

STAFF REPORT TOWN OF LAKEVIEW
APPLICATIONS NO. 529 & 530
APRIL 30, 2010

APPLICANT: Lake County Fairgrounds.

PURPOSE OF REQUEST AND PROPERTY DESCRIPTION: The applicant submitted a site design review and variance applications to make improvements to the existing 15-acre ATV Park on the Fairgrounds property at 1900 N. 4th Street, Lakeview.

While the originally submitted application proposed a four-phase improvement plan for the park, the phased development did not meet the Code standard for completion within two years. This staff report is prepared for the current proposed improvements only.

The proposed improvements will enlarge the existing track size from a width of 6' to 20', install a small gravel parking lot and mini ATV wash station. Re-develop the entry road to a stable 24' wide. Install a youth training area minimum of 150' x 200' with an additional small hill and 1500+' of small flat trails for youth beginner riders. Install a small picnic/dry camp area. Purchase and install one porta-potty, one ADA accessible porta-potty, and one ADA accessible parking space. (Notice To Proceed, ATV Grant Program, Oregon State Parks, dated July 2, 2009)

CURRENT USE: ATV Park at the Lake County Fairgrounds.

COMPREHENSIVE PLAN AND DEVELOPMENT CODE: The property is in Central Commercial (CC), Highway Commercial (HC) Subdistrict plan and land use district designations.

ADJACENT ZONING AND USES: CC-HC and R. Adjacent uses include residential uses to the north, a mix of residential uses and State Forestry Office Complex to the west, remaining Lake County Fairgrounds and commercial uses across Highway 140 to the south and a mix of commercial and residential uses to the east.

ACCESS: The property abuts North 4th Street (State Highway 140), an arterial. Entrance to the ATV Park is off of Roberta Avenue, a collector.

WATER AND SEWER: Existing Town water and sewer services.

FIRE PROTECTION: Town of Lakeview.

AGENCIES MAILED SPECIAL NOTICE: None.

NOTICE: By publication, Lake County Examiner, April 21, 2010. Individual notice by mail to adjacent property owners, April 20, 2010.

RELEVANT CODE PROVISIONS: Chapter 2.2 (Central Commercial District), 2.2.180 (Highway Commercial Sub-District), 3 (Design Standards), 4.1.500 (Type III Procedure), 4.2 (Site Design Review) and 5.1.400 (Class C Variances).

Applicant's application consists of not-to-scale drawings and written narrative. This information was reviewed against Code provisions with the following findings:

Chapter 2.2 Central Commercial District and 2.2.180 Highway Commercial Subdistrict.

Permitted Uses. The property in question is within a Central Commercial, Highway Commercial Subdistrict. Public parks and recreation facilities are a permitted use (Table 2.2.110.A).

Building Setbacks. There are no minimum front, side, or rear yard setbacks.

Lot Coverage. There is no maximum lot coverage requirement.

Building Height, Design Standards, Pedestrian Amenities and Special Standards. These standards are not applicable to this application.

Chapter 3

Vehicular access and circulation. The proposed improvements include upgrading the existing entry road. No design specifications were provided. An access permit is required from the Town. **The applicant seeks a variance, however no information was provided describing the proposal in terms of Code standards and how the proposal varies from the standards.**

Pedestrian access and circulation. There are no proposed improvements described in the application addressing pedestrian access and circulation within the Park. Given the nature of the use, pedestrian access and circulation need to be addressed. **The applicant seeks a variance, however no information was provided describing the proposal in terms of Code standards and how the proposal varies from the standards.**

Landscaping. The applicant provides a landscape plan which proposes 3, 2" caliper evergreen trees and a fescue grass mix in the picnic/dry camp area. **The applicant seeks a variance, however no information was provided describing the proposal in terms of Code standards and how the proposal varies from the standards.**

Vehicle and Bicycle Parking. The proposed improvements include upgrading the existing parking lot, including one ADA accessible parking space. The applicant provides a parking plan, not to scale, with no dimensions. Gravel surfacing is proposed and an existing fence on the perimeter of the parking area is proposed as a barrier. **The applicant seeks a variance, however additional information is needed describing the proposal in terms of Code standards and how the proposal varies from the standards.**

Bicycle parking. All uses subject to Site Design Review shall provide bicycle parking. A minimum number of 2 bicycle parking spaces per use are required. **The applicant seeks a variance, however no information was provided describing the proposal in terms of Code standards and how the proposal varies from the standards.**

Public Facilities Standards. The entry road and parking lot exist. **The applicant seeks a variance, however no standards apply to this application.**

Sanitary Sewer and Water Service. No further services are proposed at this time. Future improvements will be subject to a new application and require compliance with Code standards.

Surface Water Management. Drainage is not addressed in adequate detail to determine the need for an on-site collection system or infiltration of surface waters.

Sensitive Lands. The Flood Insurance Rate Map for Lake County (4101152005B dated 12-5-1989) shows the property is located in Zone AE (Special Flood Hazard Areas Inundated by 100-year flood, base flood elevation determined). **No information was provided on base flood elevations to show compliance with development standards. The applicant seeks a variance, however no information was provided describing the proposal in terms of Code standards and how the proposal varies from the standards.**

The Town's Local Wetland Inventory identifies Wetland D as a locally significant wetland. (See Wetlands map and description of Wetland D.) Section 3.7.400 – Wetland Protection Areas – apply to these wetlands. No development or filling of land within 25 feet of a wetland boundary is permitted if it has been identified only on the LWI map or through a determination, but not an approved delineation. **No information addressing the wetlands was submitted.**

CONDITIONS: The Planning Commission may impose conditions, as it deems appropriate. Conditions the Planning Commission may want to consider:

- (1) Applicant obtains the applicable permit from the Oregon State Department of Environmental Quality and submit a copy to the Town.
- (2) Applicant obtains the applicable Oregon Division of State Lands/Army Corps of Engineers wetlands determination or other appropriate documentation to show compliance with State and federal wetland regulations. A copy of the documentation will be submitted to the Town.
- (3) Applicant obtains a Town access permit.

DECISION CRITERIA: Decision criteria are found at Chapter 4.2.600 for Site Design Review Approval and Chapter 5.1.400C(2) for Class C Variance approval. They are listed below.

Site Design Review Approval Criteria

- The application is complete.
- The application complies with all of the applicable provisions of the underlying Land Use District (Chapter 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses;
- The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 5.2, Non-Conforming Uses and Development;

- The application complies with all Design Standards contained in Chapter 3. All of the following standards shall be met: Access and Circulation, Landscaping; Automobile and Bicycle Parking; Public Facilities and Franchise Utilities; Surface Water Management; and Other Standards as applicable.
- Conditions required as part of a Land Division, Conditional Use Permit, Master Planned Development or other approval shall be met.
- Exceptions to design standards may be granted only when approved as a Variance.

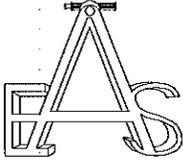
Wetland Protection Areas' Approval Criteria

- The proposed project complies with the provisions of Subsections E through H of this section.
- Except as otherwise allowed in Subsection E, the proposed project will not result in excavation or filling of a wetland or reduction of wetland area on a parcel that has been identified as containing a wetland.
- Except as otherwise allowed in Subsection E, the proposed project will not result in development or filling of land within 25 feet of the boundary of any wetlands that have been identified only on the LWI map or through a determination, but not an approved delineation.

Class C Variance Approval Criteria

- The proposed variance will not be materially detrimental to the stated purposes of applicable code requirements, to any other applicable policies and standards, and to other properties in the same land use district or vicinity;
- A hardship to development exists that is peculiar to the lot size or shape, topography, sensitive lands, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the vicinity (e.g., the same land use district);
- The use proposed will be the same as permitted under this title, and Town standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land;
- Existing physical and natural systems, such as but not limited to, traffic, drainage, natural resources, and parks, will not be adversely affected any more than would occur if the development occurred in compliance with the subject Code standard;
- The hardship is not self-imposed; and
- The variance requested is the minimum variance that would alleviate the hardship.

These criteria are used by the Planning Commission to evaluate the application in making a decision to approve or deny the application. The Planning Commission should use the above information, in addition to the application, information from the public hearing and the Town's Comprehensive Plan and implementing regulations to make findings. Findings state the relevant facts and how each approval criterion is satisfied by the facts.



ANDERSON ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

17681 Highway 395, PO Box 28, Lakeview, Oregon 97630
(541) 947-4407 Fax (541) 947-2321
www.andersonengineering.com

April 20, 2010

Janine Cannon, Planning Official
Planning Commission
Town of Lakeview Planning Department
525 North 1st Street
Lakeview, Oregon 97630

**RE: Lake County Fairgrounds ATV Park Improvements
Applications No. 539**

Ladies and Gentlemen;

We received the Lake County Fairgrounds application covering the ATV Park Improvements for Phase 1, 2, 3, and 4. In speaking with the Town Planning Department we were informed that only Phase I was to be considered with Application No. 539. Therefore the following comments are addressed to Phase I only.

Chapter 3.1 Access and Circulation

Section 3.1.200

An access permit is required on Roberta Road since major improvements are being made to the existing ATV Park.

Section 3.1.300

Pedestrian access needs to be addressed as site use will increase. Allowances need to be made for pedestrian use of the area to view events and the various activities.

Chapter 3.3 Vehicle and Bicycle Parking

Sections 3.3.300 and 3.3.400

Bicycle parking and use needs to be addressed for the same reason as the pedestrian use. The site is being improved over the existing use.

Vehicle parking lots need to be paved, unless data is submitted to indicate low use.

Chapter 3.5 Surface Water Management

Plans need to be submitted to address drainage and surface water management. The topography submitted is not reflective of the area and indicates spot elevations of 10 feet of variation in elevation. Since construction includes the road, parking areas and work on the ATV track a DEQ 1200C permit is required.

Chapter 3.7 Sensitive Lands

The area is within an AE flood zone. Flood elevations have been determined by FEMA. The application does not address elevations for the parking lot or flood elevations for the track improvements. Flood ways cannot be filled unless the requirements of Section 3.7.100 I paragraphs 1 and 2 are considered

Chapter 4 Application and Review Procedures

4.1.500 Type III Procedure (Quasi-Judicial)

B. Application Requirements

e. Traffic impact.

The traffic data submitted indicated uses on the state highways but did not address the increased traffic due to use of the park after improvements are made. An analysis needs to be made following the guidelines in the Institute of Transportation Engineers, **Trip Generation Manual**, indicating the use will comply with Section 4.10.200 (2). If the use does not comply with this section a traffic study is needed.

e. Noise Impacts

Since the ATV Park Improvements Project is near several residential areas, the noise levels need to be considered in the Impact Study. ATV's could be quite noisy for surrounding residents. A decibel amount needs to be provided for park use during normal use and during events. This decibel amount needs to be compared to the acceptable levels at the residences.

Site Plan

The site plan does not meet the requirements of Section 4.2.500. The contour map submitted does not label the contours and is difficult to interpret. The elevations noted appear to be spot elevations showing possible holes and dips of up to 10 feet. A difference of 10 feet is noted across the parking lot. The applicant is in violation of ORS 672.005 (1) (C).

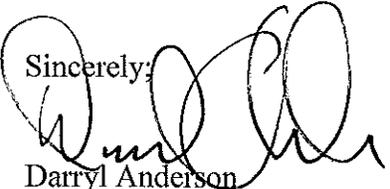
The preliminary map submitted by the applicant from Anderson Engineering and Surveying Inc. was prepared for the applicant to obtain grant funds. It was not intended for a thorough site plan review. The applicant was advised of this.

In addition, the requirements of 4.2.500 (5) have not been met requiring a grading plan with drainage and flood plain issues. This plan needs to be included.

The application is incomplete and should not be considered until the above items have been submitted as required on all Town Planning Applications.

As per the Lake County Fairgrounds letter of April 9th, the ATV Park Project will improve the existing facility for the enjoyment of local families. This is a good community use area, but the safety (drainage and flood issues/pedestrian, bicycle and vehicle circulation) and the livability (noise and vehicle movement) of the surrounding landowners needs consideration and compliance through the established requirements of the Town of Lakeview Development Code.

Sincerely:



Darryl Anderson
Town Engineer

Town of Lakeview VARIANCE APPLICATION

Class A - \$75
 Class B - \$75*
 Class C - \$100*
 Flood Variance - \$100*

* Plus postage and Publication Costs as applicable

Applicant Name: TERESA THOMAS Phone: 541-947-2925
 Address: 1900 North 4th St Lakeview, OR 971030.
 Land Owner Name: Lake County City State Zip Code
 Address: Same Phone: Same
 City State Zip Code

PROPERTY DESCRIPTION

Property Location (address, intersection of cross streets, general area): 1900 North 4th Street off Of Roberta Ave within the Fairgrounds property- North
 Legal Description: _____ Attached _____
 Assessor's Map and Tax Lot Number: 3920 90A Attached _____
 Existing Zone: CC Total Land Area: 15 acres
 Present Land Use: ATV park

DESCRIPTION OF ACTION

Request is for (please be specific): Variance of 3.1.2, 3.1.3, 3.2, 3.3, 3.4, 3.6, 3.7, 3.8 + 5.1 with specifics noted in paperwork attached.

Sq.Ft. of Building: _____ Sq. Ft. of Addition: _____ Number of Stories: _____
 Number of Parking Spaces Required: _____ Number of Parking Spaces Provided: _____

PROFESSIONAL SERVICES

Attorney na Phone _____
 Address _____
 Other Agent _____ City State Zip Code
 Address _____ Phone _____
 City State Zip Code

OTHER REQUIRED INFORMATION

- Map or Site Plan Current Deed w/Legal description
 Assessor's Map Signature of property owner (as shown on Assessor's Records)
 Filing Fee Impact Study (Class B and C)
 List of Property Owners w/addresses within 100 ft. as shown in Assessor's Records (Class B and C)
 Burden of Proof Statement addressing ordinance criteria (see reverse for details)

SIGNATURES

Applicant [Signature] Date 4/8/10 Owner _____
 Print Name Teresa Thomas Print Name Com. Ken Kestner
 Applicant _____ Date _____ Owner _____
 Print Name _____ Print Name _____

PLANNING DEPARTMENT USE ONLY

Fee Paid _____ Received by _____ File Number _____ Sign _____

NOTICE TO APPLICANTS:

Written burden of proof statements addressing the following criteria, as applicable to your request, must be submitted with your application

CLASS A VARIANCES

Class A variances may be authorized to standards relating to building setbacks, lot coverage or required landscape area. No variance under this section shall be greater than 10% of the requirements from which the variance is sought.

Criteria:

- A. The variance requested is required due to the lot configuration, or other conditions of the site;
- B. The variance does not result in the removal of trees, or it is proposed in order to preserve trees, if trees are present in the development area;
- C. The variance will not result in violation(s) of Chapter 3, or other design standards.

CLASS B VARIANCES

Class B variances may be authorized for the following standards:

Minimum Housing Density;

Vehicular Access and Circulation;

Street Trees;

Parking Standards;

Building Setbacks to Reduce Tree Removal or Wetlands Impacts;

Transportation Improvements.

CLASS C VARIANCES

Class C Variances are for variances that exceed Class A and Class B criteria. The burden of proof statement shall describe the reason for the variance, why it is required, alternatives considered, and compliance with the following criteria:

- A. The proposed variance will not be materially detrimental to the stated purposes of applicable Code requirements, to any other applicable policies and standards, and to other properties in the same land use district or vicinity.
- B. A hardship to development exists that is peculiar to the lot size or shape, topography, sensitive lands, or other similar circumstances related to the property over which the applicant has no control, and which are not applicable to other properties in the vicinity (e.g., the same land use district);
- C. The use proposed will be the same as permitted under this title, and Town standards will be maintained to the greatest extent that is reasonably possible while permitting reasonable economic use of the land;
- D. Existing physical and natural systems, such as but not limited to, traffic, drainage, natural resources, and parks, will not be adversely affected any more than would occur if the development occurred in compliance with the subject Code standard;
- E. The hardship is not self-imposed; and
- F. The variance requested is the minimum variance that would alleviate the hardship.

CLASS B VARIANCES CRITERIA

Minimum Housing Standard (Chapter 2)

- A. The minimum housing density provided in Chapter 2 cannot be achieved due to physical constraints that limit the division of land or site development. "Physical constraint" means steep topography, Floodplain Design Standards (Chapter 3.7) apply to the site, unusual parcel configuration, or a similar constraint.
- B. The variance is the minimum variance necessary to address the specific physical constraint on the development.

Vehicular Access and Circulation Standards (Chapter 3.1)

- A. There is not adequate physical space for shared access, or the owners of abutting properties do not agree to execute a joint access easement;
- B. There are no other alternative access points on the street in question or from another street;
- C. The access separation requirements cannot be met;
- D. The request is the minimum adjustment required providing adequate access;
- E. The approved access or access approved with conditions will result in a safe access; and
- F. The visual clearance requirements of Chapter 3.1 will be met.

Street Tree Requirements (Chapter 3.2)

- A. Installation of the tree would interfere with existing utility lines; or
- B. The tree would cause visual clearance problems; or
- C. There is not adequate space in which to plant a street tree; and
- D. Replacement landscaping is provided elsewhere on the site (e.g., parking lot area trees)

Parking Standards (Chapter 3.3)

- A. The individual characteristics of the use at that location require more or less parking than is generally required for a use of this type and intensity;
- B. The need for additional parking cannot reasonably be met through provision of on-street parking or shared parking with adjacent or nearby uses; and
- C. All other parking design and building orientation standards are met, in conformance with the standards in Chapter 2 and Chapter 3.
- D. Required bicycle parking may be reduced if the applicant can demonstrate that the proposed use by its nature would be reasonably anticipated to generate a lesser need for bicycle parking.
- E. The amount of vehicle stacking area required for drive-through and drive-in facilities may be reduced if such a reduction is deemed appropriate after analysis of the size and location of the development and other pertinent factors.

**Maximum or Minimum Yard Setbacks to Reduce Tree Removal or Impacts to Wetlands
(Sensitive Lands, Chapter 3.7)**

- A. Modification shall not be more than is necessary for the preservation of trees or wetlands on the site.

Transportation Improvement Requirements (Section 3.4.100)

- A. The required improvement is not feasible due to topographic constraints or constraints posed by sensitive lands (Chapter 3.7)
- B. When a variance request cannot be supported by the provisions of Chapter 3.4.100 then the request shall be reviewed as a Class C variance.

FLOODPLAIN VARIANCE CRITERIA

The burden of proof statement for a Flood Plain Variance shall describe the reason for the variance, why it is required, alternatives considered, and compliance with the following criteria:

- A. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, based on all the following criteria:
1. The danger that materials may be swept onto other lands to the injury of others;
 2. The danger to life and property due to flooding or erosion damage;
 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 4. The importance of the services provided by the proposed facility to the community;
 5. The necessity to the facility of a waterfront location, where applicable;
 6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 7. The compatibility of the proposed use with existing and anticipated development;
 8. The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
 11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- B. The variance is the minimum necessary, considering the flood hazard, to afford relief.
- C. A showing of good and sufficient cause.
- D. Failure to grant the variance would result in exceptional hardship to the applicant.
- E. The granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

Town of Lakeview

SITE DESIGN REVIEW APPLICATION

\$125 - Base filing fee plus postage and publication costs **Note: a pre-application conference is required.**

Applicant Name TERESA THOMAS Phone 541-947-2925

Address 1900 NORTH 4TH LAKEVIEW OR 97030
city state zip code

Land Owner Name LAKE COUNTY Phone SAME
city state zip code

Address SAME
city state zip code

PROJECT DESCRIPTION

Property Location: (address, intersection of cross streets, general area) 1900 North 4th Street off of Roberta Ave within the Fairgrounds property-North

Legal Description: _____ Attached: _____

Assessor's Map and Tax Lot Number: 39209DA 100 Existing Zone: CC

Total Land Area: 15 ACRES Present Land Use: ATV Track

PROJECT DESCRIPTION

Describe Project: Enhance existing ATV Park through 4 phases as funds are available.

New Construction Remodel Addition (Sq. Ft. _____) Other Fire Sprinkled Y N

Sprinkler Type 13 13R

Sq. Ft. of Bldg: Before Add: 0 After Add: 500^{sq} Bldg Height: 14' No. of Stories: 1

Parking Spaces Required: _____ Provided: 4 Construction Type: Metal Wood Other _____

Occupancy Type Retail Wholesale Industrial Office Other - event

PROFESSIONAL SERVICES

Architect/Designer/Engineer N/A Phone _____

Address _____
City State Zip Code

Builder or Agent _____
City State Zip Code

Address _____
City State Zip Code

OTHER REQUIRED INFORMATION

- Assessor's Map Impact Study Signature of Property Owner Site Analysis Map
- Map or Site Plan drawn to legible scale Current Deed W/Legal description Filing Fee
- Building Elevations/Floor Plan (1 set) Fireflow analysis (Sam) Traffic Impact Study as required by Chapter 4.10
- Grading Plan Sign Drawings Architectural Drawings Burden of Proof Statement (see criteria)
- List of Property Owners W/addresses within 100 Ft. (as shown in Assessor's Records) Landscape Plan

SIGNATURES

Applicant  4/8/10 Owner _____
Date

Print Name Teresa Thomas Print Name Com. Ken Kestner

Applicant _____ Owner _____
Date

Print Name _____ Print Name _____

PLANNING DEPARTMENT USE ONLY

Fee Paid Received by _____ File Number _____ Sign _____

Applicant: Incomplete applications will not be accepted. Please complete checklist.

**SITE DESIGN REVIEW CHECKLIST
SITE ANALYSIS MAP**

Include the following information:

- a. Property, including boundaries, dimensions and gross area, and the surrounding vicinity properties and developments;
- b. Topographic contour lines at six inch intervals;
- c. Identification of slopes greater than 25 percent; *N/A*
- d. The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;
- e. Potential natural hazard areas, including any areas identified as subject to a 100-year flood, areas subject to high water table, and areas mapped by the Town, County, or State as having a potential for geological hazards;
- f. Resource areas, including marsh and wetland areas, streams, and wildlife habitat identified by the Town or any natural resource regulatory agencies as requiring protection;
- g. Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;
- h. Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots;
- i. The location, size and species of trees and other vegetation having a caliper (diameter) of six (6) inches or greater at four feet above grade;
- j. North arrow, scale, names and addresses of all persons listed as owners on the most recently recorded deed;
- k. Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

PROPOSED SITE PLAN

Include the following information:

- a. The proposed development site, including boundaries, dimensions, and gross area;
- b. Features identified on the existing site analysis map which are proposed to remain on the site;
- c. Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;
- d. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;
- e. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
- f. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;
- g. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);
- h. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;
- i. Loading and service areas for waste disposal, loading and delivery;
- j. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;
- k. Location, type, and height of outdoor lighting;
- l. Location of mail boxes, if known;
- m. Name and address of project designer, if applicable;
- n. Locations of bus stops and other public or private transportation facilities;

ARCHITECTURAL DRAWINGS

Include the following information:

- a. Building elevations with building height and width dimensions;
- b. Building materials, colors and type;
- c. The name of the architect or designer.

GRADING PLAN

- A preliminary grading plan prepared by a registered engineer shall be required for development sites 1/2 acre or larger. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Section 3.4.400.

LANDSCAPE PLAN

Include the following information:

- a. The location and height of existing and proposed fences and other buffering or screening materials;
- b. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;
- c. The location, size, and species of the existing and proposed plant materials (at time of planting);
- d. Existing and proposed building and pavement outlines;
- e. Specifications for soil at time of planting, irrigation if plantings are not drought-tolerant (may be automatic or other approved method of irrigation) and anticipated planting schedule.

SIGN DRAWINGS

- In conformance with sign requirements (Chapter 3.6)

DEED RESTRICTIONS

- Existing and proposed restrictions or covenants

TRAFFIC IMPACT STUDY

- Traffic impact analysis as required by Chapter 4.10.

SITE DESIGN REVIEW APPROVAL CRITERIA

Address the following criteria as completely as possible and submit with application.

- A. The application is complete, as described in accordance with Chapter 4.1 - Types of Applications and Section 4.2.500, above.
- B. The application complies with all of the applicable provisions of the underlying Land Use District (Chapter 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses;
- C. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 5.2, Non-Conforming Uses and Development;
- D. The application complies with all Design Standards contained in Chapter 3. All of the following standards shall be met:
 - 1. Chapter 3.1 - Access and Circulation;
 - 2. Chapter 3.2 - Landscaping, Significant Vegetation, Street Trees, Fences and Walls;
 - 3. Chapter 3.3 - Automobile and Bicycle Parking;
 - 4. Chapter 3.4 - Public Facilities and Franchise Utilities;
 - 5. Chapter 3.5 - Surface Water Management;
 - 6. Chapter 3.6 - Other Standards (Telecommunications Facilities, Solid Waste Storage, Environmental Performance, Signs) as applicable.

**Lake County Fairgrounds
ATV Park**

Applicant:

Lake County Fairgrounds
c/o Teresa Thomas
1900 North 4th street
Lakeview, Or 97630

April 9, 2010

BURDEN OF PROOF STATEMENT

Applicant: Lake County Fairgrounds
c/o Teresa Thomas
1900 North 4th Street
Lakeview, OR 97630
(541) 947-2925

Request: Applicant is requesting approval for the improvement of the existing ATV Park. (See project description for more detail.) It is requested that the entire project be approved for a completion date of September 2020 of total project.

Location: The Lake County ATV Park entrance is to the East off of Roberta Ave between Hahn's property and Crandall's property and the property is directly South of Julian's property and Southeast and Southwest of Lakeview Power Company and to the West of Sterling Properties and immediately to the North of State Hwy 140. The areas shown on the site plan is also identified as Tax Lot Map No. 39 20 9D, Tax Lot 200 on Assessors Map No. 39 20 9D. The 15 acres ATV improvement is located on the Lake County Fairgrounds property within the above referenced Tax Lot 200.

Description: The property is located within CC, Central Commercial zone which is currently being used as an ATV recreational park. The ATV Park is existing and will serve the same purpose of recreation as it has in past years.

Chapter 2 -- Land Use

Chapter 2.2 Central Commercial (CC)

Section 2.2.110 Permitted Land Use

The enhancing of the existing ATV Park is within the Lake County Fairgrounds and is a permitted use as shown on Table 2.2.110.A as a public and institutional use for (g) public parks and recreational facilities.

Section 2.2.120 Building Setbacks

The ATV Park project restroom exceeds all set-back requirements and is indicated on site plan with actual distances to (2) two nearest property lines as is the announcers booth.

2.2.130 Lot Coverage

There is no maximum lot coverage requirement within the (CC) Central Commercial district.

2.2.140 Building Height

As measured per (CC) Central Commercial requirement, the restroom will be 14' high to the highest gable of the pitched roof which is below the 40' maximum.

2.2.150 Design Standards

Neither the restroom nor the announcer's booth is equal to or greater than 20,000 sq ft there for these buildings do not qualify to meet design standards as written.

2.2.160 Pedestrian Amenities

Neither the restroom nor the announcers booth fall within the Downtown Core Sub-district therefore are not required to provide any of the "pedestrian amenities" as listed in figure 2.2.160-Pedestrian Amenities.

2.2.170 Special Standards for Certain Uses

F) Sidewalk Displays. No merchandise will be displayed and all sidewalks are ADA compliant there meeting the requirement for 4' clearance for pedestrians to pass on sidewalks.

Chapter 3 – Design Standards

Chapter 3.1.200 Access and Circulation

I request a variance from these above requirements as the site is existing and will utilize the existing entry road and parking lot.

Chapter 3.1.300 Pedestrian Access and Circulation

I request a variance from the above requirement as the site is existing.

Chapter 3.2 Landscaping, Street Trees, Fences and Walls

I request a variance from the above as the Fairgrounds property is properly landscaped and there will be no disturbance or removal of any significant vegetation.

Chapter 3.3 Vehicle and Bicycle Parking

I request a variance from the above as bicycle parking requirement of permanent racks does not apply. Existing fencing will act as vehicle barrier. Also that the parking lots may remain gravel in place of asphalt as dirt is the nature of the park and one of the two parking lots is existing.

Chapter 3.4 Public Facilities Standards

I request a variance as the entry road and parking lot #1 are existing and the proposed secondary parking lot will meet the same standards as the first (existing.)

Chapter 3.5 Surface Water Management

With pre-planning and best management practices, the topography (and location) is such that we can work with it to alleviate any possibility of runoff during construction.

Chapter 3.6 Other Design Standards

I request a variance to the minimum of 1 sign to any one parcel and have attached proofs of all signs that will be installed and locations are depicted on the site plan. The signs fall within all other requirements.

Chapter 3.7 Sensitive Lands

I request a variance even though the area is in a flood zone as the site and use is existing and the main time of use is summer months. There is also a ditch that runs along the north and east property lines of the grounds.

Chapter 3.8 Loading Standards

N/A

Chapter 5.1 Variances

I request a variance that the parking lots may remain gravel in place of asphalt as dirt is the nature of the park and one of the two parking lots is existing.

Project Description

PHASE 1

FIELD FIT ATV TRACK ENLARGEMENT

The existing ATV track is enlarged from the existing 5' width to 20' width. The ATV Track Enlargement will be on a field fit basis as some areas may be too tight to accommodate the full 20' width. Throughout the ATV track enlargement there will be ride tests conducted to ensure rideability. Track is required to be installed at 85% compaction.

ENTRY ROAD

A revamped entry road built to Lake County Road Department Specifications with the exception of road width at 24', required map of survey is not required and neither is the snow drift clause. Entry road is to include a minimum 30' culvert installed at the intersection of Roberta Rd and the Lake County ATV Park entrance if deemed necessary. Entry road will extend along dry camp/picnic area to new training area.

PARKING LOT/ATV WASH STATION

A revamped gravel parking lot to the west of the ATV track. Parking lot must include proper drainage away from the ATV track. Parking lot will include (1) ADA paved parking space and (1) paved pad to accommodate (1) ADA porta-potty and (1) Regular Porta-potty. The ATV wash station (weed wash) will include a swale with 3" drain rock. All existing hydrant is to remain in existing location, functional and undamaged.

TRAINING AREA

PHASE 3

A restroom and storage facility will be constructed and water and sewer will be installed. Current plan brings water from existing line just southwest of the new restroom facility in the picnic area. Sewer will be installed directly to Roberta Ave.

PHASE 4

An announcer's booth will be constructed to the East of the current ATV track and bleachers placed 1 on each side of the booth. Two Mud bog pits will be installed (16'x100') to the east of the announcer's booth.

A training pad constructed of dirt at a minimum of 150' x 200' to the south east of the ATV track. Just to the north of the training pad there is to be a hill constructed at a minimum of 15' x 15' and 4' to 5' in height.

TRAINING TRAILS

1500'+ of beginner level trails for rider education participation. Trail is to be continuous, 6'-8' in width and consist of flat terrain with a combination of corners and straight stretches.

DRY CAMP/PICNIC AREA

Removal of most vegetation to allow for a camp and picnic area. Dry camp/picnic area is to be graded to a flat, level drivable surface but include proper drainage. Existing hydrants are to remain in existing locations, functional and undamaged.

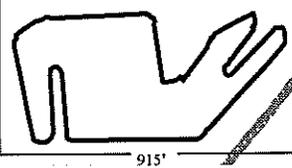
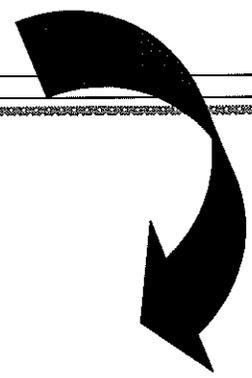
PHASE 2

Training area will be relocated just east of the training trails and a gravel parking lot will be installed in existing place of the training area. In addition to this parking lot will be a pad formed and poured to accommodate a restroom and storage facility, announcer's booth, bleachers and a parking pad all of which will be ADA compliant.

OTHER

New signage (attached pictures) will be installed and new picnic tables placed in picnic area. Landscaping will be installed during phase 1 which is to include 3 evergreens minimum of 2" caliper and a fescue grass mix planted in the picnic area.

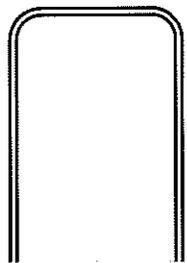
**PROJECT
LOCATION**
ELEVANTON 4735



Approx
15 acres

1297'

915'

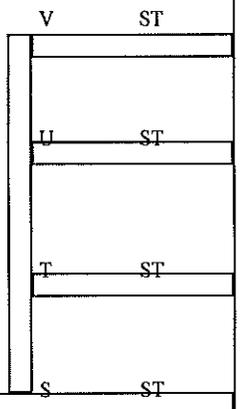


Lake County
Fairgrounds

Roberta Ave 95' wide

Roberta Ave

HWY 140 100' wide



**Approximate Prop
Boundary**

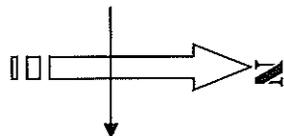
Lake County ATV Park Project

2010

Site Map 2

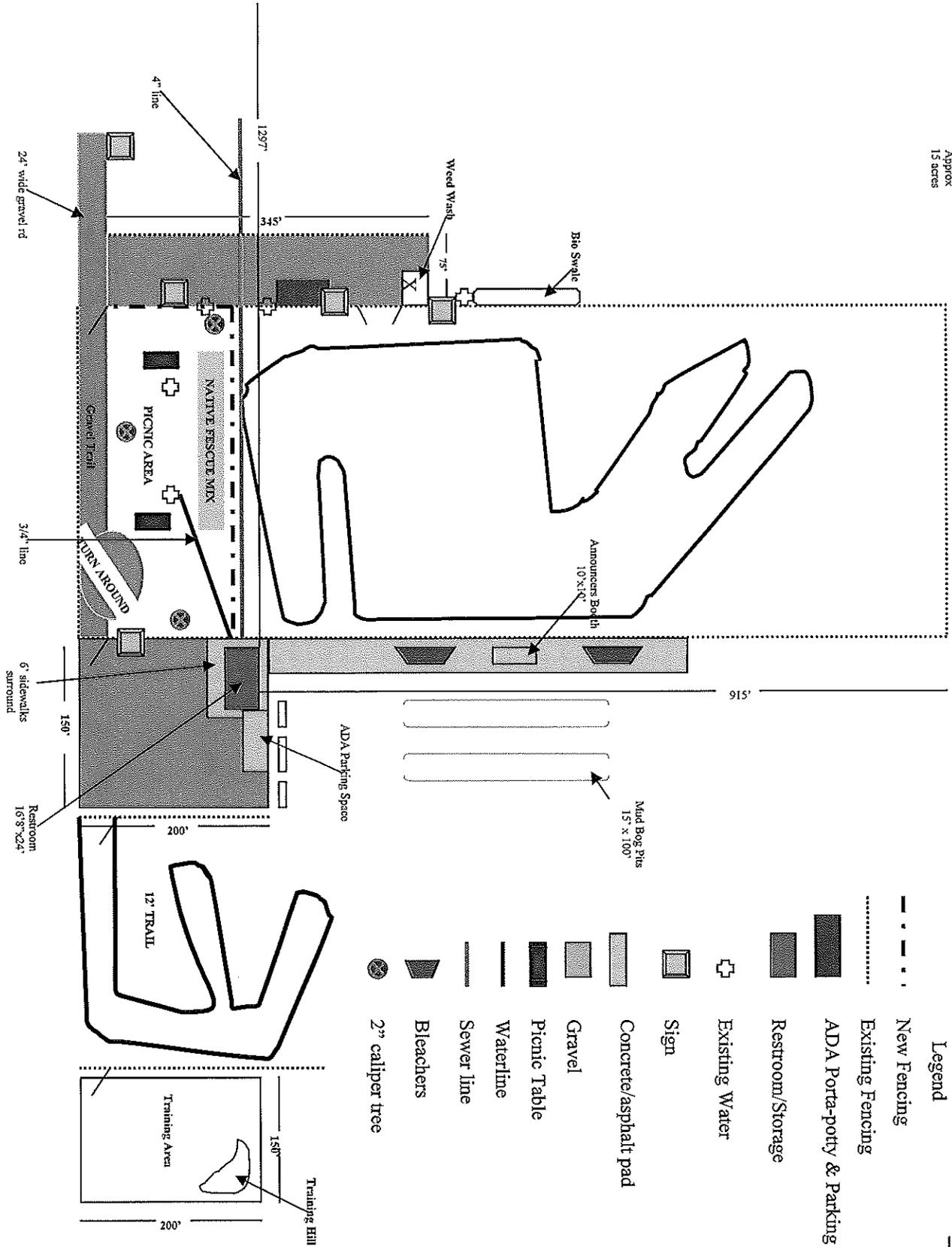
By: Teresa Thomas

Approx
15 acres



Legend

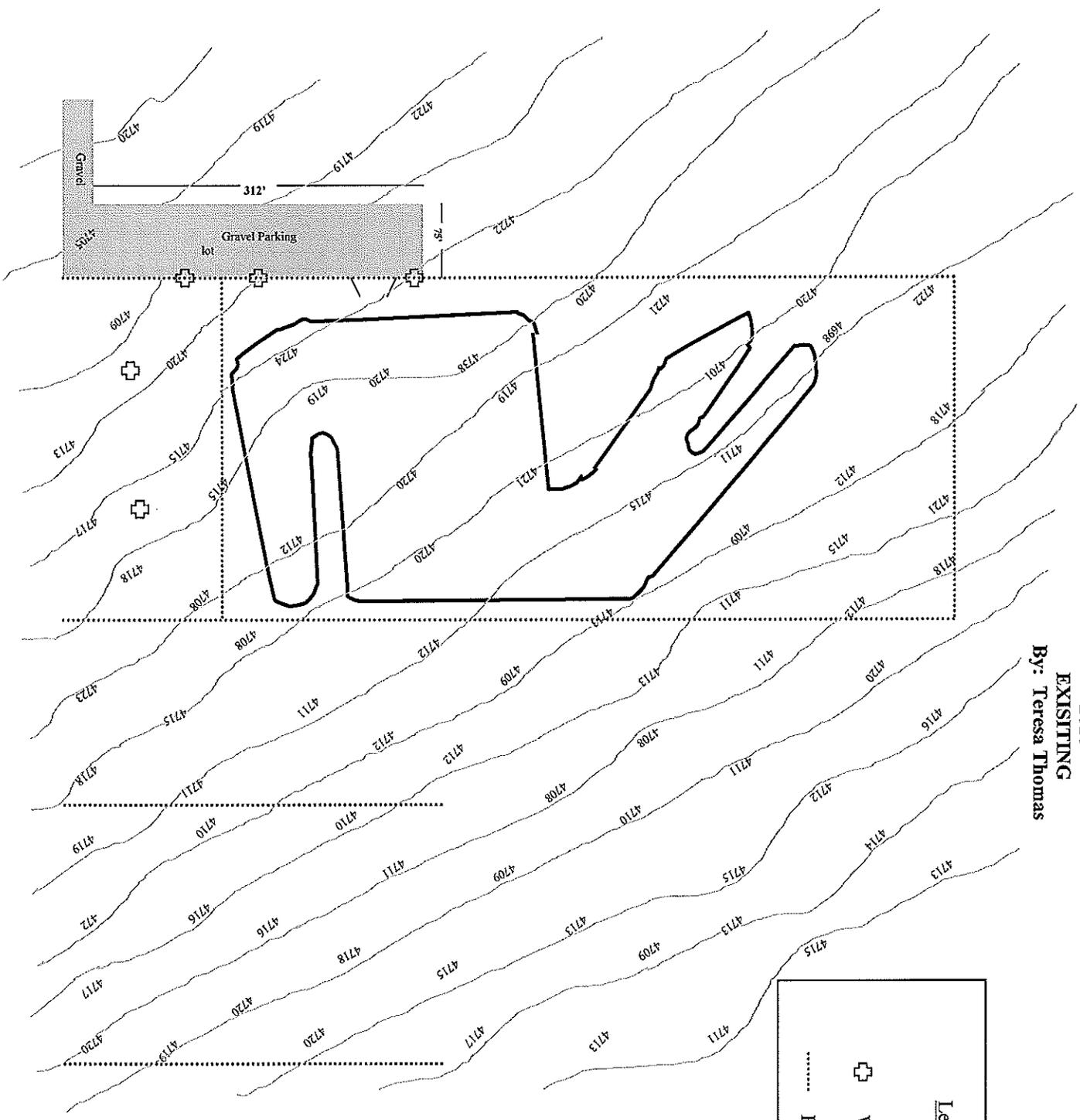
- New Fencing
- Existing Fencing
- ADA Porta-potty & Parking Space
- Restroom/Storage
- Existing Water
- Sign
- Concrete/asphalt pad
- Gravel
- Picnic Table
- Waterline
- Sewer line
- Bleachers
- 2" caliper tree



Not to scale

Lake County ATV Park Project
2010

EXISTING
By: Teresa Thomas



Legend

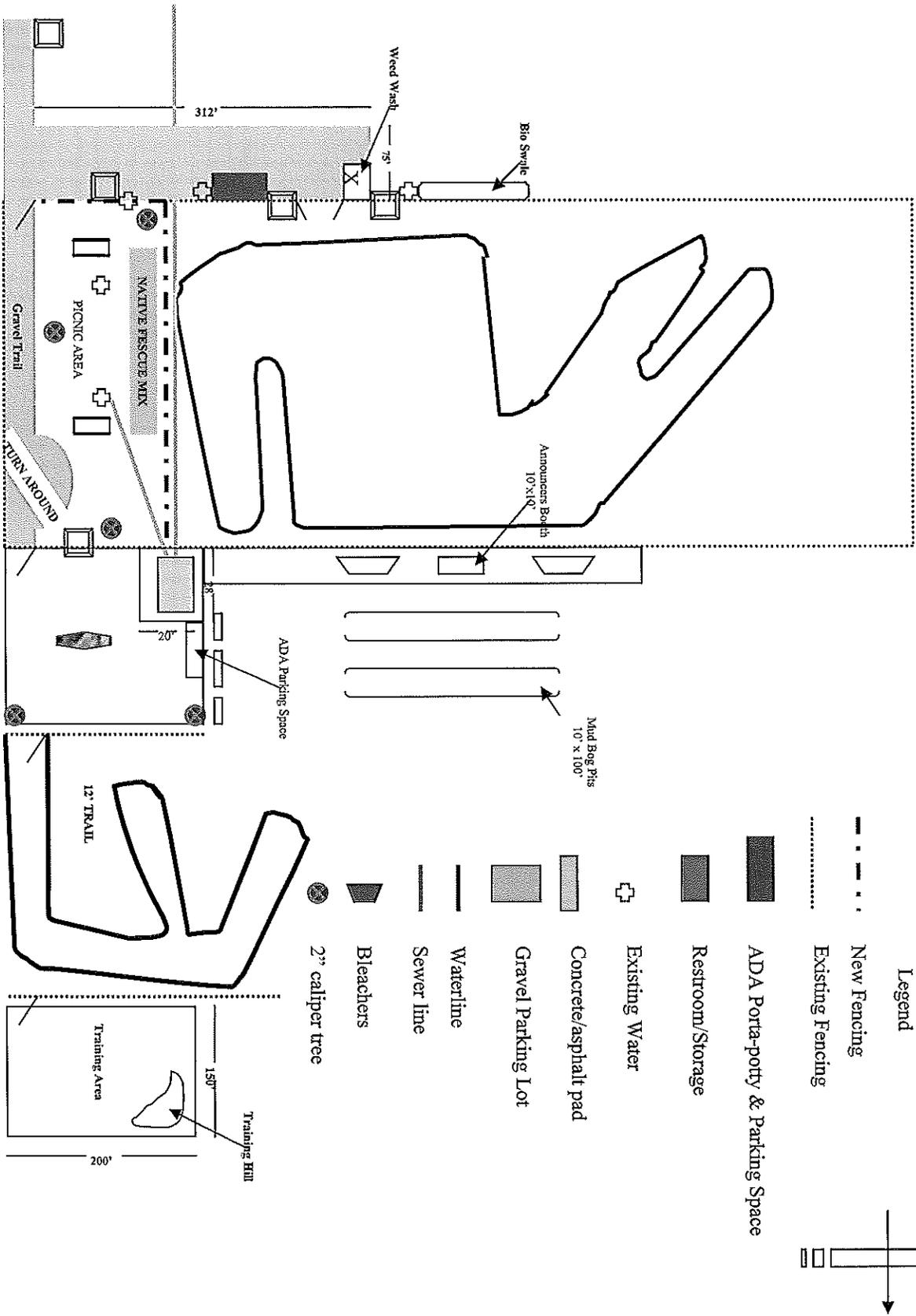
- ⊕ Water
- Fence

Lake County ATV Park Project

2010

Landscape

By: Teresa Thomas



Not to scale

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For parking lot #2
traffic barrier + corners.

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Cascade Kaleidoscope Mix

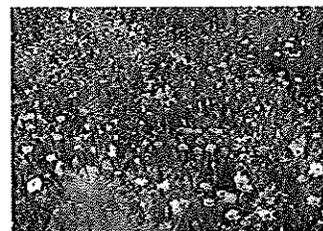
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The Cascade Kaleidoscope Mix has over twenty five different species of annual and perennial flowers. It offers a wide range of different colors and shapes and will blend excellently with any garden. This mix is designed to have a longer bloom time, a broader adaptation to different soil compositions and climates, and more color. Because of its range of different species it works well as a test plot to help individuals decide which flowers they would prefer to replant the following year.

Ingredients: Calendula, Chinese Forget Me Not, Bachelor Buttons, Cosmos, African Daisy, Baby's Breath, Scarlet Flax, California Poppy, Larkspur, Candytuft, Mountain Garland, Alyssum, Black Eyed Susan, Catchfly, California Bluebells, Godetia, Corn Poppy, Toadflax, Blue Flax, Baby Blue Eyes, Plains Coreopsis, Siberian Wallflower, Chinese Houses, L.L. Coreopsis, Dames Rocket, Five Spot, Blanketflower, Birds Eyes, Gilla, Rose Mallow, Mt. Phlox, Love In A Mist, Painted Daisy, Iceland Poppy, Clasping Coneflower, Tidy Tips, Yarrow, Evening Primrose, Lupine **Note: Ingredients may vary depending on seed availability.*

Product Details:

- Product Name: Cascade Kaleidoscope Mix
- Type: Flower Mix
- Color: blue,red,orange,yellow,pink,purple,white
- Height: 6-48"
- Bloom Season: Spring-Fall
- Seeds Per Pound: 200,439
- Seeding Rate (lbs./acre): 22



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**Planting and Bloom Season. Please remember that Planting and Bloom seasons will differ for each variety depending on the location and climate conditions where they are being planted. Please refer to the USDA Plant Hardiness Map provided in our FAQ section for specifics on how to determine the best time of year to plant for your specific situation. The information provided below is based on experienced agricultural practices throughout the Willamette Valley of Oregon and is applicable to Zones 7-10 only.*

Contact Oregon Wholesale Seed

Fields in **BOLD** are required! Form cannot accept your entry. Form has accepted your entry.

Your Name: **Location:** (City, State and Zip)

Telephone: **Your Message:**

Email Address:

Enter this code below:



Code:

Submit

General Contact Information

Oregon Wholesale Seed Company
PO Box 885
Silverton, OR 97381

Phone: (503) 874-8221
Fax: (503) 873-8861

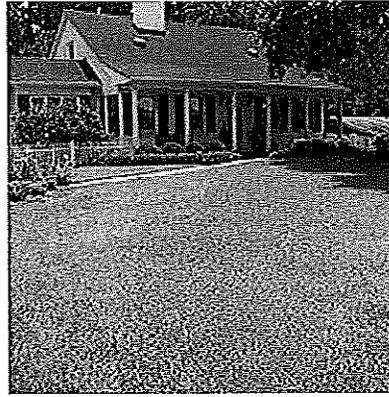
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Producing Cascade Kaleidoscope Mix seed, flower seed, wildflower seed, grass seed, cereal grain seed, native seed, Christmas trees, nursery stock, livestock and fresh market products since 1902.

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Centipede Grass Seed

Centipede grass is slow growing but highly aggressive grass that can be depended upon to produce a good, dense, readily weed-free turf at low maintenance levels. Centipede grass was introduced by seed from China in 1919. It is medium in texture with a pale to medium green color. In spite of its aggressiveness, Centipede grass is easily controlled and usually requires edging only once a year around walks and flowerbeds.



Although Centipede grass seed usually produces a good turf at low fertility and with little management, it responds nicely to good care. It is incapable of producing as high quality turf as the Bermudas and Zoysias, but it frequently looks better than either because the "high-brow" grasses are not getting the more exacting care they need.

Centipede Grass Characteristics

- Easiest of all the grasses to cut
- Reel or rotary mower, if sharp, does an easy and attractive cutting job
- Does not look scalped when cutting is delayed too long and excessive growth removed
- Greens up rapidly after a brief drought with irrigation or rainfall
- Suited to acid soils (pH range of 5.0 to 6.5)
- Should be fertilized very sparingly
- Generally more trouble-free than other grasses if watered properly and fertilized sparingly or not at all

This creeping perennial is well adapted to the sandy, acidic soils of low fertility and requires low maintenance. Centipede grass spreads by stolons and has a coarse texture with short upright stems that grow to about 3-5 inches and requiring less mowing, survives in mild cold temperatures as long as there aren't several hard freezes since it doesn't go into a true dormancy and with light freezes will turn brown but as soon as the temperature rises it will recover and re-greens.

Quick Seed Calculator	Advanced Seed Calculator	<h3>Grass Seed Options and Information:</h3> <p>Grasses Used in Your State: You can look up to see what the most popular grasses used in your state are.</p> <p>USDA Zone Map: This is a USDA zone map specifically for your state so you can tell exactly what zone you are in.</p> <p>Best Grasses For Your State: This feature gives you a list of all the grasses that Outsidepride.com carries that are good for your state.</p> <p>Grass Characteristics: Start fine tuning your grass selection based on what priorities you are looking for: drought, shade, texture, water use, etc.</p> <p>Grass Seed Calculator: Can't figure out how much seed you need? No problem, go to this section to calculate your exact grass seed needs.</p> <p>LazyMan Liquid Gold: Provides a brief description of LazyMan Liquid Gold and gives you a link to learn more about this hugely popular product.</p> <p>Choose your state below for grass seed info!</p> <p>Select your state for grass seed information <input type="text"/></p>
<p>USING THE QUICK GRASS SEED CALCULATOR: Simply select your unit of measurement and enter your area value(s). The total square footage (if appropriate) and seed required to cover your area will be automatically calculated.</p> <p>Coverage Type Grass Type: Centipede - Coated Coverage: 1000 - 2000 sq. ft.</p> <p>Coverage Area Units: <input type="text"/> Length/Width <input type="text"/></p> <p>Length: <input type="text"/> ft.</p> <p>Width: <input type="text"/> ft.</p> <hr/> <p>Total Area: 0 sq. ft. Seed Rqd.: 0 lbs.</p>		

Planting Instructions

- Grass Seed Quality
- Grass Seed Selection
- Planting Rates
- When to Plant
- New Lawn: Step by Step
- Overseeding a Lawn: Step by Step
- Lawn Renovation: Step by Step
- Spot Repairing a Lawn: Step by Step
- Mowing Your Lawn
- Watering Your Lawn
- Fertilizing Your Lawn
- Watch Lawn Planting Video
- All Instructions

With a worldwide reputation for providing attractive lawn cover with the lowest maintenance requirements of any grass grown, planting centipede grass is the lazy man's grass of preference. This shade and drought tolerant crab apple green turf is the dominant turf grass in lawns of the mid-South.

When centipede grass is healthy it is aggressive enough to choke out weeds and other grasses. In the south this grass will remain green throughout the year. Although the roots are not as deep as Bahia or Bermuda, its close to the ground growth allows for better conservation of water and helps fight drought.

Centipede Grass Care and Maintenance

<http://www.outsidepride.com/seed/grass-seed/centipede-grass-seed/centipede-grass-seed.html>

Apply between 1 and 2 pounds of nitrogen per 1000 S.F. annually, during the growing season. Select a fertilizer that is labeled for use on centipede grass lawns and contains iron. Do not apply fertilizer to wet turf to avoid burning. Too much fertility will result in a thatchy and unhealthy lawn. Do not apply lime without a soil test to see if your soil is too acidic.

Mowing

Mow between 2 inches high. Catch and remove clippings. Never remove more than 1/3 of the leaf at any one cutting. Always use a sharp blade. Can be mowed with either reel or rotary mower.

Watering

Though drought tolerant, Centipede grass prefers infrequent deep watering. Do not over-water (avoid standing water for any period of time). When planting centipede grass seed, ensure seed stays moist until germination.

Thatch Removal

Periodically it may be necessary to remove accumulated thatch and debris. This is best accomplished in the late winter - just before turf turns green. Scalp or rake heavily and remove debris.

Weed Control

Centipede grass has an open growth can encourage the weed population to grow. Use of a pre-emergent herbicide, recommended for use on centipede lawns on the label, is strongly recommended in the spring and fall.

Pest Control

Pests can become a problem, especially if centipede grass is not growing in a healthy way - too much or too little fertilizer or water, etc. If pests persist, contact the local county agent or nursery owner and ask for assistance in identification of the problem and the recommended control.

Centipede Grass Seeding Rate & Planting Time

- **New turf:** Seed centipede grass seed at 1/2 - 1 pound per 1,000 square feet or 20 - 40 lbs/acre for broadcast seeding
- Plant centipede grass seed when soil temperature reaches 70 degrees in spring up until a minimum of 10 weeks before frost in fall



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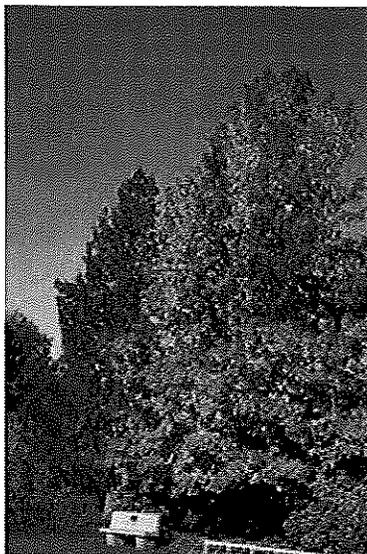
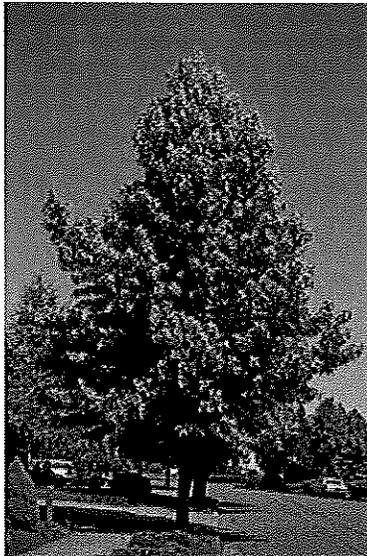


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Height 5-7 ft. \$99.95 Each
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Buy Now

Description **Shipping** Cannot Ship to AZ

The Roundleaf Sweetgum is different than other sweetgums... this one won't drop annoying gumballs all over your yard!

If you want all the shade, striking autumn color and upright, open habit of Sweetgum, with none of the spiky fruit pods cluttering up the landscape, our roundleaf is for you.

The big, rough-textured foliage is composed of more rounded leaves, but still shows all the fabulous fall color that will light your yard on fire. The single trunk sports a more spherical crown as the tree matures, and features a light brown, textured bark.

A fantastic specimen, street tree or shade tree. Water regularly and deeply but don't over water.



Sweetgum Growing Zones: 6-9

Mature Height: 50-70 ft.
Mature Width: 35-45 ft.
Sunlight: Full or partial
Soil Conditions: Very Adaptable
Drought Tolerance: Moderate

5-7 ft. **Buy Now**

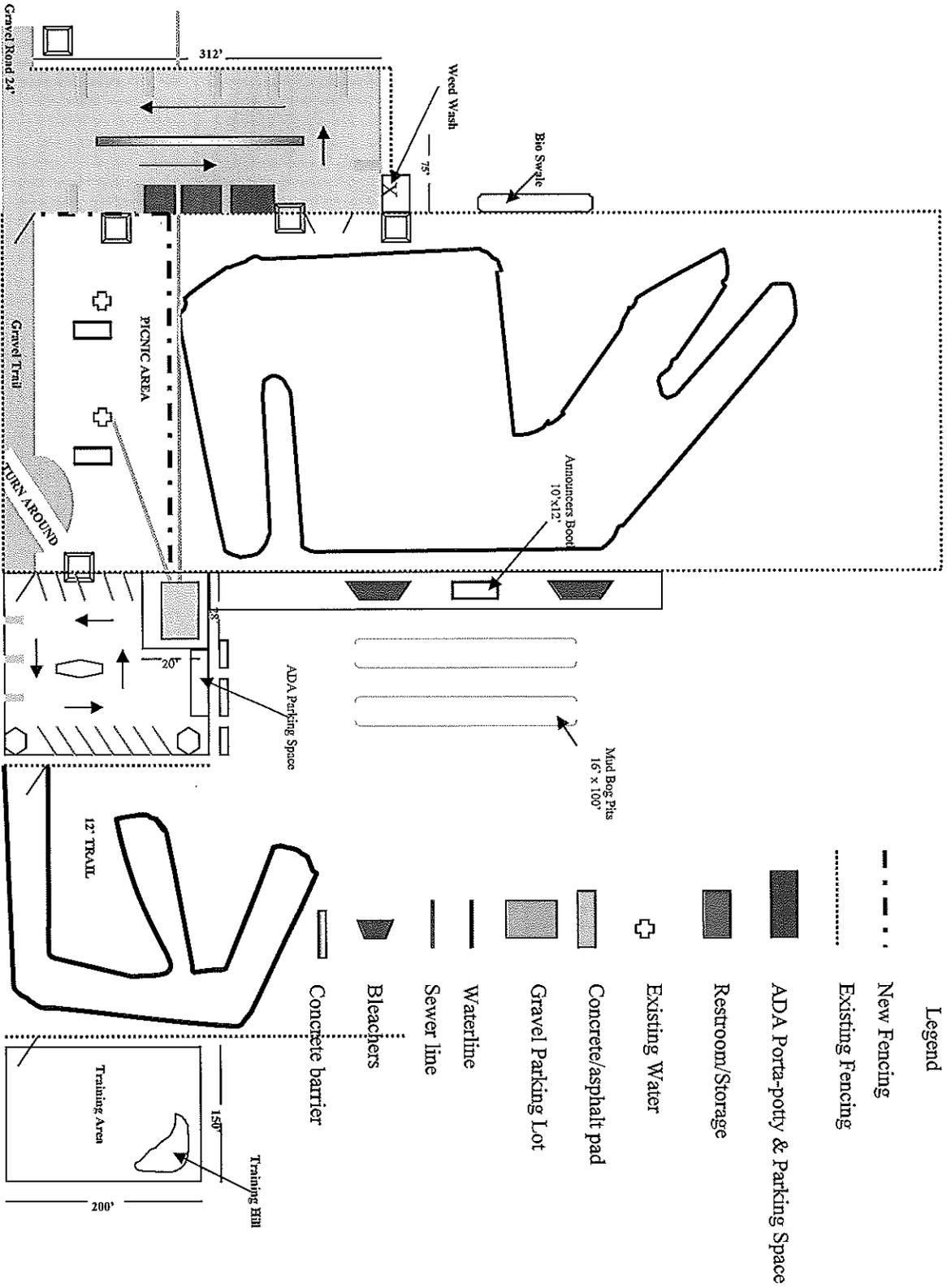
3-5 ft. **Buy Now**

Roundleaf Sweetgum Tree Reviews...

Review the Roundleaf Sweetgum [here...](#)

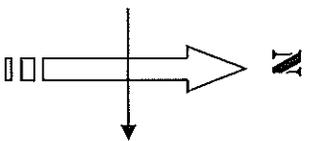
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[Crape Myrtle Trees](#) [Dogwood Trees](#) [Weeping Willow](#) [Thuja Green Giant](#) [Crape Myrtle Tree](#) [Royal Empress Tree](#)

Lake County ATV Park Project
 2010
 Parking Lot Map
 By: Teresa Thomas



Legend

- New Fencing
- Existing Fencing
- ADA Porta-potty & Parking Space
- Restroom/Storage
- ⊕ Existing Water
- ▭ Concrete/asphalt pad
- ▭ Gravel Parking Lot
- Waterline
- Sewer line
- ▭ Bleachers
- ▭ Concrete barrier



**LAKEVIEW FIRE DEPARTMENT
245 NORTH F STREET
LAKEVIEW, OR 97630
541.947.2504**

April 7, 2010

To: Town of Lakeview Planning Commission
From: Sam Goss, Fire Chief
Re: ATV Hydrant

The fire hydrant located at the ATV Park near the Lake County Fair Grounds provides adequate flow for any fire occurring in that vicinity. Please refer to the attached flow chart indicating flow at residual pressure of 1438 GPM.

Sam Goss,
Fire Chief

TRAFFIC IMPACT
Lake County ATV Park

Based on traffic volumes taken from ODOT Transportation traffic volumes, there has been a decrease in traffic volume from the installation date of the ATV Park in 1996 to the most recent published in 2009. Therefore because the ATV Park is existing and will continue with the same use it appears there will be no major traffic impact on roads near the project location.

<u>Date</u>	<u>Mile Post</u>	<u>Counts</u>
1996	95.38	2700
2008	95.38	2000
		(Decrease by 700)
1996	96.04	4700
2008	96.04	3100
		(Decrease by 1600)
1996	96.36	4900
2008	96.36	3300
		(Decrease by 1600)

1996 ODOT Transportation traffic Volumes.

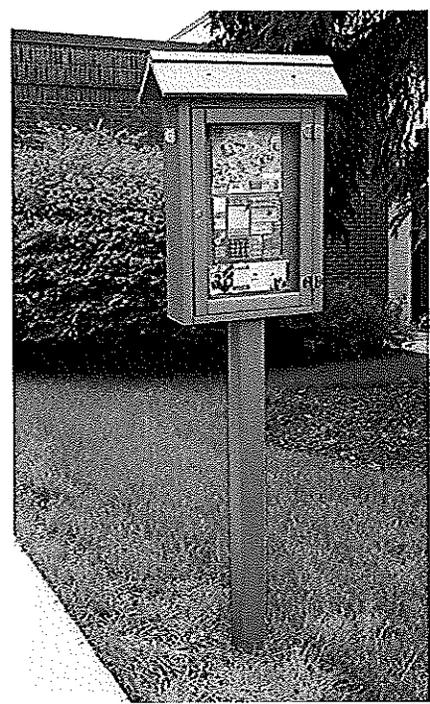
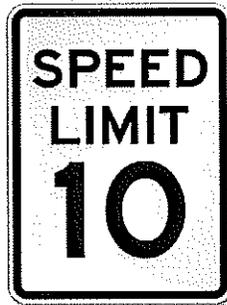
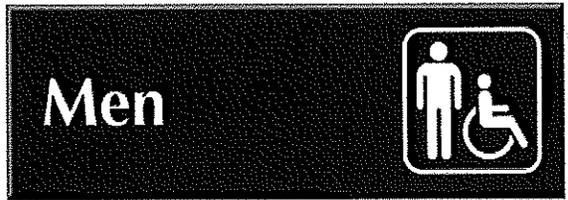
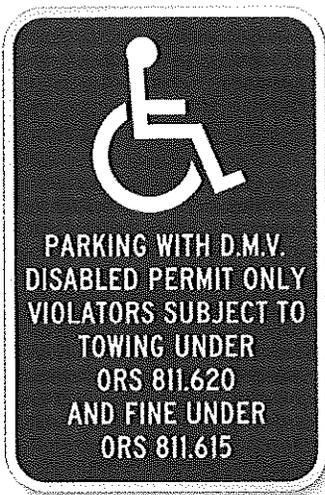
50.39	0.01 mile east of Ivory Pine Road.....	1300
53.86	0.01 mile west of Keno Road at Bly.....	1700
53.88	0.01 mile east of Keno Road at Bly.....	1600
54.43	0.31 mile west of Watts Road.....	1200
63.39	Klamath-Lake County Line.....	880
70.75	4.00 miles southeast of Quartz Mountain Pass Summit.....	900
81.91	Draws Gap Summit, 0.12 mile east of Dog Lake Road.....	1000
88.96	0.10 mile west of Tunnell Hill Road.....	1100
89.07	0.01 mile east of Tunnell Hill Road.....	1500
90.50	1.23 miles west of Westside Road at Maddock Corner.....	1600
92.43	0.70 mile east of Westside Road at Maddock Corner.....	1700
93.90	0.01 mile west of road to Airport.....	2200
95.36	0.01 mile west of Roberta Avenue.....	2600
95.38	0.01 mile east of Roberta Avenue.....	2700
95.71	0.01 mile east of "R" Street.....	3600
95.91	West city limits of Lakeview.....	3800
96.04	0.01 mile west of "I" Street.....	4700
96.36	0.01 mile west of Fremont Highway (US395).....	4900

GREEN SPRINGS HIGHWAY NO. 21

MP	LOCATION	96 ADT
=====	=====	=====
	Mile Post indicates distance from Rogue Valley Highway (ORE99), in Ashland	
0.01	0.01 mile east of Rogue Valley Highway (ORE99).....	8900
0.19	0.01 mile east of Walker Avenue.....	11400
0.46	0.01 mile east of Normal Avenue.....	12500
1.03	0.01 mile west of Tolman Creek Road.....	12200
1.27	0.07 mile west of Pacific Highway (I-5).....	12700
1.38	0.04 mile east of Pacific Highway (I-5).....	7400
1.83	East city limits of Ashland, 0.12 mile west of E. Main Street.....	6700
1.92	0.01 mile northwest of Dead Indian Road.....	5800
1.99	0.06 mile southeast of Dead Indian Road.....	4300
2.42	0.01 mile northwest of Crowson Road.....	3700
2.47	0.04 mile southeast of Crowson Road.....	3900
4.61	0.02 mile southwest of county road to Emigrant Lake Recreation Area.....	2300
6.45	0.01 mile northwest of Siskiyou Highway.....	1700
6.61	Siskiyou Automatic Recorder, Sta. 15-007, 0.15 mile east of Siskiyou Highway.....	1200
9.28	0.10 mile east of Buckhorn Road.....	670
17.51	0.02 miles east of Eastside Hyatt lake access Road.....	580
23.42	On Jenny Creek Bridge.....	370
27.87	Jackson-Klamath County Line.....	330

2008 ODOT Transportation Traffic Volumes.

Milepoint	2008 AADT All Vehicles	Location Description
KLAMATH FALLS-LAKEVIEW HIGHWAY NO. 20		
Milepoint indicates distance from The Dalles-California Highway (US97), in Klamath Falls		
On Main Street		
-0.11	6100	On Link River Bridge, 0.03 mile west of The Dalles-California Highway (US97) Undercrossing
0.17	9500	0.01 mile southwest of Ewauna Street
MP 0.19 to MP 2.50 Transferred to the City of Klamath Falls		
2.71	18000	0.01 mile west of Altamont Drive
2.73	18700	0.01 mile east of Altamont Drive
3.27	21200	0.01 mile west of Klamath Falls-Malin Highway (OR39)
3.29	23800	0.01 mile east of Klamath Falls-Malin Highway (OR39)
3.73	21500	0.01 mile west of Wiard Street
3.99	19400	0.01 mile west of Homedale Road
4.01	17300	0.01 mile east of Homedale Road
4.26	11700	0.01 mile east of Madison Street
5.51	10500	0.05 mile west of Western Avenue
5.66	5300	0.06 mile east of Klamath Falls-Malin Highway (OR39)
10.09	3100	0.01 mile west of S. Poe Valley Road
10.11	2800	0.01 mile east of S. Poe Valley Road
19.01	2200	0.01 mile west of Dairy-Bonanza Highway (OR70)
19.08	1700	0.06 mile east of Dairy-Bonanza Highway (OR70)
27.40	1200	0.01 mile west of Bly Mountain Cutoff
40.88	910	0.10 mile east of Godowa Springs Road at Beatty
44.98	880	* Beatty Automatic Vehicle Classifier, Sta. 18-017, 4.20 miles east of Yellow Jacket Springs Road at Beatty
50.37	930	0.01 mile west of Ivory Pine Road
53.86	980	0.01 mile west of Elder Street Road at Bly
53.88	970	0.01 mile east of Elder Street at Bly
Klamath - Lake County Line, MP 63.42		
70.73	620	4.00 miles southeast of Quartz Mountain Pass Summit
88.96	850	0.10 mile west of Tunnel Hill Road
89.07	1000	0.01 mile east of Tunnel Hill Road
92.43	1200	0.70 mile east of Westside Road at Maddock Corner
93.89	1500	0.01 mile west of road to Airport
95.38	2000	0.01 mile east of Roberta Avenue
95.71	2600	0.01 mile east of R Street
West city limits of Lakeview		
96.04	3100	0.01 mile west of L Street
96.36	3300	0.01 mile west of Fremont Highway (US395)
GREEN SPRINGS HIGHWAY NO. 21		
Milepoint indicates distance from OR99, in Ashland		
1.03	11100	0.01 mile west of Tolman Creek Road
1.27	12600	0.07 mile west of Pacific Highway (I-5)
1.42	8400	0.08 mile east of Pacific Highway (I-5)
1.80	6400	0.09 mile east of E. Main Street
1.97	6800	0.01 mile northwest of Dead Indian Memorial Road



Flood Zone

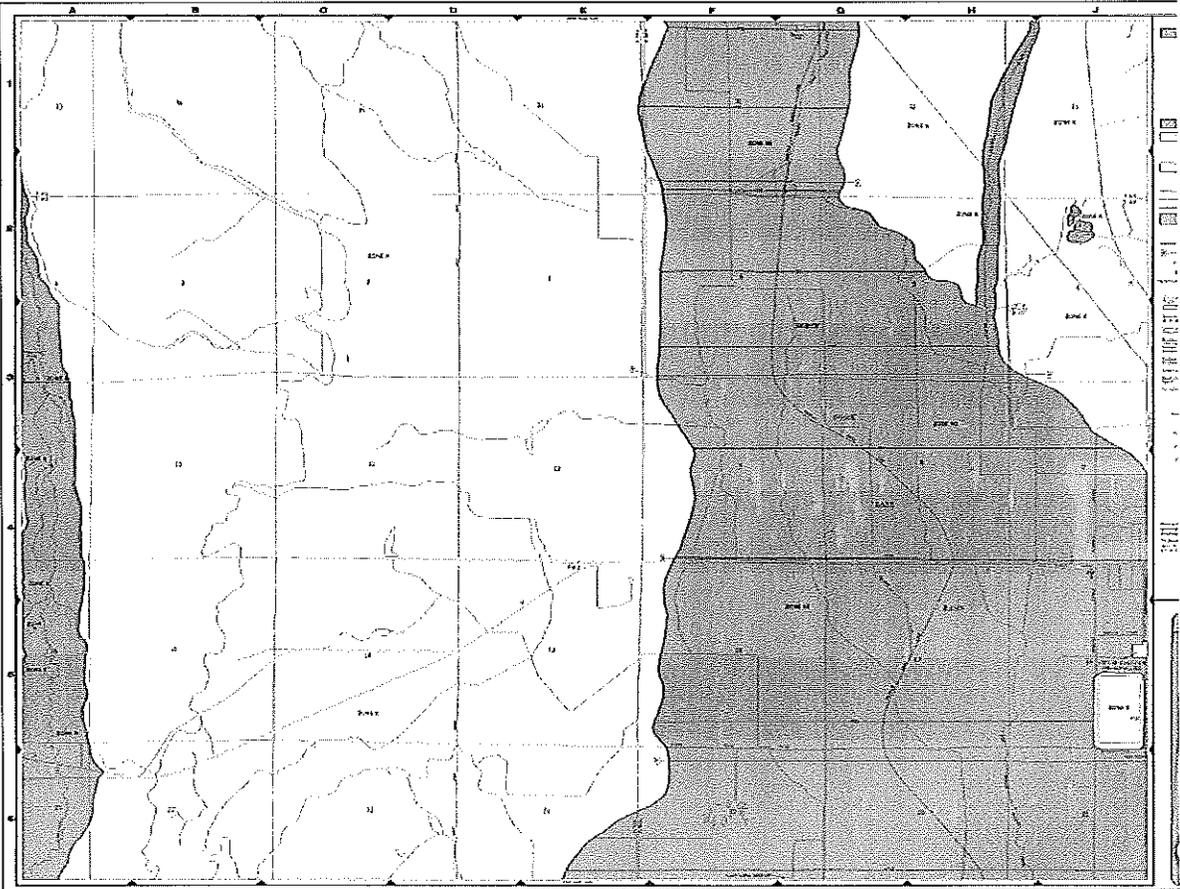


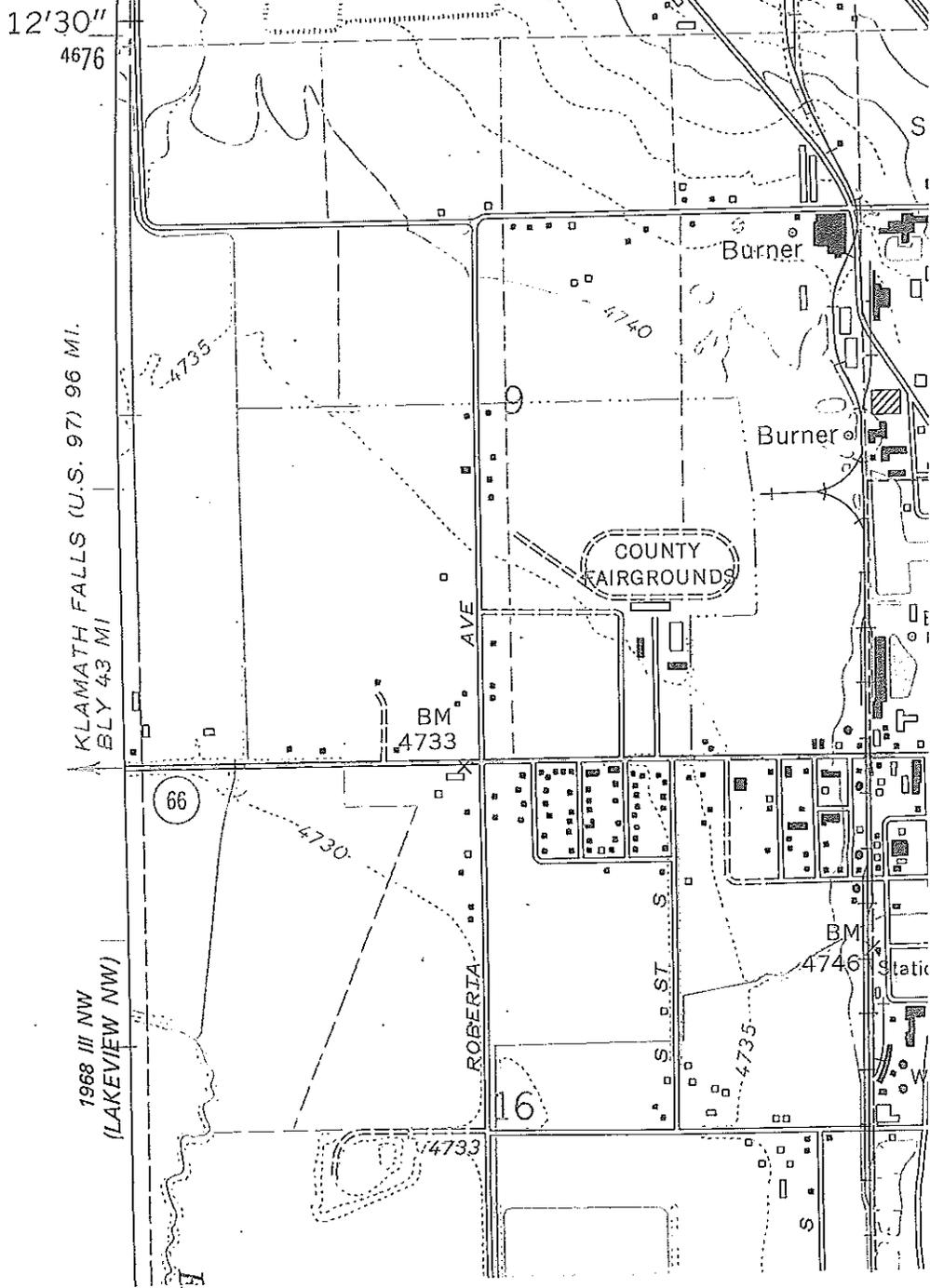
Scale 7% LOMC: 05-10-0244A-410115



Follow Instructions:

- 1. Select page size
 - Letter 8.5x11
 - Legal 8.5x14
 - Tablet 11x17
- 2. Select & Move Areas
 - Print Area
 - Scale and North Arrow
 - Title Block
- 3. Create FIR/Mette
 - Adobe PDF
 - Image File





MILE

ROAD CLASSIFICATION

Medium-duty Light-duty

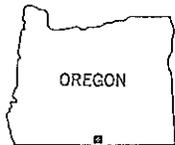
Unimproved dirt



U. S. Route



State Route



QUADRANGLE LOCATION

LAKEVIEW NE, OREG.

N4207.5—W12015/7.5

1964

DMA 1968 III NE—SERIES V892

ASSESSMENT PURPOSE ONLY

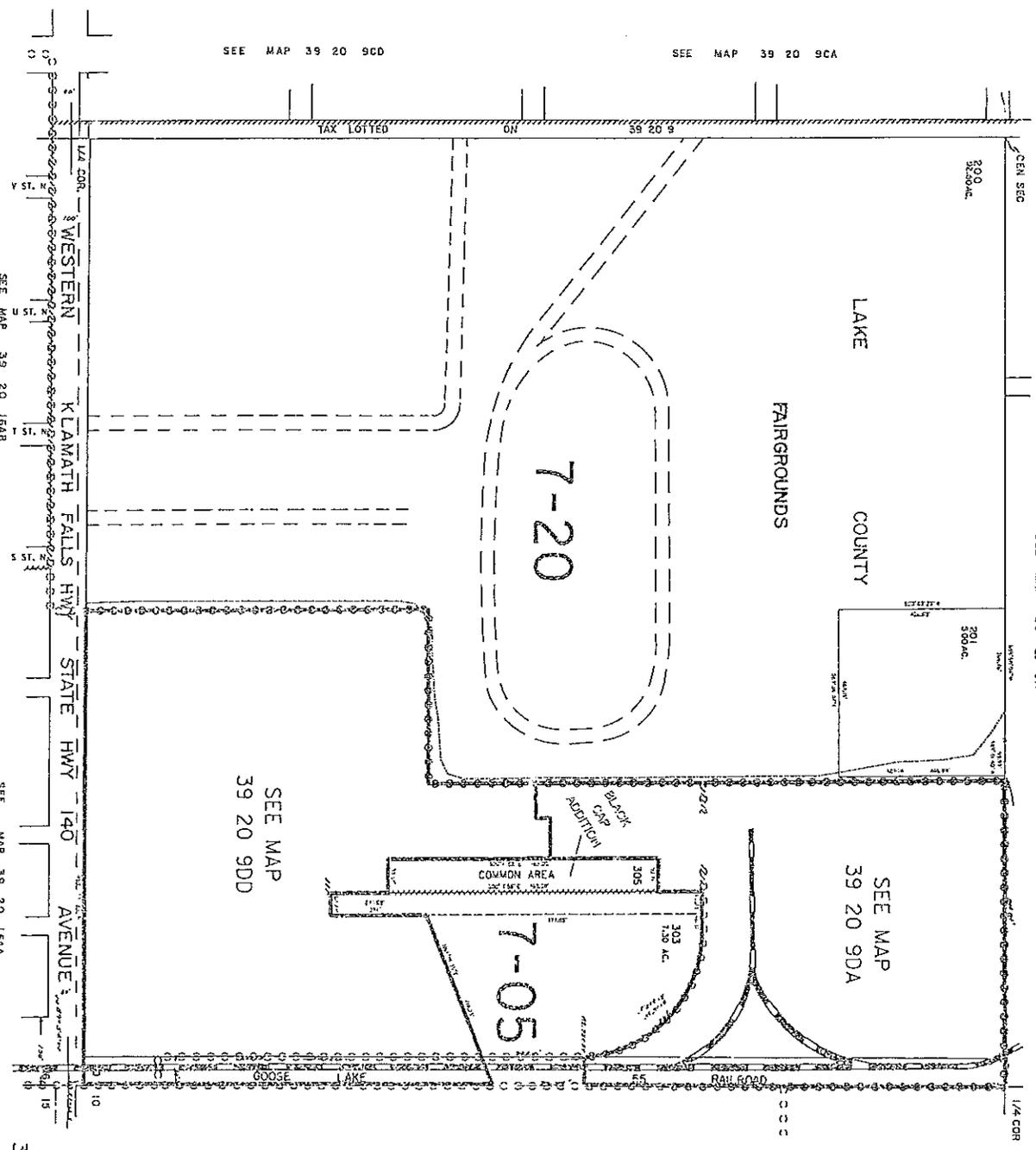
LAKE COUNTY
1" = 200'

3920915

SEE MAP 39 20 9A

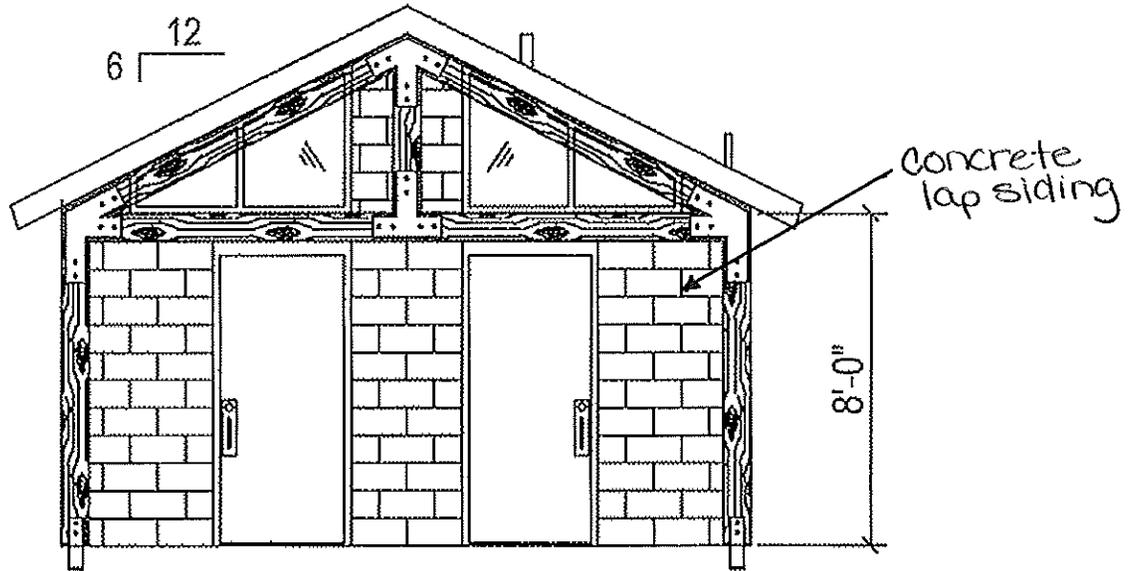
CANCELLED NO.

- 100
- 101
- 300
- 301
- 302
- 303
- 304
- 305 THRU 358
- 400
- 500
- 600
- 700
- 800
- 900

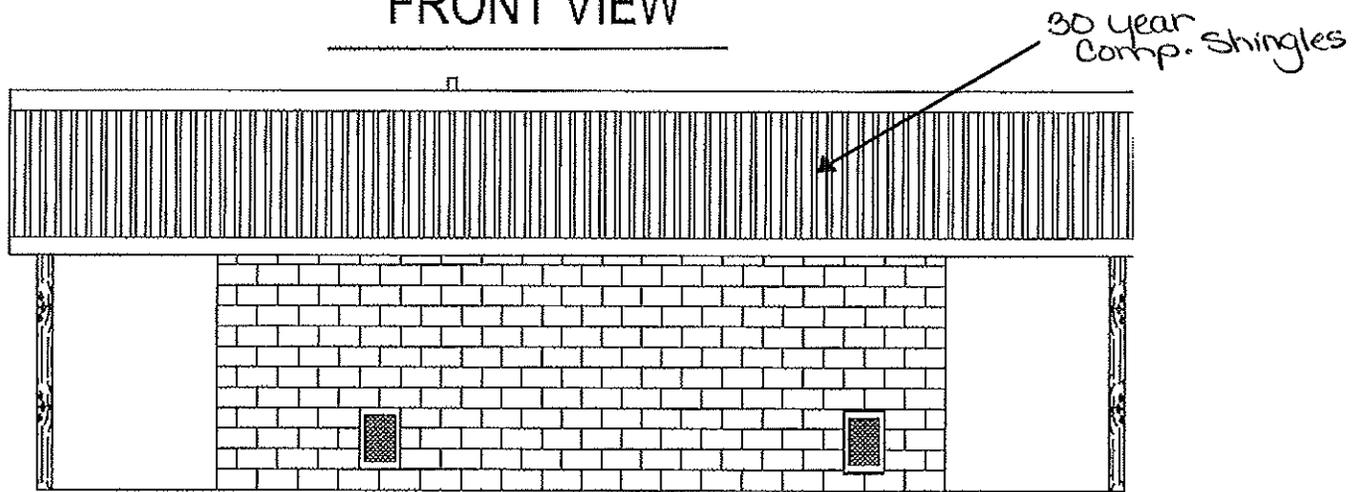


Revised
1/11/2006, DLW
39 20 9D

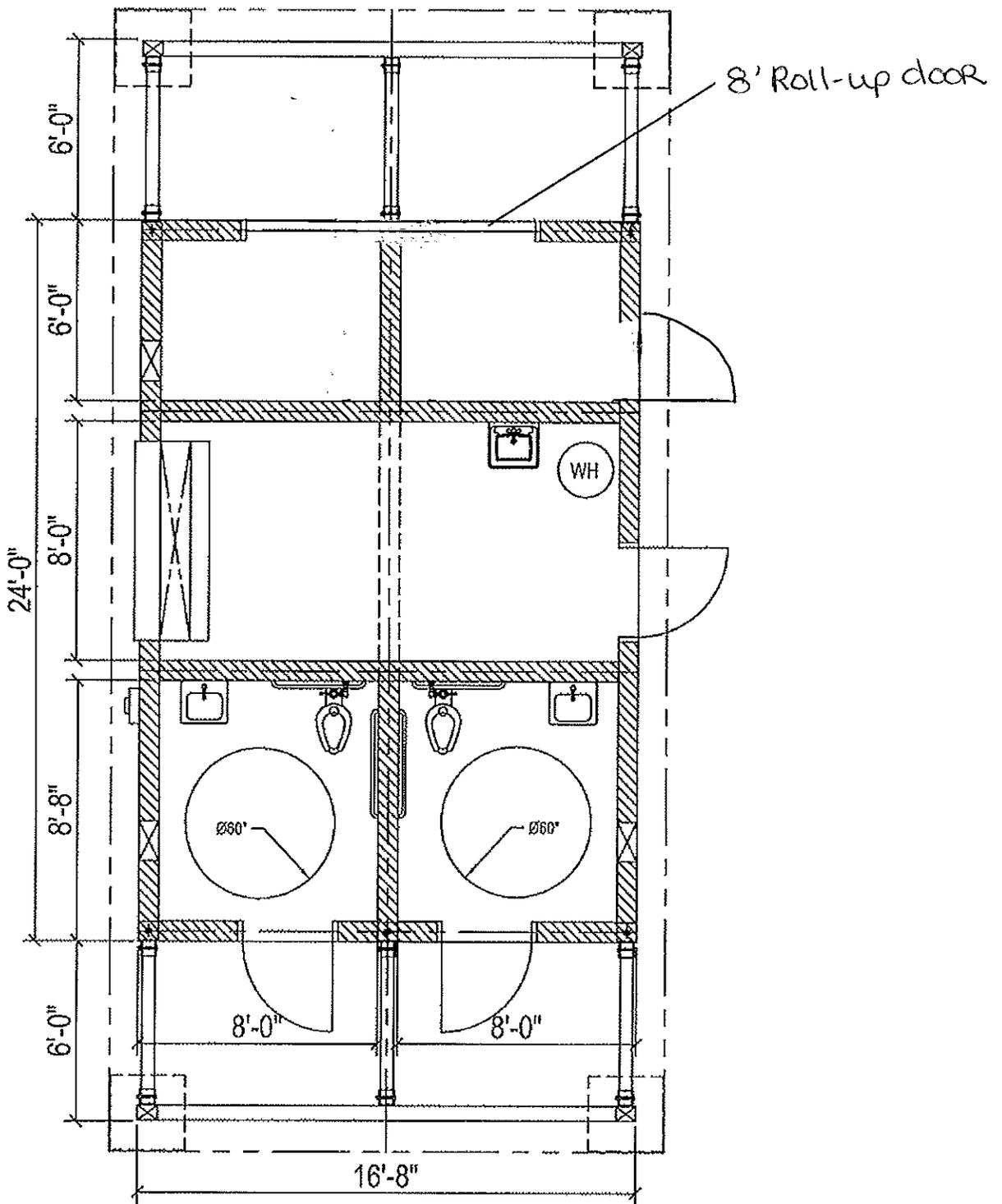
Lake County ATV Park Restroom Facility



FRONT VIEW



SIDE ELEVATION



FLOOR PLAN

D0686

Camelcoat
20YR 43/200

Body
Color

The
Master
Palette

A1817

D0577

Pepper Spice
90YR 18/177

Trim
Color

The
Master
Palette

A1756

Information for all residents within 100' for Lake County Fairgrounds
ATV Project (page 1 of 2)

Owner Name	Address	Map Tax Lot
Carolyn Juilian	2102 Missouri Ave #2 Lakeview, Or 97630	39S20E09A0090000
Carolyn Juilian	2103 Missouri Ave #2 Lakeview, Or 97630	39S20E09A0090100
Ostrander Resource Company	Po Box 1340 Lakeview, OR 97630	39S20E09A0140000
Pat and Lola Gage	17571 Andy Hill Rd Lakeview, OR 97630	39S20E09CA0010000
Gale Plato	93643 Leehman Lane Lakeview, OR 97630	39S20E09CA0020000
Gale Plato	93643 Leehman Lane Lakeview, OR 97631	39S20E09CA0030000
Hunters Hot Springs	86 SW Century Dr Bend, OR 97702	39S20E09CA0030100
Jesse and Shara Cox	3020 Mateo Ct Klamath Falls, OR 97603	39S20E09CA0040000
Harvey Jr and Gretchen Spears	3704 Christine Ln Klamath Falls, OR 97603	39S20E09CA0050000
Lake County	Undetermined Address	39S20E09CA0190000
Aleric Crandall	18743 Roberta Rd Lakeview, OR 97630	39S20E09CA0390000
David and Nickie Halter	1916 North 4th Street Lakeview, OR 97630	39S20E09CD0010000
David and Nickie Halter	1917 North 4th Street Lakeview, OR 97630	39S20E09CD0020000
Charles and Constance Hahn	PO Box 1202 Lakeview, OR 97630	39S20E09CD0020100
State of Oregon Forestry	Undetermined Address	39S20E09CD0020200
Outback Enterprises LLC	18970 Hwy 395 Lakeview, OR 97630	39S20E09CD0020400
Lake County	Undetermined Address	39S20E09CD0030000
Lake County	Undetermined Address	39S20E09CD0040000
Charles and Constance Hahn	PO Box 1202 Lakeview, OR 97630	39S20E09CD0040100
State of Oregon Forestry	Undetermined Address	39S20E09CD0120000
Michael and Gwendlyn Lindsey	1017 15th Ave Sweet home, Or 97386	39S20E09CD0240000
Lakeview Power Company	PO Box 22035 Eugene, OR 97402	39S20E09D0020100
Woodgrain Millworks	PO Box 566 Fruitland, ID 83619	39S20E09DA0010000
Sterling Properties	PO Box 821257 Vancouver, WA 98682	39S20E09DA0020000
Sterling Properties	PO Box 821257 Vancouver, WA 98683	39S20E09DA0040000
Sterling Properties	PO Box 821257 Vancouver, WA 98684	39S20E09DA0060000

**Information for all residents within 100' for Lake County Fairgrounds
ATV Project (page 2 of 2)**

Sterling Properties	PO Box 821257 Vancouver, WA 98685	39S20E09DA0080000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DA0100000
Sterling Properties	PO Box 821257 Vancouver, WA 98687	39S20E09DD0170000
June Valeria Barnett	18 North 4thSpc 21 Lakeview, OR 97630	39S20E09DD0170000
Sterling Properties	PO Box 821257 Vancouver, WA 98687	39S20E09DD0180000
Donald and Tiffany Paul	18517 Roberta ave Lakeview, Or 97630	39S20E09DD0180000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0190000
Carl McBride	1800 North 4th Spc 17 Lakeview, OR 97630	39S20E09DD0190000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0200000
Martha Dvorak	1800 North 4th Spc15 Lakeview, OR 97630	39S20E09DD0200000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0210000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0220000
Roy and Laura Henderson	1800 North 4th Spc11 Lakeview, OR 97630	39S20E09DD0220000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0230000
John Elder	1800 North 4th St spc 9 Lakeview, OR 97630	39S20E09DD0230000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0240000
Chad and Marina Webster	1800 North 4th Spc7 Lakeview, Or 97630	39S20E09DD0240000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0250000
Jonnie Meyers Stephens	1800 north 4th spc5 Lakeview, OR 97630	39S20E09DD0250000
Sterling Properties	PO Box 821257 Vancouver, WA 98686	39S20E09DD0260000
Antonnette Shannon	1800 North 4th Spc3 Lakeview, Or 97630	39S20E09DD0260000
Janet Cooper	PO Box 37 Paisley, OR 97636	39S20E09DD0270000
Jimmie Creel	1810 North 4th Lakeview, OR 97630	39S20E09DD0290000

**TOWN OF LAKEVIEW
PLANNING COMMISSION
HEARING NOTICE**

Applications No. 539 and 539

I. Land Use Action

Type of Land Use Action: Site Design Review and Variances

Nature of Use Which Could be Authorized: Improvements of the existing ATV Park. The applicant seeks variances pedestrian access and circulation, landscaping, vehicle and bicycle parking, public facility standards, design standards (signs) sensitive lands

- II. Applicable Criteria:** Town of Lakeview Development Code: 2.2 (Central Commercial District), 3 (Design Standards), 4.1.500 (Type III Procedure), 4.2 (Site Design Review), and 5.1.400 (Class C Variances).

III. Applicant and Subject Property Information

Applicant: Lake County Fairgrounds

Engineer: None

Address: 1900 N. 4th Street, Lakeview, OR 97630

Property Location: same

Assessor Map Number: 39 20 9D #100

IV. Public Hearing

Date: May 10, 2010

Time: 7:30 p.m.

Place: Town Hall, 525 North First Street, Lakeview, OR 97630

V. Other Information

Statutory Notice: ORS 197.763 (3) (6) states that failure to raise an issue either in person or by letter or failure to provide sufficient specificity to allow the decision maker an opportunity to respond to the issue precludes appeal to a higher judicial authority on the issue.

Documents and Staff Report: A copy of the file containing the application, all documents, and evidence relied upon by the applicant, and applicable criteria are available for review at no charge at Town Hall. A copy of the staff report to be used at the hearing will be available for review at no charge at Town Hall seven (7) days prior to the public hearing. Copies of the above documents can be obtained at Town Hall at reasonable cost.

Submission of Evidence and Testimony: Persons may submit documents or evidence to the record of the hearing on this matter until the record is declared closed by the decision making body. All written evidence or documents should either be presented personally at the hearing or submitted prior to the time of said hearing. All verbal testimony shall be stated directly to the decision-making body prior to the point of which the public hearing is declared closed. If the decision-making body declares the record is to remain open for a time period following the public hearing then written evidence and documents shall be submitted in accordance with the instructions provided at the public hearing. All written evidence and documents submitted should be legible, page numbered and identified with the application number indicated on this notice.

Further Information and Contact: For further information regarding this notice please contact the following person:

Christy Sarina, Administrative Assistant
Town of Lakeview
525 North First Street
Lakeview, OR 97630
Telephone: 541-947-4957
Fax: 541-947-2952

DATE OF PUBLICATION: March 24, 2010