



JACKSON COUNTY OREGON

COUNTY COURTHOUSE - MEDFORD, OREGON 97501

DEPARTMENT OF PLANNING
AND DEVELOPMENT
Kathy L. Lay, Director
(503) 776-7664

May 11, 1983

Peter Brunner
P. O. Box 1421
Jacksonville OR 97530

RE: 39-2N-13-300

Dear Mr. Brunner:

This letter is in regard to property and residential development of said property owned by your client, Waterwheel Systems, Inc. (39-2N-13-300). In your letters of February 18, 1983, and April 1, 1983, you submitted information regarding the status of six dwellings and ten accessory structures, all located on tax lot 300. Your information indicates that the six dwellings, referenced in your April 1, 1983 letter as structures 1 through 6, should receive "preexisting" status because all six of the dwellings were built or under construction prior to September 1, 1973.

This department hereby grants preexisting status for the six cabins/dwellings number 1 through 6 on the attached "Exhibit A", map of the subject property. All other structures on tax lot 300, including structures #7 and #8, shall be used only as accessory structures and not as residences.

The property owners shall comply with all sanitation and building division regulations and obtain all required septic and building permits, in order to bring the facilities up to code.

Also, in conjunction with resolution of all permit violations for tax lot 300, any and all violations (zoning, building, septic) must be resolved for tax lot 1300 in Section 24. It is my understanding that an illegal dwelling exists on tax lot 1300, owned by Waterwheel Systems, Inc. I also find that the owner of tax lots 1200 and 1301 is Edward Crough, having the same address as Waterwheel Systems -- 16,000 Little Applegate Road. If there are any violations for these two tax lots, they should also be resolved concurrently with corrections being made for tax lots 300 and 1300. County records (1973 Assessor's Plat) show that tax lots 1300 and 1301 were one tax lot prior to zoning. No partition of this parcel into tax lots 1300 and 1301 has been approved by this office. Please respond to this concern. Also, if there is a school operating on the property, as we understand there is, please contact this office immediately to determine compliance procedures with the Jackson County Land Development Ordinance.

If you have any questions, please contact me at 776-7554.

Sincerely,

Del McMerney
Del McMerney
Planner II

cc: Jim Capp
Dave Gill
Brad Prior

Paul Wallwork
Waterwheel Systems, Inc.
Gary Fisher

Central files
General Correspondence



JACKSON COUNTY ZONING INFORMATION SHEET

DEVELOPMENT SERVICES
Planning Division
10 South Oakdale Ave., Room 100
Medford, OR 97501-2902
Phone: 541-774-6907
Fax: 541-774-6791

ZONING: Open Space Reserve

RECORD #: 439-15-01678-ZON

ADDRESS: 10000 LITTLE APPLGATE RD

PRINT DATE: 03/05/2018

PRIMARY PARCEL #: 39-2W-23-300

LAST UPDATED: 05/24/2016

ASSOCIATED LOTS:

Owners

THOMAS CHARLES/SUSANNA B
10000 LITTLE APPLGATE RD
JACKSONVILLE, OR 97530

Record Detail Description

NC verification of non-conforming use

Primary Contact

Matt Ropp Land Use Consulting, Inc.
107 Newtown Street
Medford, 97501

Contact Type

Applicant

GENERAL ZIS INFORMATION:

<u>STAFF</u>	<u>DATE</u>	<u>COMMENTS</u>
NALLDM	12/09/2016	12/9/2016 All prior to permit conditions met. OK. to issue permits for farm kitchen. DN

OVERLAY DETAILS:

<u>Applicable Overlay</u>	<u>Comments</u>
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STRUCTURE / SIZE DETAILS:

<u>Item</u>	<u>Units</u>	<u>Proposed Size</u>	<u>Approved Size</u>	<u>Comments</u>
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HEIGHT / LOCATION DETAILS:

<u>Items</u>	<u>Distance</u>	<u>Direction</u>	<u>Approved Height</u>	<u>Comments</u>
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Condition**Hold Level****Status**

DOMESTIC WATER

Met

THIS DOCUMENT IS FOR INFORMATION PURPOSES ONLY!
THIS IS NOT A LAND USE PERMIT

4) Domestic Water: Prior to issuance of building permits, a copy of the well driller's report shall be provided to Development Services. If Water is to be obtained from a source other than a well, evidence of a water use permit from the Department of Water Resources or other evidence that the water will be legally obtained shall be submitted to Development Services. (LDO Section 4.3.12E2)

VERIFICATION RECORDING

Met

2) Nonconforming Verification Recording: Prior to issuance of permits, the owner shall record the final decision / verification approval in the County deed records by the applicant. The verification will run with the land, and their status will not be affected by changes of tenancy, ownership, or management.

OSR DEED DECLARATION

Met

7) OSR Deed Declaration: Prior to the issuance of permits for the farm kitchen An Open Space Reserve (OSR) Deed Declaration shall be notarized, recorded and a copy submitted to Planning Services.

FSI FEE

Met

9) FSI Fee: The fire safety inspection fee must be paid when the inspection is requested unless a Fuelbreak Reduction is ordered and paid at the same time.

UTILITY PERMITS

Met

11) Utility Permits: Utility permits are required from Roads for any utility work within the county road right-of-way.

03/01/2018: Per Nancy, no utility permits are necessary at this time. Condition is ongoing and remains in effect for the duration of the approval/use. FH

FSI AT PERMITS

Met

10) FSI 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) Chimneys: All chimneys for new dwellings, or other significant outbuildings, shall have a spark arrester. (LDO Section 8.7.1)

USE

Met

1) Use: A wilderness retreat for instruction on forest land and natural resource management (e.g. timber stand management, tree species identification, thinning/fuels reduction) fire wood cutting/stacking, brush/fuels reduction, rural trail system maintenance; forest restoration; wildlife protection and conservation through open space maintenance; forest land access maintenance; sustainable living internships with a focus on organic farming/gardening (e.g. fruit tree culture, landscaping; natural resource conservation. Activities are passive and done without benefit of heavy equipment. The retreat operates during the spring, summer and fall. The farm kitchen structure/use shall remain accessory to the retreat use described above.

03/05/2018: Development has been initiated. Condition is ongoing and remains in effect for the duration of the approval/use. FH

REVISED SITE PLAN

Met

5) Revised Site Plan: Prior to issuance of permits for the farm kitchen, a revised site plan shall be submitted meeting the following standards:

A) Location, dimensions of the proposed farm kitchen.

B) Farm kitchen within 300' of the existing access road.

C) The farm kitchen meeting riparian setbacks of LDO 8.6.

D) Visitor parking meeting the dimensional, demarcation and access standards of LDO 9.4.

EXPIRATION

Met

13) 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, as defined in LDO Section 13.3. This approval may be extended for an additional period not to exceed one year on request.

03/05/2018: Condition met. Permits for canning kitchen final as of 11/02/2017. Approval has been initiated. FH

GENERAL DISCONTINUANCE

Met

12) General Discontinuance: If the nonconforming use is discontinued for a period of more than two (2) years, the subsequent use of the lot or parcel will conform to the regulations and provisions of this Ordinance applicable to that lot or parcel.

03/05/2018: Condition is ongoing and remains in effect for the duration of the approval/use. FH

ROAD APPROACH PERMIT

Met

6) Road Approach Permit: Prior to the issuance of permits for the farm kitchen, evidence a commercial road approach permit has been obtained, or documentation from Roads a commercial approach permit is not required shall be submitted.

AU DEED DECLARATION

Met

3) Accessory Structure Deed Declaration: Prior to issuance of permits for the farm kitchen, the enclosed accessory structure deed declaration shall be signed, notarized, recorded and copy submitted to Development Services.

FIRE SAFETY INSPECTION

Met

8) Fire Safety Inspection (FSI): Prior to issuance of building permits for the farm kitchen, the Oregon Department of Forestry (ODF) must inspect the property to verify that the Wildfire Safety Standards of Section 8.7.1 are in place. 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) The 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 to within 50 feet of all buildings must be constructed to support a gross vehicle weight of 50,000 pounds to accommodate heavy firefighting equipment. The driveway must terminate in an approved turnaround arrangement that meets the same load carrying capacity.
- E) A 100-foot fuelbreak must be developed and maintained or around the proposed farm kitchen.

If ODF 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. (LDO Section 8.7.1)

Assigned Staff: HERNANFM





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