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UMATILLA COUNTY RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending)	
Umatilla County Development)	ORDINANCE NO. 2022-07
Code to Add Youth Camp as)	
a Conditional Use Permitted)	
in Exclusive Farm Use and)	
Grazing Farm Zones)	

WHEREAS the Board of Commissioners has ordained Ordinance No. 83-04, adopting the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances;

WHEREAS Randall and Marie Martin Scout Camp, LLC proposes text changes that would add Youth Camp to the list of conditional uses permitted on land zoned Exclusive Farm Use and Grazing Farm;

WHEREAS, at its April 28, 2022 meeting, the Umatilla County Planning Commission reviewed the proposed amendment and recommended that the Board of Commissioners adopt the amendments;

WHEREAS the Board of Commissions held a public hearing on June 1, 2022, to consider the proposed amendments, and voted to approve the amendments to the Land Development Ordinance.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendments to the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances, to amend to include the following:

§ 152.003 DEFINITIONS .

Youth Camp. Youth camp means a facility that is either owned or leased, and is operated by a state or local government or a nonprofit corporation as defined under ORS 65.001 and is established for the purpose of providing an outdoor recreational and educational experience primarily for the benefit of persons 21 years of age and younger. Youth camps do not include a juvenile detention center or juvenile detention facility or similar use.

Youth Camp Low Impact Recreational Facilities. Youth camp low impact recreational facilities that have a limited amount of permanent disturbance on the landscape and are likely to create no, or only minimal impacts on adjacent private lands. Low impact recreational facilities include, but are not limited to, open areas, ball fields, volleyball courts, soccer fields, archery or shooting ranges, hiking and biking trails, horseback riding areas, swimming pools and zip lines. Low impact recreational facilities are designed and developed in a manner

consistent with the lawfully established unit of land's natural environment. Intensive developed facilities such as water parks and golf courses are not allowed.

Youth Camp Participants. Youth camp participants means persons directly involved with providing or receiving youth camp services, including but not limited to, campers, group leaders, volunteers or youth camp staff.

§ 152.060 CONDITIONAL USES PERMITTED.

(GG) Youth camp as provided in OAR 660-033-0130 (40). A youth camp may be located only on a lawfully established unit of land that is at least 1,000 acres in size, composed predominantly of class VI, VII or VIII soils, not located within an irrigation district, not located within three miles of an urban growth boundary, and not established in conjunction with an existing golf course, as provided in provided in § 152.617 (I) (Z).

§ 152.085 CONDITIONAL USES PERMITTED.

(OO) Youth camp as provided in OAR 660-033-0130 (40). A youth camp may be located only on a lawfully established unit of land that is at least 1,000 acres in size, composed predominantly of class VI, VII or VIII soils, not located within an irrigation district, not located within three miles of an urban growth boundary and not established in conjunction with an existing golf course.

§ 152.617 STANDARDS FOR REVIEW: CONDITIONAL USES AND LAND USE DECISIONS ON EFU AND GF ZONED LANDS.

(I) EFU AND GF ZONE CONDITIONAL USES

(Z) Youth Camp.

A youth camp may be located only on a lawfully established unit of land suitable to ensure an outdoor experience in a private setting without dependence on the characteristics of adjacent and nearby public and private land. A campground as described in ORS 215.283 (2)(c), OAR 660-033-0120, and OAR 660-033-0130 (19) may not be established in conjunction with a youth camp.

In determining the suitability of a lawfully established unit of land for a youth camp the county shall consider its size, topography, geographic features and other characteristics, the proposed number of overnight participants and the type and number of proposed facilities.

(1) *Number of Youth Camp Participants.* The maximum number of overnight youth camp participants shall be 350 participants, unless the applicant meets the provisions in OAR 660-033-0130 (40) (c), (d) and (e) for an increase in the number of camp participants.

(2) *Youth Camp Development Area.* The youth camp facilities must be clustered on a single development envelope of no greater than 40 acres, with the exception of trails, paths and ordinary farm and ranch practices not requiring land use approval.

(3) *Youth Camp Facilities.* The youth camp may provide only the facilities described in this section:

(a) Youth camp low impact recreational facilities.

(b) Cooking and eating facilities:

(i) Cooking and eating facilities may not be provided in a building that

includes sleeping quarters.

(ii) Food services are limited to those provided in conjunction with the operation of the youth camp and only provided for youth camp participants. The sale of individual meals may be offered only to family members or guardians of youth camp participants.

(c) Bathing and laundry facilities.

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

(e) Sleeping quarters, including cabins, tents or other structures, for up to 350 youth camp participants only, unless the applicant meets the provisions in OAR 660-033-0130 (40) (c), (d) and (e) for an increase in the number of camp participants:

(i) Sleeping quarters intended as overnight accommodations are not allowed for persons not participating in activities or as individual rentals.

(ii) Allowed sleeping quarters may include restroom facilities and, except for the caretaker's dwelling, may provide only one shower for every five beds. Sleeping quarters may not include kitchen facilities.

(f) Covered areas that are not fully enclosed for youth camp activities.

(g) Administrative, maintenance and storage buildings including permanent structures for:

- (i) administrative services,
- (ii) first aid,
- (iii) equipment and supply storage, and
- (iv) gift shop available to youth camp participants but not

open to the general public.

(h) Infirmary and infirmary sleeping quarters for medical care providers (e.g., a doctor, registered nurse, or emergency medical technician) may be provided.

(I) A caretaker's residence, provided no other dwelling is on the lawfully established unit of land on which the youth camp is located.

(4) *Buffers and Siting Setbacks.* The youth camp must adhere to setbacks, as follows:

(a) Setbacks to riparian areas require structures such as buildings, major improvements and similar permanent fixtures to be setback from the high water line along all streams, lakes or wetlands a minimum of 100 feet measured at right angles to the high water line or mark.

(b) Setbacks from adjacent public and private lands, public roads and roads serving other ownerships shall be 250 feet, unless the use of vegetative, topographic or other natural features can separate the visual and audible aspects of youth camp activities from other nearby and adjacent lands and uses.

(c) Setbacks of at least 1320 feet from any other lawfully established unit of land containing an approved youth camp.

(5) *Archaeological Protection.* The county shall require, as a condition of approval of a youth camp, that the youth camp adhere to standards for the protection of archaeological objects, archaeological sites, burials, funerary objects, human remains, objects of cultural patrimony and sacred objects, as provided in ORS 97.740 to 97.750 and 358.905 to 358.961, as follows:

(a) If a particular area of the lawfully established unit of land proposed for the youth

camp is proposed to be excavated, and if that area contains, or is reasonably believed to contain resources protected by ORS 97.740 to 97.750 and 358.905 to 358.961, the application shall include evidence that there has been coordination among the appropriate Native American Tribe, the State Historic Preservation Office (SHPO), and a qualified archaeologist, as described in ORS 390.235 (6)(b).

(b) The applicant shall obtain a permit required by ORS 390.235 before any excavation of an identified archeological site begins.

(c) The applicant shall monitor construction during the ground disturbance phase(s) of development if such monitoring is recommended by SHPO or the appropriate Native American Tribe.

(6) *Fire Safety.* The county requires a fire safety protection plan for each youth camp. A fire safety protection plan includes fire prevention measures, on site pre-suppression and suppression measures, and the establishment and maintenance of fire-safe area(s) in which camp participants can gather in the event of a fire. (A copy of the youth camp's fire safety protection plan, meeting all fire prevention measures shall be submitted to the County.)

(a) A youth camp's on-site fire suppression capability shall at least include:

- (i) A 1000-gallon mobile water supply that can reasonably serve all areas of the camp;
- (ii) A 60 gallon-per-minute water pump and an adequate amount of hose and nozzles;
- (iii) A sufficient number of firefighting hand tools; and

(iv) Trained personnel capable of operating all fire suppression equipment at the camp during designated periods of fire danger; and/or

(v) An equivalent level of fire suppression facilities determined by the governing body or its designate based on the response time of the effective wildfire suppression agencies.

(7) *Campgrounds.* The county shall require, as a condition of approval of a youth camp, a condition prohibiting campgrounds as described in ORS 215.283 (2)(c) and OAR 660-033-0130 (19), in conjunction with a youth camp.

(8) *Covenant Not to Sue.* The county shall require, as a condition of approval of a youth camp, that the land owner of the youth camp sign and record in the deed records for the county a document binding the land owner, the operator of the youth camp if different from the owner, and the land owner's or operator's successors in interest, prohibiting a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

(9) *Future Land Divisions.* The county prohibits future land divisions resulting in a lawfully established unit of land containing the youth camp that is smaller in size than required for the original youth camp approval.

(10) *Future Land Development.* The county prohibits future development on the lawfully established unit of land not related to the youth camp and that would require a land use decision as defined at ORS 197.015 (10) unless the county's original approval of the camp is rescinded and the youth camp development is either removed or can remain,

consistent with a county land use decision that is part of such rescission.

(11) *Goal 5 Protection.* The county requires that the applicant consult with an Oregon Department of Fish and Wildlife biologist whether siting a youth camp triggers a site-specific assessment of the land for potential adverse effects, as provided by this section.

(a) Development of a youth camp on land containing a protected Goal 5 resource under the county's comprehensive plan where the plan does not address conflicts, the applicant shall together with the county and any state or federal agency responsible for protecting the resource or habitat supporting the resource, develop a resource management plan to mitigate potential development conflicts according to OAR 660-033-0130 (40) and consistent with OAR chapter 660, divisions, 16 and 23.

Where a County does not have a program to protect the Goal 5 resource, and the applicant and the appropriate resource management agency cannot successfully agree on a cooperative resource management plan, the county is responsible for determining appropriate mitigation measures in compliance with OAR chapter 660, division

23; and

(b) The applicant must consult with an Oregon Department of Fish and Wildlife biologist as to whether the potential exists for adverse effects to state or federal special status species, habitat, or to big game winter range or migration corridors that would result in a requirement to conduct a site-specific assessment of the land as specified in OAR 660-033-0130 (40).

(c) Where the applicant and the resource management agency cannot agree on what mitigation, if any, will be carried out under (a) or (b) of this section, the county is responsible for determining appropriate mitigation measures in accordance with OAR 660-033-0130 (40).

(12) *Extension of Sewer to a Youth Camp.* Where applicable, authorization of an extension of a sewer system to serve a youth camp would require an exception to Goal 11, and must be taken pursuant to ORS 197.732 (1)(c) and Goal 2, as stipulated in OAR 660-033-0130 (40).

FURTHER by unanimous vote of those present, the Board of Commissioners deems this Ordinance necessary for the immediate preservation of public peace, health, and safety; therefore, it is adjudged and decreed that an emergency does exist in the case of this Ordinance and it shall be in full force and effect from and after its adoption.

DATED this 1st day of June, 2022.

UMATILLA COUNTY BOARD OF COMMISSIONERS



John M. Shafer, Chair

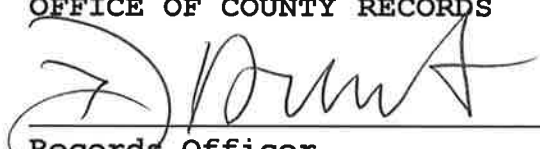


Daniel N. Dorran, Commissioner



George L. Murdock, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS



Records Officer

