
Site Plan
Conditions of Approval (pages 27-33)

cc: Owner (w/ complete staff report)
Jackson County Assessor (w/ attachments)



JACKSON COUNTY DEVELOPMENT SERVICES

TYPE 3 LAND USE DECISION

CONDITIONAL USE PERMIT STAFF REPORT

DEVELOPMENT SERVICES

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**OWNER/
APPLICANT:** Padraig McGuire
474 Ray Lane
Ashland, OR 97520

FILE: 439-24-00108-ZON

AGENT: Kelly Marquess Tivnan
O'Connor Law, LLC
670 G. St., Suite B
Jacksonville, OR 97530

MAP DESCRIPTION:

TOWNSHIP: 40 RANGE: 3E SECTION: 04 TAX LOT: 101

NATURE OF APPLICATION: A request for approval of a Conditional Use Permit for a 31-space campground.

STAFF RECOMMENDED DECISION: Approval with conditions.

LOCATION: The property is located at 11471 Highway 66, Ashland, OR.

LOT OR PARCEL CREATION: The property is a lawfully created parcel, as defined by the Land Development Ordinance Section 10.2. The Hearings Officer Final Order for Jackson County Planning File 439-19-01140-ZON determined that Tax Lot 101 was created in 1948 as a split parent when the right-of-way for Highway 66 was condemned in fee simple absolute through Jackson County Circuit Court final judgement (Case #2728L, State of Oregon v. Oscar and Ethel Witthoft).

ZONING: Forest Resource (FR).

I. APPLICABLE CRITERIA

To approve this application, the County must determine that it is in conformance with Section 3.1.4(B), 3.2.4, 3.2.7, 4.3.3 (Table 4.3-1), 4.3.4, 4.3.10(A), 4.3.12, 7.1.1(J), 8.2, 8.6, 8.7, 9.2.3, 9.4, 9.5.5(A) & 9.6 of the Jackson County Land Development Ordinance (LDO) and Oregon Administrative Rules (OAR) 660-006-0025(4)(e) and (5).

II. FINDINGS OF CONFORMANCE WITH THE LAND DEVELOPMENT ORDINANCE

- 1) **JCLDO Section 4.3.3, Table 4.2-1** lists allowed uses in the Forest Resource (FR) zoning district.

FINDING/CONCLUSION: The proposal is for a 31-space campground. Per Table 4.2-1, campgrounds are listed a Type 3 review. Staff concludes that the proposed campground can be allowed under a Type 3 review process, which is reviewed through this application.

2) JCLDO Section 3.1.4(B), Type 3 Land Use Permits, Approval Criteria

- 1) *The County may issue Type 3 and 4 Permits only upon finding that the proposed use is in conformance with any applicable development approval criteria and standards contained in the Comprehensive Plan, applicable standards of this Ordinance, and that all the following criteria have been met:*
 - a) *The proposed use will cause no significant adverse impact on existing or approved adjacent uses in terms of scale, site design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts). In cases where there is a finding of overriding public interest, this criterion may be deemed met when significant incompatibility resulting from the use will be mitigated or offset to the maximum extent practicable;*

FINDING/CONCLUSION: The proposal is for a 31-site campground, up to ten of which may include yurts, within the east 1000 feet of the subject property. It is assumed that each campsite will include typical amenities, such as a fire ring and picnic table, but the applicant has not provided a detailed layout or list of amenities for individual campsites. A condition of approval will be included that requires the applicant to provide a more detailed site plan, to be submitted **prior to issuance of permits**. The applicant has provided findings and a general site plan that address this section. The findings note and the site plan shows that the campground facilities, including campsites, access roads and structures, will be located a minimum of 50 feet from the east property line. No campsite is located closer than 100 feet from the east property line, with the nearest structure more than 200 feet from the same boundary. No nearby dwelling is closer than 400 feet to any campsite, with most at 500 feet or farther, and all are buffered by heavy forest and vegetation.

The applicant states that they intend to operate the campground year-round, but do not anticipate that the proposed campground will be occupied at full-capacity at any given time, especially during off-season months due to its location at higher elevation and cooler temperatures. The RV campsites are proposed closer to the campground entrance from East Hyatt Lake Road than most of the tent campsites as a means to minimizing traffic associated with RV camping. Campsites 19 and 23-27, which are tent-only sites will not be accessible by vehicle. Parking for those sites would use the same entrance, but is separated from the main camping area. This helps to disperse usage within the campground and reducing the amount of dust and noise. While placing the RV campsites near the entrance does minimize traffic within the campground itself, it is unclear how this would minimize traffic to and from the site. The applicant has estimated traffic generation for this campground at up to 173.6 trips per day, but this seems far higher than Staff would expect. This would be equivalent to 5.58 trips per day per campsite. At full capacity, ITE models put trip generation at roughly 15 trips per weekday for the overall campground. No

trip generation figures are available for weekends, but at five times the rate of a weekday, the campground would generate an average of 2.05 trips per campsite per day. In this case that would equate to 64 trips per day at full capacity. Even if each campsite generates as many as four trips per day, trip generation would still only be an average of 125 trips per day.

The applicant has stated that “only low-voltage exterior lighting is proposed with this application for the purpose of illuminating accessways and entrances to the proposed structures. **Prior to issuance of permits**, the applicant must provide a lighting plan for any permanent lighting fixtures proposed as part of the campground. All permanent lighting fixtures must be “dark sky” variety that directs lighting downward. Any permanent lighting fixtures placed within 200 feet of the east property line must also be directed or shielded away from adjacent or nearby properties.

The Planning Division received comments from three nearby property owners, who recommended denial of the application. These impacts, as indicated by the comments fall into the following subject, and will be addressed subsequently:

- Water availability and impacts to the water table and existing wells in the area.
- Increased traffic impacts on the neighborhood.
- High wildfire hazard.
- Potential noise from campers and camping vehicles.
- Lighting impacts on nearby uses.
- Odors generated from the campground.
- Impacts on local wildlife habitat.
- Impacts on the Cascade-Siskiyou National Monument
- Increased dust from unpaved/untreated roads

Other issues were also raised by the surrounding property owners and are either addressed in other sections of this staff report or do not correspond with criteria and standards of the Land Development Ordinance.

Water availability and impacts to the water table and existing wells in the area: The applicants are proposing the campground as a primitive campground. In accordance with Section 4.2.11(A), individual water hookups will not be provided to individual camp sites. The applicant will be required to provide water spigots dispersed throughout the campground for fire suppression and safety, bathrooms and septic usage. However, the campground will, for the most part, be dry camping. Water use, as a result, will be much more limited than if water is provided to individual campsites. Well water usage is, by state law, limited. The applicant has provided a breakdown of water usage that demonstrates how the use will remain within those limits set by ORS 537.545. A condition of approval will be included that requires the applicant to contact the State Watermaster to determine measures necessary to ensure that water usage remains within limits set by ORS 537.545. The measures must be established and implemented **prior to issuance of permits or operation**. No other data has been submitted showing that such limited water usage will significantly impact water resources for other uses in the area.

Increased traffic impacts on the neighborhood: Traffic generation is discussed previously

in the findings for this section, but the neighbor comments also mention that traffic will be larger vehicles. Staff considered this assertion. However, the campsite only provides fifteen (15) spaces for RV camping, so Staff anticipates that these types of vehicles will generate 15 or fewer trips per day. Once at the campground, RV's seldom make additional trips out of the campsite until the stay has ended. It is unlikely that, during winter months, there will be minimal traffic to the campground and larger vehicle traffic would likely be only a small part of that.

High wildfire hazard: Wildfire hazards and fire safety is one of the main concerns expressed by nearby residents. This issue is addressed in greater depth under Subsection (4) of this section.

Potential noise from campers and camping vehicles: Although asserted that the use will create a substantial amount of noise and that even spoken voices are audible from a significant distance, it is not anticipated that the use will generate the amount of noise described. There are no provisions for reduction of noise within a forest area and residential uses are sufficiently separated as to lessen any noise that is emitted from the campground. The nearest dwelling is roughly 400 feet from the nearest campsite and most dwellings are much farther. Staff does not anticipate that vehicles or generators will create a substantial amount of noise, as is asserted by the neighboring property owner. Trees and other vegetation will also help to dampen noise. To help alleviate potential noise impacts on adjacent uses that may occur, an **ongoing** condition will be included that requires the applicant to establish and enforce quiet hours between the hours of 10:00 PM and 7:00 AM.

Lighting impacts on nearby homes: The applicant addressed lighting in their findings. They are proposing only low-voltage lighting at the entrance and at some buildings, such as at bathrooms. In combination with the substantial buffering around the campground, it is not anticipated that lights will be visible from nearby properties. As an additional measure to ensure light is minimized, a condition will require all lights to be "dark sky" variety where light is directed downward and any lights within 200 feet of the east property line will either be directed away from other properties or shielded. **Prior to issuance of permits or operation**, a lighting plan reflecting this will be required. With this condition, Staff does not anticipate any impacts on nearby properties site lighting.

Odors generated from the campground: One nearby property owner has asserted that the campground will generate odors that will create impacts on nearby properties. The neighbor indicated that inefficient campfires, burning during inversions, vehicle emissions from RV's, OHV's and generators and large concentrations of garbage will create unpleasant odors. Any odors resulting from concentration of garbage will be more than 400 feet from any dwelling and are not anticipated to reach adjacent properties. A condition of approval will require garbage dumpster locations be shown on a revised site plan, to be submitted **prior to issuance of permits or operation**. While campfire smoke would be expected, it is unlikely they would include noxious odors and would have a chance to dissipate by the time they reach surrounding dwellings. In addition, the campground is only 31 sites (plus the camp host) and the applicant has noted that they do not anticipate that the campground will be at capacity at any given time, so it is expected that smoke generated by the campground will be substantially less than is feared by the neighbor.

Impacts on the Cascade-Siskiyou National Monument / Impacts on local wildlife habitat: No adopted wildlife habitat areas are in force on the subject property. Staff may not deny or place restrictions on the proposed use based on the possibility of wildlife use. Neighbor comments also assert that the campground would do severe harm to the surrounding habitat of the Cascade Siskiyou National Monument, negatively impacting plant and animal species. Staff acknowledges that the Monument boundaries are immediately to the east, south and west of the subject property. The Monument is separated from the campground by a state highway on two sides and a BLM road on the other side. Additionally, the existing residential and commercial to the east and southeast are likely to have already created such impacts, if the presence of human activities truly has an impact on the National Monument. However, no evidence was submitted suggesting this is likely or even a potential. An environmental impact study, as suggested by the neighbor, is neither required by law nor justified.

Increased dust from unpaved/untreated roads: Access to the campground is proposed via two main loops for twenty-five (25) of campsites with driveway, parking area and "walking path" for six (6) "walk-in" campsites. All driveways and parking areas, as well as the walking path will be gravel. However, the nature and configuration of the campground is such that traffic speeds will be minimal, generating very minimal amounts of dust. In addition, the applicant has indicated that they intend on doing dust prevention. It is not anticipated that any impacts on adjacent properties will result from dust.

Staff finds that impacts from the proposed use are either negligible or can be mitigated through conditions of approval. Based on the findings noted herein, Staff concludes that the criteria of this section are met or can feasibly be met through conditions of approval.

- b) *Adequate public facilities (e.g., transportation) are available or can be made available to serve the proposed use;*

FINDING/CONCLUSION: The applicant is not proposing to use any public facilities for the campground, with the exception of transportation (roads). As part of the application, a Transportation Impact Study (TIS) waiver was submitted to the County Engineer and County Planning Director for review. Both the Planning Director and Engineer found that the "cumulative effect of approving the proposal, along with the potential for similar approvals on similarly situated parcels within 2 miles of the subject property, will not significantly affect a transportation facility identified in State, regional or local transportation plans." In addition, notice was sent to BLM, ODOT and the Jackson County Roads Division and no concerns were raised by any of those transportation agencies. Based on the information submitted, Staff concludes that adequate public facilities are available to serve the proposed use. This criterion is met.

- c) *The proposed use is not a conflicting use certified in an adopted Goal 5 ESEE applicable to the parcel, or if an identified conflicting use, one that can be mitigated to substantially reduce or eliminate impacts;*

FINDING/CONCLUSION: There are no Goal 5 conflicting uses associated with this parcel. This criterion is met.

- d) *The applicant has identified and can demonstrate due diligence in pursuing all Federal, State, and local permits required for development of the property; and*

FINDING/CONCLUSION: The applicant has obtained a Right-of-way Grant from BLM and has been approved for a septic site evaluation from Department of Environmental Quality (DEQ). The campground is more than 300 feet from the stream at its closest point. Notice has been sent to Department of State Lands, but no additional requirements from that agency are anticipated. Oregon Department of Transportation (ODOT), Bureau of Land Management (BLM) and Greensprings Fire District were sent notice of the application, but none of those agencies indicated any additional requirements. The applicant will need to coordinate with Greensprings Fire District to meet all Wildfire Safety Conditions. The applicant will also need to contact the State Board of Health, Oregon Health Authority and Department of Environmental Health to ascertain any requirements. A condition of approval will be required to provide evidence of compliance with their requirements **prior to final inspection or occupancy**. Overall, the applicant has demonstrated the due diligence required by this section. Staff concludes that this criterion can be met with conditions requiring compliance with the standards of each applicable agency.

- e) *On land outside urban growth boundaries and urban unincorporated communities, the proposed use will either provide primarily for the needs of rural residents and therefore requires a rural setting in order to function properly, or else the nature of the use (e.g., an aggregate operation) requires a rural setting, even though the use may not provide primarily for the needs of rural residents. Schools however are not subject to this criterion.*

FINDING/CONCLUSION: The proposed use is for a 31-site campground. The applicant states, "The subject property is not situated within an urban growth boundary or urban unincorporated community. Per LDO 4.3.10(A)(3), campgrounds are required to be designed and integrated into the rural agricultural and forest environment, thereby demonstrating that the proposed campground requires a rural setting." Staff concurs with the applicant's finding and concludes that this criterion is met.

- 2) *In order to assure that certain land use actions will not result in land uses that are incompatible with public transportation facilities, compliance with criteria a, b, c and d below must be satisfied through completion of a Transportation Impact Study (TIS) completed by a registered professional engineer with expertise in transportation...*

FINDING/CONCLUSION: The proposed campground will be served with access from East Hyatt Lake Road. Based on a request submitted by the applicant describing a maximum number of 173.6 automobile trips per day, Jackson County waived the requirement for a Transportation Impact Study (TIS). This criterion will not be applied.

- 3) *In addition, in the Exclusive Farm Use zone...*

FINDING/CONCLUSION: The subject property and proposed campground are not

situated in the Exclusive Farm Use zone; therefore, LDO 3.1.4(B)(3) is not applicable.

4) *In addition, in forest zones the use may be approved only when the following findings can be made:*

a) *The use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;*

FINDING/CONCLUSION: There are no farming practices occurring on or in the vicinity of the subject property. The applicant notes that "the subject property is predominantly comprised of conifers, with understory brush intermingled." The applicant's findings include a detailed accounting of properties in the vicinity of the subject property and the forest practices occurring. The findings note that forest practices occurring on the subject property include, but are limited to forest management practices, such as thinning, trimming, slash burning, selective harvesting, bucking and splitting. Only limited structural development is proposed and will be located in the east/southeast portion of the property close to the two public roads, Highway 66 and East Hyatt Lake Road and relatively clustered with existing residential and commercial development to the east and south. The applicant states that "the proposed campground has been designed in a manner that minimizes vegetation removal to the greatest extent feasible, thereby minimizing impacts to the forest management practices" on the subject property. The applicant adds that they do "not anticipate that the proposed campground will be occupied at full capacity at any given time and conclude that "Due to the lack of farm practices occurring, limited structural development proposed, proximity to existing public roads and residential development, minimization of vegetation removal and anticipated campground occupancy, the proposed campground will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on the subject property." Staff concurs with the applicant's findings.

The properties to the east of the subject property, while zoned Forest Resource, are developed with a dwelling with no apparent farm or forest practices occurring. While much of the property to the north, south and west of the subject property is zoned for forest use and is largely forested, it is separated from the proposed campground by a minimum of 200 feet (most properties are substantially farther) or by Highway 66, with an 80-foot wide public right-of-way. Substantial intervening trees and vegetation will remain both on all sides that will effectively screen nearby uses from view of the campground. East Hyatt Lake Road and Highway 66 also help provide a separation between the uses. An **ongoing** condition of approval will be included requiring the applicant to retain all vegetation for 50 feet along the north, east and south property lines to provide a buffer and screen.

The applicant finds and Staff concurs that, "due to the existing residential development, lack of farm and forest practices occurring, spatial separation, intervening vegetation, stream and road, along with the proposed campground's anticipated occupancy, the proposed campground will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on the adjacent properties."

b) *The proposed use will not significantly increase fire hazard, significantly increase fire suppression costs, or significantly*

increase risks to fire suppression personnel. Further, it must be demonstrated that the use will comply with the fire safety requirements in Chapter 8; and

The applicant states, "The subject property and proposed campground are situated within the boundaries of the Greensprings Fire District and an associated fire station is present on the subject property. The proposed campground will be situated on gradual (<10%) slopes and the structures associated with the proposed campground will comply with the applicable fire safety requirements."

The applicant noted that "Campfires will only be allowed when fire regulations permit...and campfires will be contained within designated fire pits...within each of the proposed campsites" and that "ample vegetation clearance will be maintained at all times around campfire rings." The applicant has also agreed to comply with all fire regulations and restrictions that are applicable to the proposed campground.

Wildfire hazards are the principal concern expressed by surrounding residents. There is no way to entirely guarantee that a wildfire will not originate from any use, including from a single-family dwelling. However, wildfire concerns can be significantly minimized. In addition to compliance with the Wildfire Safety Standards of Section 8.7 and 9.5.5 that apply to structures, the County will require the following in an effort to minimize fire risks specifically associated with the campground use:

- 1) The applicant must establish campground rules for wildfire safety and ensure that rules are posted and made available to campers. This must be satisfied **prior to issuance of building permits or operation**.
- 2) Campfires must be contained only within designated fire pits, as stipulated by the applicant. This will be an **ongoing** condition.
- 3) Vegetation must be cleared around fire pits in accordance with Fire District recommendations, as stipulated by the applicant, and must be continually maintained in this condition. This will be included as an **ongoing** condition.
- 4) The applicant will establish one campsite as a "host" site, to be occupied during peak camping season (and fire season), beginning Memorial Day and running through Labor Day of each year. The campsite may be in one of the proposed sites or the applicant may establish one (1) additional RV campsite specifically to act as the host site. The "host" site will be in a location that is easily accessible for all users of the campground and where the host may feasibly keep watch on activities occurring throughout the campground (for instance, it should be located within the main campground area, not up by the storage building). A revised site plan showing the "host" site **prior to issuance of permits**.
- 5) The applicant will establish a minimum of eight (8) water spigots dispersed throughout the campground, including a minimum of two (2) in the area of the walk-in campsites. A revised site plan showing the location of spigots must be submitted **prior to issuance of permits or operation**. Spigots must be maintained in working order at all times (except during winter/early spring months or freeze warnings). This will be an

ongoing condition.

- 6) The "walking path" serving the walk-in campsites must be developed as a gravel road sufficient to allow emergency vehicle access to those sites. The road should either be provided with a turnaround or should be looped around to connect to one of the other proposed campsite access roads (such as for Campsite 28). The "walking path" road may be chained or otherwise barricaded to passenger vehicle traffic, but access must be sufficiently wide and well-maintained as to provide for emergency vehicle access, in accordance with Section 9.5.5 and Fire District recommendations. A revised site plan reflecting this must be submitted **prior to issuance of permits or operation** and the roadway must be installed **prior to final inspection or operation**.
- 7) The applicant will contact the Fire District for any additional recommendations and will incorporate any recommendations into the design and operation of the campground. Any additional recommendations must be completed **prior to final inspection or operation**.

Comments from an adjacent property owner asserted that a "host" site is not an allowed use since usage may only be for 30 days or less. However, the OAR language is silent regarding campground hosts and only addresses the stay length for campers. Having a camp host on-site will provide a significant protection against not only wildfire issues, but other issues as well.

With compliance with the standards of Sections 8.7 and 9.5.5 as well as the items listed above, staff can find and conclude that the proposed campground will not significantly increase fire hazards, fire suppression costs or risks to fire suppression personnel.

- 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.*

FINDING/CONCLUSION: The applicant has stipulated to recording the Forest Deed Declaration. A condition of approval will require the Deed Declaration to be recorded **prior to issuance of permits**. This will satisfy this requirement.

3) **JCLDO Section 3.2.4, Approval Criteria**

A site development plan reviewed under a Type 2-4 procedure may only be approved if affirmative findings can be made for all the criteria set forth below. The County will require adherence to sound planning principles, while allowing for design flexibility in the administration of these criteria:

- A) *The site development plan fully complies, or in the case of a lawful nonconformity complies to the maximum extent feasible, with all applicable requirements of this Ordinance, including the general development regulations of Chapters 8 and 9 and the dedications and improvement requirements of Chapter 10.*

FINDING/CONCLUSION: The proposal is for 31-space campground, with two amenities structures and one storage structure and associated parking. There is also an existing forest structure. The applicable sections of the current LDO have been reviewed. The building locations meet structural setback requirements of Table 8.2-1. The general site design requirements of Chapter 9 for parking and signage are met by the general design of the site. No landscaping is required to be installed. Where the site plan does not meet standards outright, conditions have been established. This criterion is met.

- B) *On properties that are not zoned for farm or forest use, the site development plan adequately protects other property from the potential adverse effects of nonresidential uses.*

FINDING/CONCLUSION: The subject property is zoned FR; therefore, LDO 3.2.4(B) is not applicable.

- C) *The site design promotes a proper relationship between existing and proposed streets and highways within the vicinity in order to assure the safety and convenience of pedestrian and vehicular traffic; to ensure efficient traffic flow and control; to ensure easy access in cases of fire, catastrophe, and emergency; and so as not to create or contribute to undue traffic congestion on abutting public streets. An assessment of traffic impacts and identification of traffic impact mitigation measures may be required to demonstrate compliance with this criterion.*

FINDING/CONCLUSION: The subject property is located at the northwest corner of Highway 66 and East Hyatt Lake Road, with access to the campground proposed from East Hyatt Lake Road, approximately 950 feet north of Highway 99. Within the site, the applicant has proposed two loop roads that will provide access to the majority of campsites, with a secondary road to the storage building and parking for six "walk-in" campsites. Access to and within the site is adequate to comply with this criterion, with the exception of emergency access to the "walk-in" campsites. To address this issue, conditions will be included requiring the "walking path" to be developed to allow emergency vehicle access, to be reflected on a revised site plan. Access will be discussed in more detail in subsequent findings. As part of the application, the applicant obtained permits BLM for access from East Hyatt Lake Road. In addition, a waiver of the requirement for a Transportation Impact Study was granted. The applicant noted that traffic associated with the proposed campground is not anticipated to exceed 173.6 ADT. However, Staff calculations would put traffic generation at far lower levels. Staff understands that congestion and other impacts related to traffic is a significant concern with surrounding neighbors, but, based on an efficient transportation and circulation system, Staff can find that the transportation systems are present or will be provided that will not only support the proposed use, but limit impacts on neighboring property owners. Based on these findings, staff can find that, with conditions, the criteria of this section are met.

- D) *The property owner and applicant have agreed to record in the County Clerk's Office a deferred improvement agreement against the property for any future public road improvements that will be required as a result of the proposed development. Deferral of frontage improvements will be required*

under the following circumstances: (1) the land served by an existing road is zoned for more intensive development; and (2) only a minor part of potential traffic on the road would be generated by the proposed development. In both cases it will be necessary to obtain a binding commitment to make needed road improvements when warranted.

FINDING/CONCLUSION: BLM has not submitted any comments indicating that a Deferred Improvement Agreement is required, thus it will not be required.

- E) *The site is served by sewer or septic, water, fire protection and access sufficient to meet the needs for the use as determined by local service providers.*

FINDING/CONCLUSION: The applicant has addressed septic, water, fire and access facilities.

The applicant has obtained septic approval from the Department of Environmental Quality (DEQ) for the proposed use, which was submitted with the application. **Prior to issuance of permits**, the applicant must obtain septic permits from DEQ for installation of the septic system. Evidence of septic permits must be submitted to the Planning Division.

The applicant has noted that "the subject property is not currently developed with a well", but included documentation of multiple other wells in the vicinity of the subject property. This demonstrates feasibility for establishing a well for use by the campground. The applicant has proposed 31 campsites. Each campsite is estimated to contain an average of 4 occupants. The applicant notes that, per the Oregon Water Resources Department's (OWRD's) *Water Well Owner's Handbook*, a commercial well can provide up to 5,000 gallons of water per day as an exempt groundwater use, or a total of approximately 182 gallons of water per day per campsite. The applicant's findings show that each occupant would use 24-44 gallons per water per day, but that not all occupants will use even this minimum amount of water. Staff finds that the applicant has demonstrated that sufficient domestic water can be provided to serve the campground.

The subject property is situated within the boundaries of the Greensprings Fire District. The fire station is located on the same property as the campground and is adjacent to site. No concerns were submitted by representatives of the Greensprings Fire District. Some concerns were expressed related to fire safety were expressed by surrounding neighbors and are addressed in other parts of this staff report, but fire safety facilities are present and adequate to address this section.

Public access to the proposed campground will be from East Hyatt Lake Road. The Applicant has been issued a right-of-way grant from BLM for the use of East Hyatt Lake Road to serve the proposed campground and Jackson County has issued a TIS waiver. Notice was sent to BLM regarding the proposal. No response was received. No concerns regarding access from East Hyatt Lake Road were raised by BLM, so Staff considers East Hyatt Lake Road to be an adequate road to provide access for the use. Staff followed up with BLM via telephone call to determine if there were any construction requirements for an approach from East Hyatt Lake Road. No response was received. Therefore, Staff will not apply any further conditions as to access.

It can be found that adequate public facilities are available to serve the proposed development including sewer, water, fire protection and access. This criterion can feasibly be met through conditions of approval.

- F) *The development promotes a design that maintains pre-development flow rates (based on a 10-year, 24-hour rainfall level of 3.0 inches), reducing the impacts on the quality of surface and groundwater. To ensure that pre-development flows are maintained, planters, swales, or other vegetated surfaces or mechanical facilities are required to naturally control the flow at the point of discharge. Stormwater facilities shall be sufficient to maintain peak flow rates at their pre-development levels. An assessment, prepared by an Oregon registered professional Engineer, certifying that the stormwater management system proposed is in compliance with this section shall be submitted as part of the application. A Final design of the stormwater management system prepared by an Oregon registered professional Engineer shall be submitted prior to the authorization of building permits.*

Development within the Rogue Valley Sewer Services (RVS) Phase II boundary or those that require an approved Stormwater Pollution Control Plan and NPDES permit are subject to Section 8.8 of this Ordinance.

FINDING/CONCLUSION: The *Rogue Valley Stormwater Quality Design Manual*, Figure 2.1...provides that stormwater management is not required for projects resulting in less than 10,890 square feet of impervious surface development. The only impervious surfaces that are proposed with this Application are the roofs of the proposed amenities structures and storage structure. Applicant's site plan...demonstrates that the proposed amenities structures will each be approximately 2,040 square feet in size...and the proposed storage structure will be approximately 1,080 square feet in size...for a total of approximately 5,160 square feet of impervious surface that is proposed." The applicant continues, "The subject property is not situated within the RVS Phase II boundary...[so] stormwater management is not required." Staff concurs with the applicants finding. This section will not apply.

4) **JCLDO Section 3.2.7, Completion of Improvements**

- A) *Any and all site improvements are the joint and several responsibility of the applicant, the person(s) holding legal and/or equitable title, and their successors or assigns. Improvements include the construction of roads, obtaining inspections of public roads from Roads and Parks Services, and inspection of private roads by the applicant's Oregon-registered professional engineer or engineering geologist.*
- B) *Except for required landscaping, or when the conditions of approval for the development specifically state otherwise, the County will not approve any associated final plat nor will it finalize a building permit until the improvements have been completed and accepted by the applicable agency or department, or unless the applicant posts a performance bond or provides a letter of credit as provided in Chapter 10.*
- C) *If inclement weather conditions do not allow immediate installation of*

landscaping, installation may be deferred but never for more than six (6) months. In this instance, a temporary certificate of occupancy may be issued prior to the installation of all required landscaping. In any event, required landscaping must be installed prior to issuance of a final certificate of occupancy.

- E) *The property owner or applicant shall record a development agreement, agreeing to complete all conditions of approval either prior to issuance of any building permits or within the time period specified in the final land use decision.*

FINDING/CONCLUSION: Subsections (A) and (B) are informational. Timing for installation of improvements will be noted in individual sections and corresponding conditions of approval. Subsection (C) provides for these times and allows the applicant to move forward with the project even during times of delayed installation of landscaping, but no new landscaping is required as part of this approval. Subsection (E) will be included as a condition of approval and will be required **prior to issuance of permits.**

- 5) **JCLDO Section 4.3.3 (Table 4.3-1)** establishes allowed uses in the Forest Resource zoning district.

FINDING/CONCLUSION: Table 4.3-1 lists campgrounds as a Type 3 review. The applicant is submitting this Type 3 Conditional Use application for review of the use under the applicable criteria and standards. A Pre-application Conference was completed prior to application.

- 6) **JCLDO Section 4.3.4, General Review Criteria for Type 2-4 Permits**

The use shall be approved only when the following findings can be made:

- A) *The 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. Further, it must be demonstrated that the use will comply with the fire safety requirements in Section 8.7.*

A written statement must be recorded in the public records with the deed or written contract, or its equivalent must be 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. [OAR 660-006-0025(5)]

FINDING/CONCLUSION: The applicant correctly notes that criteria outlined in Section 4.3.4 are the same as those listed in Section 3.1.4(B)(4) and that, by demonstrating compliance with the Section 3.1.4(B)(4), the applicant complies with Section 4.3.4. The criteria of this section are met.

7) **JCLDO 4.3.10 Parks/Public/Quasi-Public Use Regulations**

A) **Campgrounds** [OAR 660-006-0025(4)(e) and (5)]

- 1) *Campgrounds in private parks shall only be those allowed by this subsection. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three (3) miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660, Division 4.*

FINDING/CONCLUSION: The nearest Urban Growth Boundary (UGB) is for the City of Ashland, just under 10 miles away to the west. This criterion is met.

- 2) *A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground.*

FINDING/CONCLUSION: The proposal is for a 31-site campground, set in a forested area adjacent to the Cascade-Siskiyou National Monument to the east and south across Highway 66 and East Hyatt Lake Road. Highway 66 is a scenic highway and roadway. Additionally, the west portion of the property (beginning approximately 200 feet west-northwest of the campground) is in a visual resource overlay. The site is also located approximately 3 miles south of Hyatt Prairie Lake. The applicant notes that "These outdoor natural amenities will be accessible to the proposed campground occupants for exploring, viewing, photographing, hiking, snowshoeing and cross-country skiing. It is demonstrated that the proposed campground will be established on a site with outdoor natural amenities that will be accessible for recreational use by the campground occupants." The Applicant has acknowledged that the proposed campground cannot be used for residential purposes. This criterion is met.

- 3) *A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites.*

FINDING/CONCLUSION: The Applicant's findings indicate that "Applicant desires for the subject property to remain in as natural of a state as possible; therefore, it is Applicant's intent to minimize land disturbance and vegetation removal to the maximum extent feasible, thereby protecting the natural amenities associated with the subject property to the maximum extent feasible." They are siting the storage structure and the ten-space parking area where slopes are minimal and where vegetation has already been removed or otherwise limited. The applicant intends to "limit vegetation removal to the greatest extent feasible when establishing these structures and associated access and fuelbreaks." They also note that "proposed campsites will be established in a manner that minimizes vegetation removal and land disturbance to the maximum extent feasible, and ample existing native vegetation will be maintained to provide a buffer between the proposed campsites." An **ongoing** condition will be included that reflects the requirements

of this section, limiting removal of native vegetation between campsites to that which is necessary to meet fuelbreak standards.

Staff concludes there is minimal disruption, if any, of the natural amenities of the site due to the type, scale, operating characteristics and size of the campground. This criterion is met.

- 4) *Campsites may be occupied by a tent, travel trailer, or recreational vehicle. Separate sewer, water, or electric service hook-ups shall not be provided to individual camp sites.*

FINDING/CONCLUSION: The applicant has proposed campsites for tent and RV's (including travel trailers). In addition, OAR 660-006-0025(4)(e)(A)(i) allows up to one-third of campsites to be occupied by yurts. The applicant has noted ten sites as "Potential Yurt Campsite". The sites are proposed to be occupied as follows:

- a) Tent or yurt campsites: Sites 5, 8, 14, 15, 16, 17, 18, 21, 22 and 28;
- b) Tent or Recreational Vehicle campsites: Sites 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 20, 29 and 30;
- c) Tent Only campsites: Sites 19, 23, 24, 25, 26 and 27;

This complies with the standards established by this section and the Oregon Administrative Rules. No separate sewer water or electrical hookups to individual camp sites are proposed nor allowed under this section. This will be included as an **ongoing** condition of approval.

- 5) *Campgrounds authorized by this Section shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations.*

FINDING/CONCLUSION: The Applicant has submitted conceptual floor plan for the amenities structures, which are proposed to include bathrooms, showers, laundry facilities and potentially a sauna. None of these are considered to be intensive development. The standards of this section will be made an **ongoing** condition of any approval. The proposal complies with this section through the ongoing condition.

- 6) *Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six (6)-month period.*

FINDING/CONCLUSION: The applicant agrees to this stipulation. This shall be made an **ongoing** condition of any approval.

- 8) **JCLDO 4.3.12: Siting Standards for Dwellings and Structures.**
The following siting standards shall apply to all new dwellings and structures, except accessory structures within 100 feet of the principal dwelling, replacement dwellings that will be within 100 feet of the existing dwelling, and destination resorts approved under Section 6.3.8. These standards 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.

A) *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;*

FINDING/CONCLUSION: There are no farm lands in the vicinity of the subject property. The applicant asserts that impacts to the nearby forest lands will be minimized since “proposed structures associated with the proposed campground will be situated a minimum of approximately 230’ from the nearby lands, will be screened from view of the nearby lands by existing vegetation, will be separated from the nearby lands to the east by intervening East Hyatt Lake Road, will be separated from the nearby lands to the south by intervening Highway 66, and will be separated from the nearby lands to the west and northwest by an intervening mapped stream”. Staff concurs with the applicant’s findings. While this section applies to structures only, it can also be found that the overall campground is separated from adjacent or nearby forest lands as well. This standard is met.

- 2) *Adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*

FINDING/CONCLUSION: Similar to surrounding properties, there are no farming practices occurring on the subject property. The applicant asserts that impacts to the subject property will also be minimized. The applicant notes that “the proposed structures associated with the proposed campground will be relatively clustered with each other and with the previously approved accessory forest structure within the east ‘half’ of the subject property, will be situated in relatively close proximity to East Hyatt Lake Road and/or Highway 66, will take access from East Hyatt Lake Road via an existing accessway and will be situated on gradual (<10%) slopes to minimize cut and fill...” Staff concurs with the applicant’s findings and concludes that the proposal meets this standard.

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

FINDING/CONCLUSION: The application does not include a proposal for a dwelling. The applicant has used areas of lesser vegetation and existing access roadways for the proposed storage structure and adjacent parking areas. The applicant has found that “Access to the proposed amenities structures will be established on gradual (<10%) slopes to minimize cut and fill, thereby minimizing the amount of forest lands used for access” and that “the proposed campground will be confined to the east “half” of the subject property, thereby minimizing the amount of forest lands used...”

The proposed amenities and storage structures will cover a total of approximately 5,160 square feet and are “situated in close proximity to the existing/proposed accessways within the east ‘half’ of the subject property.” The applicant has also indicated that “service corridors can be designed to follow the existing and proposed accessways, where feasible and practical, to further minimize the amount of forest lands used.” While the use is dispersed throughout a 20 to 25-acre area, it limits removal of a substantial amount of

forest vegetation between campsites and amenities and is intended to preserve a forest setting, so there is incentive by the applicant to minimize forestlands disturbed. Staff finds and concludes that the standards of this section are met.

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

FINDING/CONCLUSION: This section applies to only minimization of wildfire risks for structures. The applicant states that "the proposed structures will be situated within the boundaries of the Greensprings Fire District and an associated fire station is present on the subject property. The proposed structures will be situated on gradual (<10%) slopes and will comply with the applicable fire safety requirements." Staff concurs with the applicant's findings. A condition of approval will require the applicant to comply with the Wildfire Safety Standards of Section 8.7 and the Minimum Access Standards of Section 9.5.5, to be verified **prior to issuance of building permits** through a Fire Safety Inspection. It is demonstrated that the risks associated with wildfire are minimized to the greatest extent.

- B) *Conditions of approval satisfying this Section 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.*

FINDING/CONCLUSION: The applicant indicates that "proposed structures will be situated a minimum of approximately 230' from the adjoining properties, thereby far exceeding the minimum setback requirement for the FR zone." Similarly, potential yurt sites are located a minimum of 250 feet from property lines. With the exception of the storage structure, structures (including the existing forestry structure) are largely clustered within an approximately 5-acre area in the eastern portion of the property. The applicant adds that "the proposed storage structure will be situated in an area where very limited vegetation is present and the proposed amenities structures will be relatively centrally located within the proposed campground in close proximity to the proposed campsites. Staff finds that that no additional conditions of approval are warranted, except those noted elsewhere in the staff report.

- C) *A dwelling shall not be sited on a slope of greater than 40 percent.*

FINDING/CONCLUSION: No dwelling is proposed with this Application; therefore, LDO 4.3.12(C) is not applicable.

- D) *Dwellings and structures shall meet the fire safety requirements and guidelines outlined in Chapter 8.*

FINDING/CONCLUSION: The Applicant has addressed this section under the standards of Section 8.7 and 9.5.5.

- E) *The applicant must provide evidence of an adequate domestic water supply. If the domestic water supply is not provided by an existing municipal or quasi-municipal water purveyor, and the water appropriation or distribution system is located on or crosses property that is not owned by*

the applicant, the applicant must provide evidence of legal authorization to occupy properties of affected owners...

FINDING/CONCLUSION: The applicant notes that "the subject property is not currently developed with a well; however, several wells have been established within the vicinity of the subject property...thereby demonstrating that the establishment of a well to serve the proposed campground is feasible." The applicant has stipulated to establishing a well to serve the use. **Prior to issuance of building permits**, a copy of the well driller's report shall be provided to Development Services. The standards of this section can feasibly be met through this condition.

- F) *As a condition of approval, if the 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 long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.*

FINDING/CONCLUSION: No dwelling is proposed. However, access to the campground will be from East Hyatt Lake Road, a BLM road, so the applicant has obtained a Right-of-way Grant from BLM. This standard is met.

- G) *If the lot or parcel is more than 10 acres, a condition of approval for a dwelling will require the following...*

FINDING/CONCLUSION: No dwelling is proposed with this Application. This section will not apply.

- H) *As a condition of approval for a dwelling, the following declaration shall be recorded in the manner and format provided by the County...*

FINDING/CONCLUSION: No dwelling is proposed with this Application; therefore, LDO 4.3.12(H) is not applicable.

9) **JCLDO Section 7.1.1(J): ASC 90-9 Scenic Resources.**

3) *Special Findings Required*

- a) *Within the scenic resource areas of special concern, any land use action subject to review by the Department will include findings demonstrating that the proposal will have no significant impact on identified scenic views, sites, stream and roadway corridors either by nature of its design, mitigation measures proposed, or conditions of approval; and LDO 7.1.1(J)(3)(a).*

FINDING/CONCLUSION: The Applicant notes that the proposed campground is situated adjacent to a mapped visual resource and Highway 66, which is identified as a scenic roadway/highway. The Applicant states that "the proposed campground, which will be surrounded by existing vegetation, will be situated approximately 200' from the mapped

visual resource and approximately 130' from Highway 66" They have proposed to maintain a 50-foot wide buffer strip along Highway 66 (west of the Greensprings Rural Fire Station) where no existing native vegetation would be removed. Because the campground will be predominantly, if not entirely, screened from view of the scenic resources by the existing vegetation Staff can find that the campground will have no significant adverse impact on the mapped scenic resources. This standard is met.

- b) *Land use activities that have no significant visual impact will not attract undue attention, and must visually harmonize with existing scenic resources. This can be accomplished through project designs that repeat the form, line, colors, or textures typical of the subject landscape, and designing the land use activity to blend into the existing landscape. LDO 7.1.1(J)(3)(b).*

FINDING/CONCLUSION: The Applicant has proposed to design and construct the amenities and storage buildings with earth-tone and materials so as to visually harmonize with the mapped scenic surroundings. The applicant notes that "the exterior walls and roofs of the proposed structures will be constructed to blend into the surrounding landscape to the maximum extent feasible, and ample vegetation will be maintained around each of the proposed campsites and surrounding the proposed campground to screen the proposed campground from view of the adjacent mapped scenic resources." **Prior to issuance of building permits** for the amenities and storage structures, the applicant must submit building designs, including a palette of earth tone colors and materials to be used, that blend into and harmonize with the surrounding landscape. Also, an **ongoing** condition of approval will also be included requiring a minimum 50-foot buffer along Highway 66 (except in front of the fire station). The standards of this section can feasibly be met through these conditions of approval.

- 4) **Scenic Quality Performance Standards**
To mitigate adverse impacts of development on scenic resources, discretionary land use actions will meet the applicable scenic quality performance standards set forth in this Section. If a standard is found to conflict with any other provision of this Ordinance or local regulation, or state administrative rule or statute, or federal regulation, the more restrictive will govern.

- b) **Siting Standards**

- i) *Any land use actions that require removal of native vegetation and/or topographic modifications within view of an identified scenic roadway, stream, view, or site will be located where topography or vegetation offers some shielding of the use, and will include development scale, form, and color consistent with the surrounding landscape;*
- ii) *Hilltop siting is generally inappropriate for structures in a scenic area, as are excessive cut and fill operations for the placement of roadways or structures. Clustering of housing and structures for use of common access, increased setbacks from roadways and water areas, and landscaping*

- will be considered appropriate methods of minimizing adverse scenic impacts; and
- iii) *Where naturally occurring vegetation or land forms are not present to provide partial screening for land use activities, landscaping with native plant materials will be required to provide this screening in accordance with landscaping standards in subsection (e) below. LDO 7.1.1(J)(4)(b).*

FINDING/CONCLUSION: The proposed campground will be surrounded by existing vegetation, with the nearest element being approximately 130' from Highway 66 and farther from the BLM visual resource to the west-northwest. The applicant has stipulated to maintaining a 50'-wide buffer strip along Highway 66, in which no existing native vegetation will be removed (west of the Greensprings Fire Station). The applicant notes that "any vegetation removal associated with the proposed campground will not occur within view of the mapped scenic resources." This complies with the requirements of Subsection (i). No hilltop siting or excessive cut and fill operations are proposed. Slopes where roadways and structures will be located are minimal, less than 10%, and will require little to no cut and fill and "will be designed to minimize vegetation removal and land disturbance to the greatest extent feasible." Ample native vegetation will remain to screen the proposed campground from view of the scenic resources. Additional landscaping is not warranted. Staff accepts the applicant's finding in this regard.

- c) *Structure/Facility Development Standards*
Structures and other permanent facilities will be unobtrusively designed in terms of scale and form. Colors used will be earth tones found in the surrounding landscape. LDO 7.1.1(J)(4)(c).

FINDING/CONCLUSION: The Applicant has agreed to design the proposed campground and associated structures in a manner that is unobtrusive, as described in Subsection (b), above. The Applicant notes that "the exterior walls and roofs of the proposed structures will be constructed with earth-tone materials to blend into the surrounding landscape to the maximum extent feasible." With the conditions noted in Subsection (b), this section can feasibly be met.

- d) *Roadway Development Standards*
Existing road rights-of-way will be used whenever possible in order to avoid creating new roadways for access. Access points along a scenic roadway corridor will be the minimum number acceptable to the County based on considerations of traffic and public safety. A buffer strip of native vegetation will be retained adjacent to the right-of-way, and such buffer strip will retain all native trees whose removal is not explicitly approved by the County during the development review process. LDO 7.1.1(J)(4)(d).

FINDING/CONCLUSION: The Applicant states that "the proposed campground will take access from East Hyatt Lake Road via an existing accessway; no new accessways from Highway 66 are proposed. A 50'-wide buffer strip in which no existing native vegetation will be removed will be maintained adjacent to Highway 66, west of the Greensprings Rural Fire Station." This complies with the standards of this section and will be required by

condition.

e) Landscaping Standards

Notwithstanding fuelbreak requirements and public health or safety concerns, clearing of native vegetation for discretionary land uses on scenic resource lands will be minimized. All disturbed land will be reclaimed pursuant to a plan prepared by an individual registered with the American Society of Landscape Architects, or other qualified landscape design professional, or professional forester with experience in reclaiming forest lands as determined by the County. LDO 7.1.1(J)(4)(e).

FINDING/CONCLUSION: The proposed campground will not be situated on scenic resources lands. However, it is adjacent to a BLM visual resource 200 feet west/northwest of the campground, is across the road from the Cascade-Siskiyou National Monument to the south and east and abuts Highway 66, which is identified as a scenic roadway/highway. The applicant has proposed to maintain native vegetation within the boundaries of the subject property adjacent to those resources which will predominantly, if not entirely, screen the proposed campground from view. As such, landscape reclamation is not warranted.

- 10) **JCLDO Section 8.2, Table 8.2-1, Table of Density and Dimensional Standards:** This section and table list the required density standards, required width and area dimensions, required setbacks and height limitations for each zoning district.

FINDING/CONCLUSION: Section 8.2 states that "all primary and accessory structures are subject to the...dimensional standards set forth in Table 8.2-1. Dimensional standards for the Exclusive Farm Use (EFU) zoning district include a 30-foot setback from all property lines. Proposed structures all comply with dimensional standards. Proposed structures are not anticipated to be more than 35 feet in height. A condition will be included that requires the building height to be verified **prior to issuance of building permits**. It can be found and concluded that all dimensional standards are met for the proposed building or can be so through conditions of approval.

- 11) **JCLDO Section 8.6** establishes requirements for riparian corridor preservation.

FINDING/CONCLUSION: There is a mapped minor stream that runs through the property approximately 400 feet west of the campground. The distance between improvements and the creek is sufficient to comply with the standards of this section. A condition of approval will require **ongoing** maintenance of riparian habitat. Through this condition, the standards of this section can feasibly be met.

- 12) **JCLDO Section 8.7, Wildfire Safety** establishes standards for property within the wildfire hazard area.

FINDING/CONCLUSION: The subject property is located in a Wildfire Hazard Area and is within the boundaries of Greensprings Fire District, with a fire station located on the southeast corner of the subject property. The applicant has proposed three buildings that

are subject to the wildfire safety standards, as well as yurts, if the applicant elects to place those in the Sites 5, 8, 14, 15, 16, 17, 18, 21, 22 and 28. The amenities structures, storage building and yurts are all located 200 feet or more from property lines, providing for fuelbreaks to be maintained, which is a sufficient distance to allow fuelbreaks to be maintained exclusive of buffer area, where vegetation may not be removed. Based on GIS data, driveway slopes comply with this section or can be made so and curves can feasibly comply with radius standards. All campsites and structures, except walk-in tent sites, are provided with access that can be made compliant with the standards of Section 9.5.5. As discussed under Section 3.1.4(B), the access from the north parking area to walk-in sites will still be developed with a road that allows access by emergency vehicles only and will be looped into the main loop road or provided with a turn-around. The applicant will provide a barrier preventing general vehicle access. Access roads and parking areas will be constructed with gravel sufficient to support a 50,000 pound vehicle, in accordance with 9.5.5. As part of any approval, **prior to issuance of building permits**, an onsite fire safety inspection would be conducted and approved to verify compliance with the standards of this section. Roofing standards can feasibly be met, and will be verified at the time of application for building permits. **Prior to issuance of building permits** evidence must be provided to Planning demonstrating the proposed improvements will meet architectural standards as required by JCLDO Section 8.7.1. This will also be a condition of approval, to be verified through a Fire Safety Inspection. In an effort to ensure fire safety, the applicant will also be required to provide a minimum of eight water spigots dispersed throughout the campground, including two spigots to serve the walk-in sites. A condition will be included to ensure that roads, water spigots and vegetation are continually maintained in accordance with Section 8.7. With the conditions noted, the standards of this section can feasibly be met.

13) **JCLDO Section 9.2.3, Buffer Yard Requirements.**

Required buffer yards are generally located in the side or rear yard setbacks around the perimeter of a parcel, but may also be required in other locations when necessary to separate potentially incompatible uses or to provide perimeter landscaping around parking lots and other vehicular use areas. In no case are buffer yards required along street frontages subject to Section 9.2.6 or in situations where installation of a buffer yard would disturb a protected wetland or riparian area.

A) **Determination**

The following procedure is used to determine the type of buffer yard, if any, required to separate adjacent uses or a use that is potentially incompatible with the primary uses allowed by the zoning of an adjacent vacant parcel:

- *Identify the type of use (e.g., commercial, industrial, multi-family) proposed. If the proposal is for a mix of uses, the highest intensity use determines the proposed use type;*
- *Identify adjoining uses by type, or in the case of vacant land, the zoning district(s) abutting the development site; and*
- *Determine the buffer yard required on each boundary (or segment thereof) of the subject parcel by referring to Table 9.2-1 (Buffer Yard Standards), which specifies the buffer yard required between adjacent uses or zones.*

The letter designations contained in Table 9.2-1 refer to the buffer yard standards contained in Section 9.2.4. Buffer yards are required to be installed only along the portion of property boundaries that are adjacent to existing or proposed development (e.g., buildings, parking, storage) and their associated open space use areas (e.g., yards). The standard buffer yard requirement may be met within any setbacks or agricultural buffer area required by this Ordinance. LDO 9.2.3(A).

FINDING/CONCLUSION: The applicant notes that "the proposed campground is a parks/public/quasi-public use." There are only three adjoining properties, one to the north, one to the east and one to the west, all of which are zoned Forest Resource, the same as the subject property. Properties to the south and east (except Tax Lot 600) are across Highway 66 and East Hyatt Lake Road from the subject property. Tax Lot 600, to the east, has an existing dwelling. Tax Lot 6200, to the north is vacant of development but has a vested homesite approval. Tax Lot 200, to the west, is vacant. Therefore, per Table 9.2-1, a Type A buffer yard is required to the north and east of the proposed campground and a Type 1A buffer yard is required to the west of the proposed campground. However, as noted by the applicant, "the proposed campground will be situated approximately 230' from Tax Lot 6200, approximately 175' from Tax Lot 600 and approximately 1,220' from Tax Lot 200, and will be predominantly, if not entirely, screened from view of these properties by existing intervening vegetation." A buffer yard is not warranted for the proposed campground as long as a minimum of 50 feet of intervening vegetation is not removed, which will be made a condition of approval. With this condition, the standards of this section can feasibly be met.

14) **JCLDO Section 9.4, Off-Street Parking and Loading**

A) **JCLDO Sections 9.4.2, Off-Street Parking Requirements**

Table 9.4-1 indicates that parks and recreation uses reviewed through the Type 2-4 process are subject to Schedule "C".

- i) **Off-Street Parking Schedule "C"**
Uses that reference Schedule "C" have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Any use subject to Schedule "C" parking requirements must be reviewed as a discretionary land use permit (subject to Type 2 through 4 review, as applicable). A use subject to "Schedule C" standards is subject to the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use, or minimum off-street parking requirements will be established on the basis of a parking and loading study submitted by the applicant. Such a study will include estimates of parking and off-street loading demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and

location. The study will document the source of data used to develop the recommendations.

FINDING/CONCLUSION: Parking for the proposed use is subject to Schedule "C" since standard parking requirements are subjective. The applicant has based traffic generation on visitor accommodations, which is the standard used by the County for previous applications for campgrounds. Table 9.4-1 requires a minimum of 3 parking plus 1 space per guest room and a maximum of 5 spaces plus 1.5 spaces per guest room parking for visitor accommodations. The applicants findings state, "For the purposes of calculating the minimum and maximum number of parking spaces that are required for the proposed campground, each proposed campsite is considered to be one guest room; therefore, a minimum of 34 parking spaces (3 parking spaces + (31 campsites x 1 parking space) = 34 parking spaces) and a maximum of 51 parking spaces (5 parking spaces + (31 campsites x 1.5 parking spaces) = 51.5, or 51 parking spaces) is required for the proposed campground. Applicant is proposing the establishment of 48 parking spaces associated with the proposed campground." Staff accepts the applicant's findings. The parking for each site (including the six spaces for each of the walk-in sites) and the additional 17 spaces must be installed **prior to final inspection or operation** of the campground. This standard is met through a condition of approval.

B) **JCLDO Section 9.4.5(B), Setbacks**

In a Commercial, Industrial, or Resource district, required off-street parking spaces may occupy any part of the property, except within required landscape areas or sight distance triangles.

FINDING/CONCLUSION: Parking will be located outside of the required landscape areas. This standard is met.

C) **JCLDO 9.4.8, Off-Street Loading Requirements.**

Off-street loading spaces will be provided as required by Off-Street Parking Schedule "A" when the use will require regular deliveries by trucks exceeding 10 tons gross vehicle weight... LDO 9.4.8.

FINDING/CONCLUSION: The applicant states that "the proposed campground is not anticipated to require regular deliveries by trucks exceeding 10 tons' gross vehicle weight; therefore, off-street loading is not applicable to, nor required for, the proposed campground." Staff concurs with the applicant's finding. This standard will not apply

D) **JCLDO Section 9.4.10, Accessible Parking Required**

Accessible parking facilities will be provided, constructed, striped, signed, and maintained as required by ORS. For accessible parking requirements, see the most current edition of the 2003 International Building Code.

FINDING/CONCLUSION: Three (3) handicap accessible parking spaces are indicated on the site plan, in compliance with Section 1104 of the State of Oregon Structural Specialty Code and ORS 447.233(2). The accessible spaces are located adjacent to the storage building and the two amenities buildings and comply the standards of this Section and ORS 447.233(2). Handicap spaces must be installed **prior to final inspection or operation** and must be constructed of a hard, smooth surface (as opposed to gravel). The

handicap parking space(s) have been counted in the overall total number of parking spaces. The standards of this section are met.

D) **JCLDO Section 9.4.11, Parking Design Standards**

- A) **Markings:** *This section requires parking spaces to be marked either by striping or anchored wheel blocks and access to be marked by directional arrows.*

FINDING/CONCLUSION: Access roads and parking area will be gravel, so striping is not feasible. The applicant has stipulated to installing surface markings. Directional signs will need to be installed to indicate the direction of traffic flow. Anchored wheel stops and directional signs must be installed **prior to final inspection or operation**. With these conditions, the standards of this section can feasibly be met.

- B) **Surface and Maintenance:** *All off-street parking areas will be kept in a dust-free condition at all times. Parking lots and loading areas within the Air Quality Maintenance Area will be paved or otherwise treated on a regular bases with an approved dust preventative. LDO 9.4.11(B).*

FINDING/CONCLUSION: The applicant has stipulated to maintaining the parking areas in a dust-free condition. This will be included as an **ongoing** condition of approval. Since the subject property is not located within the AQMA, so is not required to be paved or treated. This standard can feasibly be met.

- C) **Dimensions:** *This section requires parking spaces to be a minimum of 9x18 feet.*

FINDING/CONCLUSION: All parking spaces, both at the camp sites and in the parking area, are proposed with dimensions of at least 9'x20' feet. The standards of this section are met.

- D) **Curb Cuts/Driveway Approach:** This section requires all driveway cuts accessing public right-of-way to be improved to applicable standards.

FINDING/CONCLUSION: The applicant has submitted evidence of rights to access from East Hyatt Lake Road. The applicant must meet all BLM construction requirements for an approach from the BLM road **prior to final inspection or operation** of the campground. The standards of this section can feasibly be met through this condition.

- E) **Access to Parking Areas:** This section list requirements for access to parking areas including preclusion of backing or otherwise reentering a public right-of-way and access drives where not adjacent to public rights-of-way.

FINDING/CONCLUSION: Parking areas will not require backing into or reentering the East Hyatt Lake Road right-of-way. The applicant notes that the driveway to the storage structure and adjacent parking areas will be two-way access and will be a minimum of 20

feet in width. The north segment of the main driveway loop, from the campground entrance to the west amenities structures will be two-way access a minimum of 20' in width. The south segment of the proposed loop, serving Campsites 1, 10, 11, 12, 16, 17, 18, 28, 29, 30 and 31, and the north loop, serving Campsites 3, 5, 7, 8, 14 and 15, will be one-way access and will be constructed to a minimum of 12 feet in width to minimize disturbance to the vegetation buffer required by LDO 4.3.10(3). While the site plan shows the direction of traffic flow and whether accessways are one-way or two-way, more detail as to the width of the accessways needs to be shown on the site plan. A revised site plan must be submitted **prior to issuance of permits** reflecting a minimum 20-foot width for two-way access and a minimum 12-foot width for one-way access. **Prior to final inspection or operation** of the campground access roadways must be constructed as approved. With these conditions, the standards of this section will be met.

F) Lighting

New or expanded parking lots that will provide 25 or more vehicular spaces must provide on-site lighting sufficient to ensure safe movement of pedestrians between buildings and vehicles during non-daylight hours.

FINDING/CONCLUSION: No parking lots are proposed with 25 or more vehicular spaces. This section does not apply.

G) Parking Area Connections

Parking areas with access to arterial or collector streets will be so designed as to connect with existing or future parking areas on adjacent sites thereby eliminating the necessity of utilizing the arterial or collector street for cross movements.

FINDING/CONCLUSION: No access onto an arterial or collector street is proposed, nor are there adjacent commercial, industrial or institutional uses. Surrounding parcels are residential or forest in nature. Parking area connections are not required. This section will not apply.

H) Off-Street Parking Area Landscaping, Buffering, and Screening

Off-street parking areas will be landscaped, buffered, and screened in accordance with the standards of Section 9.2.

FINDING/CONCLUSION: The subject property is not situated within the AQMA and no parking lots with 25 or more spaces are proposed. This section does not apply.

I) Drainage

Adequate drainage will be provided to dispose of the run-off generated by the impervious surface area of the parking area. Provisions will be made for the on-site collection, detention and retention of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property. Storm drain grates will be located and oriented in such a way as to avoid creating hazards for bicycles, pedestrians, wheelchairs or

motorcycles.

FINDING/CONCLUSION: Drainage for the site has not been indicated. However, no impervious surface is proposed. These standards will not apply.

- 15) **JCLDO Section 9.5.5, Minimum Access Standards** establishes minimum standards for emergency vehicle access to building sites.

FINDING/CONCLUSION: The applicant has provided sufficient evidence that the proposed driveways can feasibly meet the standards of this section. An onsite fire safety inspection for driveways would be included as part of any approval to verify that the driveway meets the standards of this section, to be completed **prior to issuance of building permits**. With conditions, this standard can feasibly be met.

- 16) **JCLDO Section 9.6, Signs:** This section provides requirements for location, height, mounting, size and other general requirements for signage.

FINDING/CONCLUSION: The applicant has indicated signage for the use at the entrance to the campground at East Hyatt Lake Road as well as directional signage within the site. No detail on the signage has been provided, but the applicant has stipulated compliance with the standards of this section. All signs, including sign faces, must conform to Section 9.6 of the Land Development Ordinance and applicable permits must be obtained and approved by the Planning Division **prior to placement**. This standard can feasibly be met through a condition of approval.

III. **CONCLUSION**

The proposal, subject to the conditions of approval listed below, has been found to be consistent with the Jackson County Comprehensive Plan and Land Development Ordinance.

IV. **DECISION**

File 439-24-00108-ZON, an application for a 31-space campground, on property described as Township 40 South, Range 3 East, Section 04, Tax Lot 101, is hereby **approved**, subject to the following conditions:

- 1) **Approval:** The site is approved for a 31-site campground, as follows:
 - a) *Tent or yurt campsites:* Sites 5, 8, 14, 15, 16, 17, 18, 21, 22 and 28;
 - b) *Tent or Recreational Vehicle campsites:* Sites 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 20, 29 and 30;
 - c) *Tent Only campsites:* Sites 19, 23, 24, 25, 26 and 27;
 - d) Two (2) 34'x60' amenities structures, to include bathrooms, showers and laundry facilities and potentially a sauna room;
 - e) One (1) 30'x36' storage structure;

Minor modifications to the site plan that do not conflict with other conditions of approval, especially where required to meet the Fire Safety Standards and Fire District requirements, may be made without amendment of the approval.

- 3) **Camp Host:** **Prior to operation**, the applicant will establish one campsite as a "host" site, to be occupied annually during peak camping season (and fire season), beginning Memorial Day and running through Labor Day of each year. The campsite may be in one of the proposed sites or the applicant may establish one (1) additional RV campsite specifically to act as the host site. The "host" site will be in a location that is easily accessible for all users of the campground and where the host may feasibly keep watch on activities occurring throughout the campground.
- 4) **Development Agreement:** The property owner, applicant must sign (notarized) a Development Agreement sent to the applicant with a copy of this decision. The original document must be recorded with a copy of the deed into the Official Records of Jackson County, and returned to this department **prior to the issuance of building permits or operation**.
- 5) **Forest Deed Declaration:** **Prior to issuance of permits or operation**, a Deed Declaration which acknowledges and accepts farm and forest activities on adjacent lands shall be recorded. The deed declaration must be signed in the presence of a notary public and taken to the County Clerk's Office for recording. After the Deed Declaration has been recorded, a copy must be returned to Development Services.
- 6) **Utility Permit:** **Prior to issuance of building permits or operation**, the applicant must provide written evidence from ODOT that a Utility Permit has been issued for any utility work in the Highway 66 right-of-way.
- 7) **Septic Permits:** **Prior to issuance of building permits**, the applicant must obtain septic permits from DEQ for installation of the septic system. Evidence of septic permits must be submitted to the Planning Division.
- 8) **Well Drillers Report:** **Prior to issuance of building permits or operation**, a copy of the well driller's report shall be provided to Development Services.
- 9) **Campground Rules:** **Prior to issuance of building permits or operation**, the applicant must establish campground rules, including for wildfire safety, and ensure that rules are posted and made available to campers. This condition must be reviewed by the assigned planner.
- 10) **Fire District Recommendations:** **Prior to issuance of permits**, the applicant must contact the Fire District for any additional recommendations and will incorporate any recommendations into the design and operation of the campground. Additional recommendations may be determined by a fire safety professional if the Fire District defers. Additional recommendations from the Fire District or fire safety professional must be provided in writing to be included in this record.

- 11) **Fire Safety Inspection:** **Prior to issuance of building permits,** a fire safety inspector must inspect the property to verify that the Wildfire Safety Standards of Sections 8.7.1 & 9.5.5 are in place around structures and/or campsites. A Fire Safety Inspection must be requested in person at the Planning Department when all requirements have been met. An information sheet with a complete checklist of all requirements is available from the Planning Department.

The following is a summary of the requirements that must be in place prior to the inspection request:

- a) A plot plan indicating the proposed structure(s) must be on record in the Planning Department.
- b) Proposed structure(s) must be staked out on the site.
- c) Address signs must be installed at the driveway entrance (visible from both directions) and at all forks in the drive, with directional arrows as needed.
- d) Driveway access from the public right-of-way to within 50 feet of all buildings must be constructed to support a gross vehicle weight of 50,000 pounds to accommodate heavy fire-fighting equipment. The driveway must terminate in an approved turnaround arrangement that meets the same load carrying capacity. The grade of the entire access road must be verified to meet fire safety standards and the standards of Section 9.5.4
- e) A 100-foot fuel break must be developed and maintained around the all new construction. Vegetation around campsites must be cleared and vegetation must be kept to less than six inches.

If the Greensprings Fire District staff is not able to make the inspection, then the applicant needs to hire an engineer or land surveyor to make a determination that the standards have been met.

- 12) **Fire Safety-At Time of Permits:** At the time of application for building permits, evidence must be provided to Planning demonstrating the proposed improvement will meet the following Fire Safety Standards as required by JCLDO Section 8.7.1:
- a) **Roof Coverings:** All structures shall have Class A or B roofing according to Section 1504 of the State of Oregon Structural Specialty Code. This prohibits wood roofing of any type, including pressure treated wood shingle or shakes.
 - b) **Slope:** All new dwellings shall be sited on a slope less than 40 percent.
 - c) **Chimneys:** All chimneys for new dwellings, or other significant outbuildings, shall have a spark arrester.

- 13) Water Spigots-Installation: **Prior to issuance of final inspection or operation**, a minimum of eight (8) water spigots must be installed, dispersed throughout the campground, including two for use by Sites 19 and 23-27.
- 14) Lighting: **Prior to issuance of building permits or operation**, the applicant must provide a lighting plan for any permanent lighting fixtures proposed as part of the campground. All permanent lighting fixtures must be "dark sky" variety that directs lighting downward. Any permanent lighting fixtures placed within 200 feet of the east property line must also be directed or shielded away from adjacent or nearby properties. If no permanent lighting is proposed, written verification of such is required.
- 15) Building Designs/Color/Materials: **Prior to issuance of building permits** for the amenities and storage structures, the applicant must submit building designs, including a palette of earth tone colors and materials to be used, that blend into and harmonize with the surrounding landscape.
- 16) Structure Heights: **Prior to issuance of building permits**, structures must be verified to be 35 feet or less in height.
- 17) Limits on Water Usage: **Prior to issuance of building permits or operation**, the applicant must contact the State Watermaster to determine measures necessary to ensure that water usage remains within limits set by ORS 537.545.
- 18) Parking and Access Installation: **Prior to final inspection or operation**, the parking space at each campsite and twenty-three (23) common parking spaces, including three (3) handicap accessible parking space, drive aisles and maneuvering areas must be installed as indicated on the final site plan. The handicap accessible spaces must be installed in compliance with Section 1104 of the State of Oregon Structural Specialty Code and ORS 447.233(2). Spaces must be marked with parking blocks or other means in accordance with the approved site plan.
- 19) Road Approach: **Prior to final inspection or operation** of the campground the applicant must meet all BLM construction requirements for an approach from East Hyatt Lake Road. If no requirements apply, written verification from BLM should be provided.
- 20) Completion of Fire District Recommendations: **Prior to final inspection or operation** the applicant must complete/install any additional recommendations established by the Fire District (or Fire Professional, if deferred by the Fire District).
- 21) Health Authorities Review/Approval: The applicant must contact the State Board of Health, Oregon Health Authority and Department of Environmental Health to ascertain any requirements for drinking water and quasi-public bathroom, shower and laundry facilities. **Prior to final inspection or occupancy**, the applicant must provide evidence of compliance with their requirements.
- 22) Signage: All signs, including sign faces, must conform to Section 9.6 of the Land

Development Ordinance and applicable permits must be obtained and approved by the Planning Division **prior to placement**.

23) Ongoing:

- a) Separate Sewer, Water or Electrical Prohibited: Separate sewer, water, or electric service hook-ups shall not be provided to individual camp sites.
- b) Limit on Stay: Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six (6)-month period.
- c) Intensive Development Restricted: The campground shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations.
- d) Fire Requirements: The following are required:
 - (i) The applicant must continuously maintain, in good repair, access in compliance with Section 9.5.5 and water spigots throughout the campground.
 - (ii) If gated, the Fire District must be provided with access to the "walking path" road at all times.
 - (iii) Campfires must be contained only within designated fire pits.
 - (iv) Vegetation must be cleared and continually maintained around fire pits in accordance with Fire District recommendations.
- e) Quiet Hours: The applicant must establish and enforce quiet hours between 10:00 PM and 7:00 AM.
- f) Vegetation Between Campsites: Removal of native vegetation between campsites shall be limited to that which is necessary to meet fuelbreak standards.
- g) Buffer/Retention of Buffer Vegetation: A minimum 50-foot buffer will be maintained along Highway 66 (except in front of the fire station) along the east property line (northward from the fire station) and along the boundary between the subject parcel and Tax Lot 600. Vegetation will be retained within all buffer area except where necessary to meet fuelbreak requirements and to create a perimeter around fire rings (to a distance recommended by the Fire District).
- h) Protection of Riparian Vegetation: The property owner must continuously maintain riparian vegetation within 50 feet of the top of bank of the unnamed stream.

24) Expiration: Pursuant to LDO Section 4.1.3 this approval is valid for two (2) years

from the date of the final decision and will expire unless development has been initiated or an extension granted, as defined in LDO Sections 13.3 and 2.6.8. This approval may be extended for an additional period not to exceed one year on request.

This decision is limited to the County's review of applicable zoning rules and land use law, as outlined in the Jackson County Comprehensive Plan, the Jackson County Land Development Ordinance, and the Oregon Administrative Rules and Oregon Revised Statutes relating to land use. Other County, State and Federal agencies may have regulatory review authority for development projects. The decision rendered herein neither implies nor guarantees compliance with the requirements of any other regulatory agency. It is the property owner's responsibility to ensure that the development complies with the requirements of any other regulatory agency or provisions of law prior to initiating development.

Notice of this decision is being sent to property owners in the vicinity of this property. They or the property owner have the right to appeal the decision within 12 days of the date this decision is mailed. This decision will be final on the 13th day, provided an appeal hearing has not been requested.

JACKSON COUNTY PLANNING DIVISION


By: Kenneth Skyles, Planner II

Date: June 20, 2024

cc: Owner/Applicant
Assessment

Attachments:

- 1) Zoning Map
- 2) Plot Plan
- 3) ODOT comments
- 4) Watermaster comments
- 5) LUMEN comments
- 6) Jackson County Roads comments
- 7) Neighbor comments (4)



Development Services

ZONING

APPLICANT:

MCGUIRE

40-3E-04 TL 101

439-24-00108-ZON

Legend

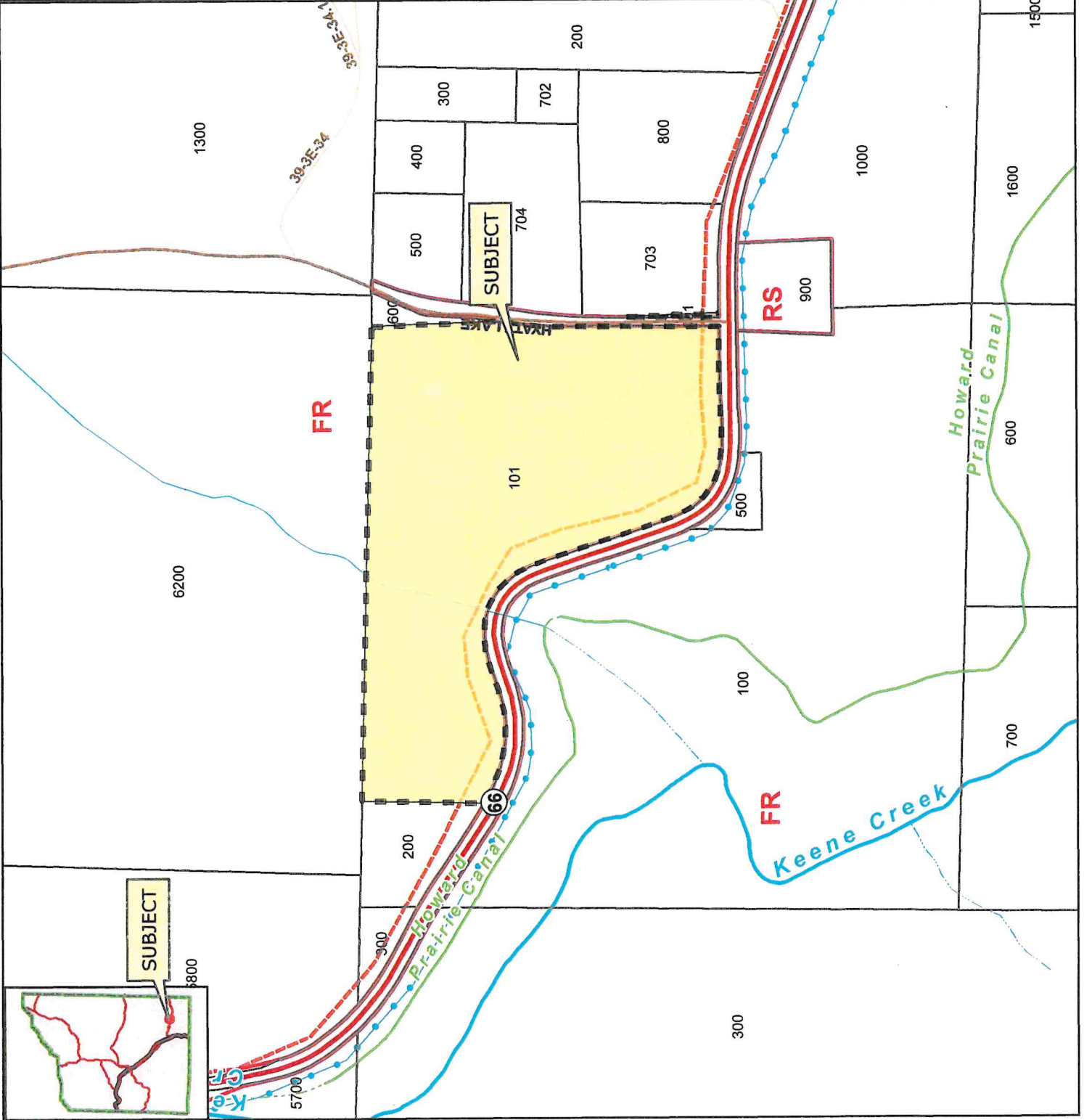
- County Zoning - Outline
- Appligate, Rogue, Bear Creek
- Rivers and Major Streams
- Named Streams
- Minor Streams
- Intermittent Streams
- Underground Streams
- Canals - Tunnels / Siphons
- Rivers
- Outstanding Scenic Site



1 inch = 600 feet

This map is based on a digital database compiled by Jackson County. Jackson County cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.

File date: 01/19/2024; Planning Maps: bangard



Site Plan

40-3E-04 TL 101

Legend

N
0 300 Feet
1" = 300'
2/16/24

- Subject Property
- Existing Structures
- Approved Forestry Structure
- Proposed ~34' x ~60' Amenities Structure
- Proposed ~30' x ~36' Storage Structure
- Approximate Septic Approval Area
- Existing Drainfield for Fire Station
- Proposed Parking
- Proposed 50'-Wide Buffer Strip
- Visual Resource
- Scenic Highway
- Existing Accessway
- Proposed Accessway
- Proposed Walking Path
- Streams & Creeks
- 10' Contours
- Proposed Tent Site
- Proposed Recreational Vehicle (RV) Site
- Proposed Free-Standing Sign
- Potential Yurt Campsite

