



# Master Plan

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## Fire Mountain Scout Camp

**John Brentari – Principal Author – Properties Committee**  
**Marty Robinett – Contributor – VP Properties**  
**Duane Rhodes – Contributor – Council Executive**

November 20, 2014  
Revision 0 – Board Approved



This Master Plan outlines the proposed development of Mount Baker Council's Fire Mountain Scout Camp located in Skagit County, Washington State. The Master Plan covers a proposed time period of seven years. The report documents proposed capital projects and the logic for them.

# Master Plan – Fire Mountain Scout Camp

## 1. Introduction

This Master Plan was chartered by the Mount Baker Council’s Executive Board in 2013. The Board recognized the need to chart a forward path for the camp as it became the Council’s sole camping property. The camp was also emerging from a period of maintenance on existing facilities and was ready to embark on a program of facility expansion. With this expansion, there was a recognized need to have a clear vision for the camp and of the required facilities.

Prior to commencing the work, the Executive Board approved a “Terms of Reference”. This document outlined who would develop the Master Plan (the working group) and who would set direction for the Plan (the Governance Committee). The Terms of Reference can be found as Appendix A.

## 2. Property Description

The Fire Mountain Scout camp is located in Skagit County near Cultus Mountain approximately 10 miles from Mount Vernon. It comprises 610 acres of Secondary Forest lands and is accessed from Walker Valley Road.

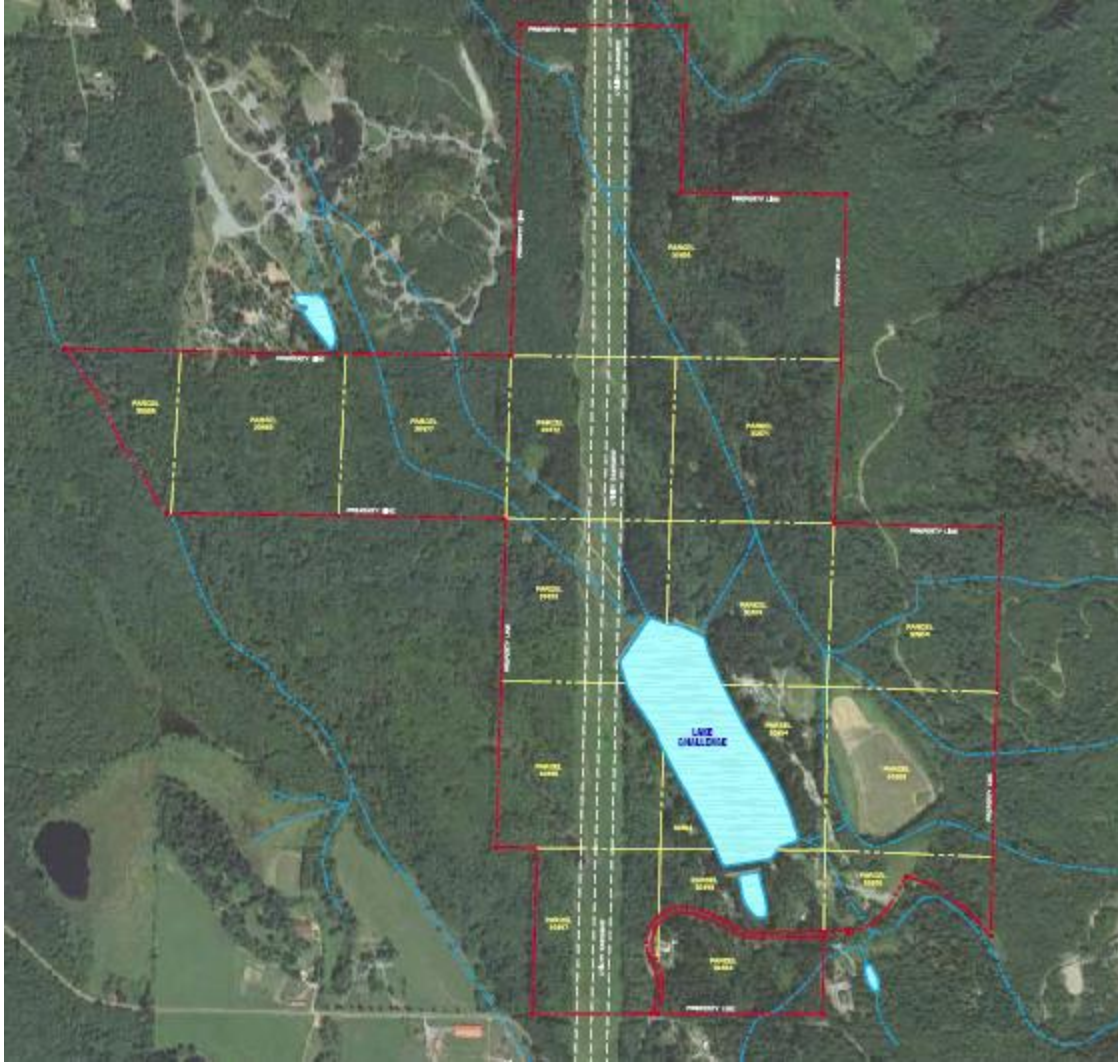
The physical address is:

Fire Mountain Scout Camp  
25786 Walker Valley Road  
Mount Vernon, Washington 98273

It is comprised of the following Skagit County Parcel Numbers:

30439	30594
30536	30595
30571	30597
30572	30599
30573	30605
30574	30608
30577	30609
30580	

## Master Plan – Fire Mountain Scout Camp



**Arial View of Fire Mountain Scout Camp**

### 2.1. Zoning / Conditional Use Permit

The property is zoned as Secondary Forest by Skagit County. The Council received a Conditional Use Permit for the camp on September 9, 1971. In 1992, the Council approached Skagit County on updating the Conditional Use permit. The Council did this in order to incorporate a new piece of property into the permit covering the existing camp. The County approved a new Conditional Use Permit (now called a Special Use Permit). The 1992 permit can be found in Appendix B.

The Master Plan working committee has reviewed the Conditional Use Permit and feels that all of the proposed facilities can be built within the constraints of the permit.

## Master Plan – Fire Mountain Scout Camp

The Conditional Use Permit requires the following for projects at camp (paraphrased from the permit):

1. Comply with Building Codes
2. All structures within 200 feet of Lake Challenge must comply with the County's Shoreline Management Master Program <sup>1</sup>
3. Comply with the rules and requirements for Individual and Public water systems
4. All building applications shall be accompanied by a wetlands recognizances and delineations (if necessary)
5. Interior circulation roads shall be maintained by the owner
6. Comply with Dam Safety regulations
7. No building permits will be issued for areas not within the response area of a fire district
8. During construction of buildings, comply with Sedimentation Control regulations
9. The Skagit County Fire Marshall shall review internal roads for fire protection response
10. Any major changes in scope or use of camp may require review potentially including offsite impacts.

### 2.2. Water Permit

The Council holds a private water system permit for the camp that allows water to be taken from an unnamed creek tributary to the Nookachamps Creek. The permit number is **25255C**. The permit allows the camp to use two (2) acre-feet (651,658 gallons) per year. The "maximum instantaneous flow rate" is restricted to 0.045 cfs. (20.2 gpm). There are record keeping requirements and these are maintained by the Camp's Ranger.

In 2014, as part of obtaining the building permit for the Administration Building, the Council committed to submit a Five Year Plan for the water system to the State of Washington's Department of Ecology. This plan commits the Council to certain projects on the water system. In order to obtain a building permit from Skagit County on a new building, that building must be listed in the Five Year Plan. The plan commits the Council to providing for the water consumption of the new building (if applicable). This plan is listed in the Referenced Documents list.

In 2014, to ensure the Council does not overdraw its water allocation from the tributary of Nookachamps Creek, the Ranger took on activities to reduce the number of leaks in the water system and to abandon little used segments of the system to reduce the potential for future leaks.

There is a low likelihood of the Council getting a higher water allocation from the State for FMSC. As a result, water usage will need to be closely monitored and if changes are not implemented, could become a limitation on camp usage and expansion.

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<sup>1</sup> The County in a meeting in 2014 stated that the shoreline limit was 150 feet and that they were working to merge it with the wetlands limit of 100 feet.

# Master Plan – Fire Mountain Scout Camp

## 3. Camp Strategic Focus

### 3.1. Camp Vision Statement

As part of the Master Planning process, the Governance Committee established the following Vision Statement for Camp:

*FMSC provides an outdoor venue for a premier year round youth and adult Scouting experience.*

The Governance Committee also established a group of “First Principles” to guide the development of the Master Plan. This are:

- It’s a Scout Camp first
  - We will design facilities around usage by Scouts. Consideration for third party use is secondary if considered at all.
- All building will follow the established Fire Mountain brand standard.
  - Metal roofs over board & batten or rough sawn T1-11 siding
  - Color scheme
  - Stout exposed timbers for porches & gables
- The experience at Summer Camp is comprised of good facilities, premier programs, strong traditions and energetic staff
  - The Master Plan will address the facilities
  - The MBC Annual Plans will address program and staff
- The facilities will be designed to support a camping capacity of 250 scouts
  - For summer camp, this means a staff around 55
  - For summer camp, the adult population is estimated at 70
  - Total camp population at capacity is approximately 375

The Governance Committee also completed a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis of the camp. This document is included in Appendix C.

The Council’s “Strategic Plan” was considered during development of this Master Plan.

### 3.2. Summer Camp Success Factors

During the development of this master plan document, the Working Committee contacted the national office of B.S.A. During those conversations, the following were offered as success factors for summer camps:

- Quality Staff
- Superior Program
- Good Facilities

## Master Plan – Fire Mountain Scout Camp

While this plan will provide a map to providing FMSC with superior facilities, the Council will need to assure that plans are in place to provide summer camp with quality staff and superior program to attract troops to camp.

### 3.3. Summer Camp Focus

The major use of the camp is Boy Scout Summer Camp. To provide a direction for the Master Plan, the Summer Camp Director (Council professional staff) provided an assessment of FMSC with regard to potential Summer Camp programs. This review is documented in “Fire Mountain Program Report”. Based on this review, the Master Plan is focused on providing facilities required to provide a “traditional summer camp experience.” This means that FMSC will not be focusing on providing a High Adventure activities (whether onsite or offsite) nor will it be specializing in a particular activity or program.

It does require that the Camp have first rate facilities for those activities that it will provide. These currently are:

- Boating and Canoeing Activities
- Swimming
- Shooting Sports  
(archery, rifle, shotgun and black powder)
- Mountain Sports  
(mountain biking and boarding)
- Nature
- COPE / Climbing
- Scouting Camp Craft Skills
- First Year Camper Program
- Crafts

### 3.4. Master Plan Priorities

In developing the list of projects for the Master Plan, a set of priorities were established based on the SWOT analysis, a review of current camp buildings and the proposed Summer Camp focus. The following were established as priorities:

1. Finish projects underway (2014)
2. Provide for quality food
3. Provide quality Staff Housing
4. Build out to 250 Camper design case
5. Complete the Branding Activities and Cub Scout program

# Master Plan – Fire Mountain Scout Camp

## 4. Camp Physical Attributes

### 4.1. Summer Camp Design Capacity

The design capacity number of 250 was arrived at by determining the most practical size of dining hall. A project was underway to modernize the existing dining hall kitchen. Budgetary and space constraints indicated that an expansion of the dining hall to a seating capacity of 400 with the inclusion of a new commercial style kitchen would meet the space available and present a project that the Council could finance. Moving above the 400 seating capacity would have required additional floor space that would become more expensive due to the need to relocate the existing Fire Water Sprinkler pump and controls. Similarly, the kitchen equipment would take an incremental increase at a seating capacity of 450.

The new kitchen will provide for serving meals “family style” and “cafeteria style.” The desire is to serve meals family style using the Patrol Method. The seating capacity for the dining hall when expanded will be approximately 375 when tables are arranged for “family style” service.

The 250 camper design number was also validated by looking at historical camp enrollment numbers and projecting what increases the Council could practically make. As Summer Camp sessions “sell out”, the Council will look at the viability of increasing summer camp to six weeks duration.

During the development of the plan, the 250 design number was used to validate needs in program areas and staff housing. In hindsight, this design number appears to provide an economical balance for the Master Plan when costs for program areas and staff housing are included.

### 4.2. Camp Architectural Design Standards

All new buildings or remodels of existing structures should conform to the Fire Mountain Scout Camp Design standards. This style can be described as the “National Park look” or the “CCC Style.” The style can be summarized as follows:

- Exterior siding of either board and batten or rough sawn T-111 siding
- Metal clad roofs in a 9:12 pitch with gable ends
- Rugged beams used for porches, rails, and gable end framing.

There exists a color scheme for camp and this should be maintained for new structures. The color scheme is part of the camp branding.

See Appendix F for a complete description of the Architectural Standards for Fire Mountain Scout Camp.

### 4.3. Campsite Capacity

Summer Camp use is the primary income source for Camp. With this focus, an analysis of existing campsites was made. Capacities of Cub Scout Campsites used during Boy Scout Summer Camp were

## Master Plan – Fire Mountain Scout Camp

adjusted to reflect the use during this period. Camp sites not currently open because they do not meet the Camp’s “branding standards” were excluded from the analysis. It was determined that additional Cub Scout camping sites are needed due to the high demand. These two new sites were included in the Summer Camp analysis.

Name	Sleeping Quarters Type	MBC Listed Capacity Youth	Revised MBC Capacity (2014 MP)	Master Plan Summer Camp Capacity
Mount Rainier	Small Stents	16	16	16
Mount Baker	Adirondacks	24	24	24
Pilchuck	Adirondacks	32	32	32
Skykomish	Small Stents	36	36	18
Duckett	Adirondacks	16	16	8
Salish	Adirondacks	24	24	24
Denali	Adirondacks	32	24	24
Enumclaw	Adirondacks	32	32	32
Nooksack	Adirondacks	32	32	32
Little Beaver	Adirondacks	32	32	32
War Eagle	Adirondacks	48	24	24
Skagit	Stents	36	18	18
Snohomish	Stents	48	24	24
Lummi (Tecumseh)	Stents	16	0	0
Chief Joseph	Stents	48	24	24
Makah	Stents	16	0	0 (Demo)
Saulk	Adirondacks	24	0	0 (Change Use)
Cultus	Tent	16	0	0
New West Side	Adirondacks		48	24 (See Note)
New Mini West	Adirondacks		24	12 (See Note)
		<b>528</b>	<b>430</b>	<b>368</b>

Note: Capacity of new West Side campsite is listed for Summer Camp, however sleeping quarters will be built to accommodate Cub Scout Family camping.

Saulk campsite becomes the Order of the Arrow’s Ceremonial Site. Revisions to the campsite will be the responsibility of the Order of the Arrow.

Cultus becomes a “tent only” campsite and has been excluded from the capacity numbers for camp in the future. This campsite will be reserved on a “first come, first served” basis. Additionally, each campsite will have one tent pad for use. FMSC will not provide tents for summer camp nor for year round camping.



## Master Plan – Fire Mountain Scout Camp

When fully built out, Fire Mountain Scout Camp will have 368 gross sleeping bunks for Boy Scout use during summer camp. In order to accommodate a Summer Camp population of 250 campers, the camp will need to utilize 68% of the sleeping bunks. This should allow sufficient flexibility to accommodate troops of various sizes in a sold out Summer Camp week. The very large sites will likely need to be split between troops as they are today. When staff and adults are included in the head count, the population of camp will be near 400.

The “off season” camping capacity of camp will be stated as 430. This number will be within the cooking capacity of the kitchen and likely close to the final approved seating capacity. It also assumes that camp sites designed for the Cub Scout program are fully utilized.

### 4.4. Staff Housing

Staff housing at FMSC needs to be improved. This includes both the sleeping quarters and the access to shower facilities. The demographics of camp staff changes yearly, so the future staff housing needs to accommodate both male and female in groups under and over 18 years of age. For this Master Plan, the Summer Camp Director provided the following distribution of staff:

Potential Staffing Age Ranges	Count Ranges
Males under 18 years of age	20-26
Females under 18 years of age	1-6
Males over 18 years of age	10 - 20
Females over 18 years of age	5 - 10
Married Couples with Spouse at camp	1-2
Cook with family	1
Camp Director	1

In order to accommodate this variation in staff make up, a flexible staffing housing arrangement is needed. This led to the following decisions:

- Boeing Bunk House becomes the major male residence (either under 18 or over 18 depending on the needs each summer)
- New staff housing with significant flexibility is needed
- Staff housing needs shower facilities comparable with those provided campers
- The Farmhouse cannot be economically remolded and is not in the Staff House Core area
- Staff needs an area to gather and socialize

With this in mind, the following is proposed for staff housing:

- Remodel Boeing Bunkhouse
  - Expand the shower facilities
- Build a Cook’s Cabin
- Build four new two-room bunkhouses that hold a total of 8 staff each
  - Model after the Deer Lake Outdoor Program Duplex Lodge (Appendix D)
- Build a Multi-purpose Building to serve has a Gathering Spot
  - Great room to serve as a gathering spot

## Master Plan – Fire Mountain Scout Camp

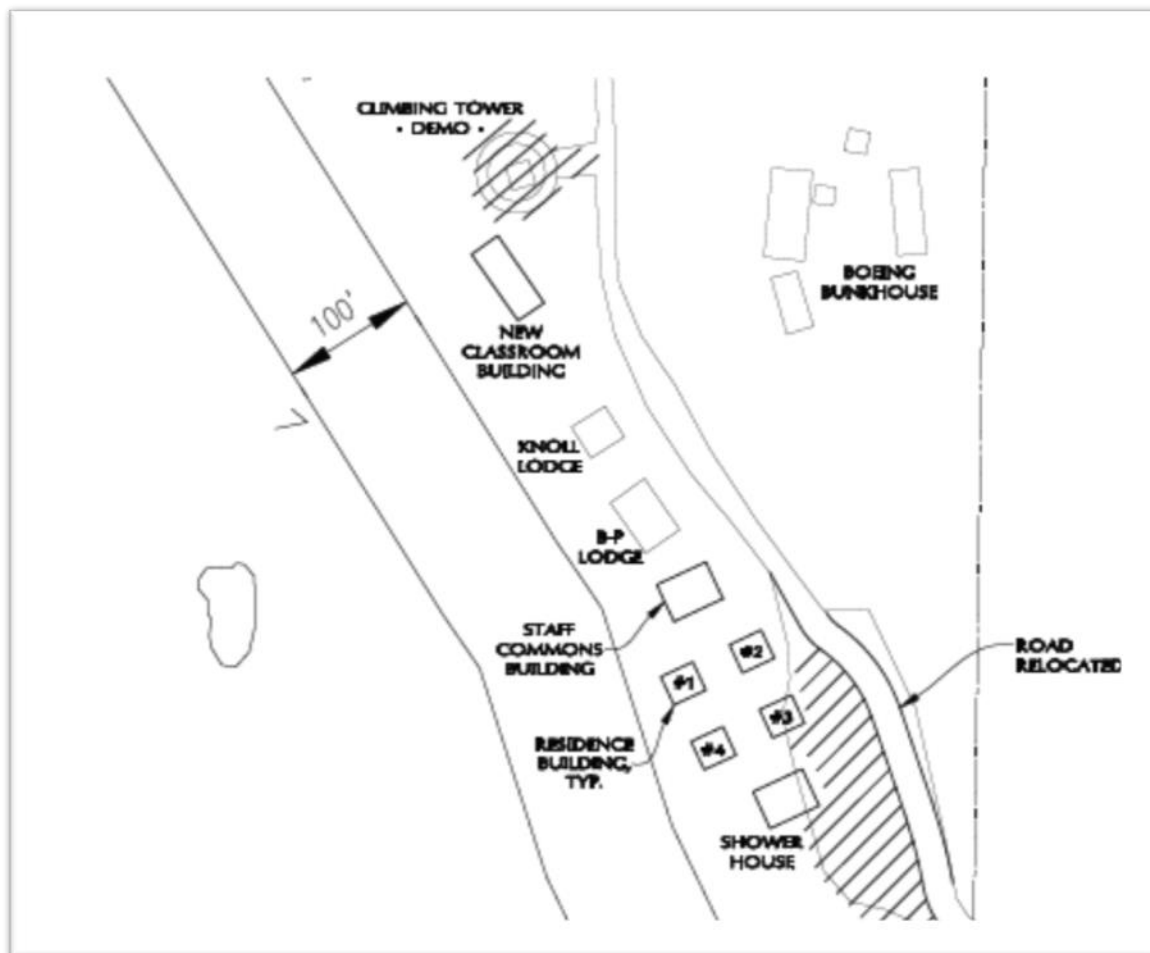
- Include cooking facilities for off-season use
- Include laundry facilities for Summer Camp staff
- Build a Shower House for staff
  - Model after the Boeing-Fluke shower house but smaller in size
- Demolish the Farmhouse
- Remove excess “pup houses” near Boeing Bunkhouse

Under this proposal, staff housing would eventually be comprised of the following:

- Boeing Bunkhouse with 16 bunks
- Remodeled Pup Houses at Boeing bunkhouse with 4 bunks total
- Four staff housing cabins with 32 bunks
- Knoll Lodge with 4 beds (married staff or female staff)
- B-P Lodge with 6 beds (Camp Director plus other staff)

This plan would provide a total of 62 beds for staff spread across nine (9) buildings plus a shower house and a gathering building.

The following map depicts what one arrangement for Staff Housing Core might look like under this Master Plan:



# Master Plan – Fire Mountain Scout Camp

## 4.5. Off Season Rental

The staff housing cabins along with the multi-purpose building offer a potential income stream for the Council if they are rented off season. These facilities could provide a location for troops to hold their annual planning meeting, as an example.

## 4.6. Sprinklers in Sleeping Quarters

In 2013, the State of Washington adopted the 2012 International Building Code (IBC). This latest version of the code requires firewater sprinkler systems in sleeping quarters (Group R structures) such as the ones at FMSC. The Code as adopted however provides an exception to this requirement which allows for small cabins to be exempt if all of the following conditions are met:

- Area is less than 500 square feet and used for recreational purposes
- The structure is one story
- The structure does not include a basement
- The structure is no closer than 30 feet from another structure
- There are no cooking facilities in the structure
- The occupancy of the structure is no more than 8
- A handheld fire extinguisher is available

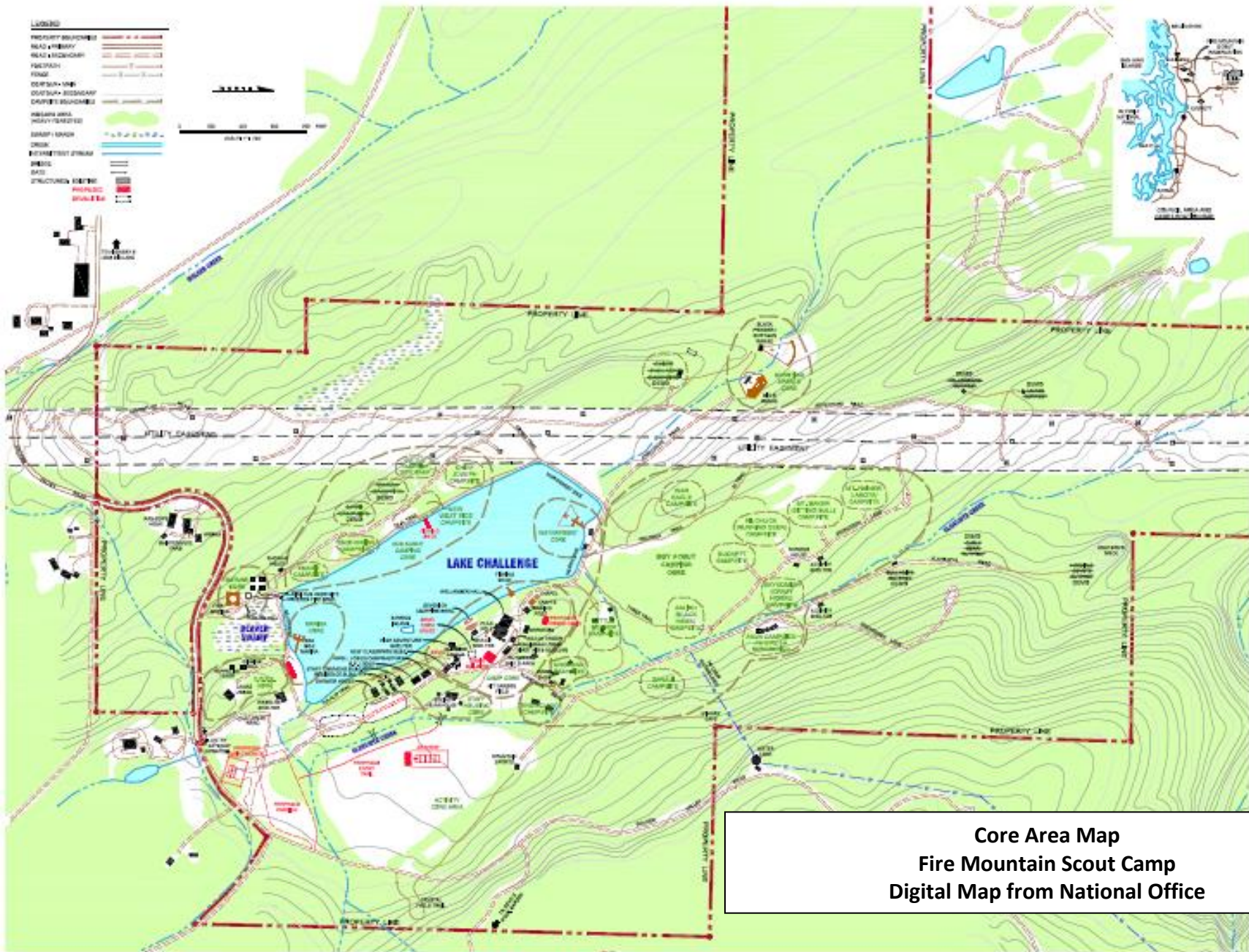
For the most part, the layout of the new Staff Housing Core area will fit within this exception. While the sleeping quarters must be 30 feet from other structures, the shower house and multi-purpose building can be less than 30 feet from each other.

The 2012 IBC will require that Boeing Bunkhouse be protected with sprinklers after its remodel. A “wet pipe” system would be the most economical for protecting this building. The system would be comprised of a small plastic water tank, UL Listed electric fire water pump, controls and a network of “wet” (charged) water pipes with sprinklers. The downside to such a system is the building must be kept above freezing in cold weather. Boeing Bunkhouse is currently one of the buildings that must be kept heated in cold weather to prevent damage to the plumbing.

## 4.7. Future Core Areas

With the direction of Summer Camp set and program focus areas defined; the current use of land at camp was reviewed with an eye to the future. This led to identifying future land use while considering current condition and use. The following Core Areas were identified for inclusion in the Master Plan:

- Camp Core
- Staff Housing
- Waterfront (Swimming)
- Marina
- Cope / Climbing
- Shooting Sports
- Nature
- Cub Scouting
- Entrance / Parking
- Maintenance
- Buffer / Forestry Areas
- General Program



**Core Area Map**  
**Fire Mountain Scout Camp**  
**Digital Map from National Office**

#### 4.8. Commentary by Core Area

Follow is an outline of the facilities that would be in the individual core areas. Where a facility or building is new, it is noted as such. Projects that have been proposed by donors have also been listed.

##### **Camp Core**

- Expanded Dining Hall
- Cook's Cabin (new)
- Administration Building
- Museum
- Medical Center
- Classroom (in basement of Museum)
- Trading Post
- Chapel
- Fire Bowl
- Relocated Skagit Shelter
- New multi-purpose building
- Courtyard definition (donation)
- Watch Tower (donation)

##### **COPE / Climbing**

- Remodeled Camas Lodge
  - Includes storage for climbing gear
- Climbing wall with rappelling section
- COPE / Zip Line
- Bouldering structure (new)
- Climbing Tower - Relocate the functions (and potentially parts of the structure) to new core area – demo remainder

##### **Waterfront (Swimming)**

- New facilities for the swim beach area:
  - Lifeguard towers
  - Sand Beach
  - Change Room Building
  - Instructional Shelter large enough for four groups
    - Or two structures sized for two groups
  - Storage Building
  - Relocated Dax
  - Fencing
  - Tag Board

##### **Marina**

- Instructional Shelter
- Boat Storage Building
- Fencing
- Tag Board
- Revised docks
- Exterior Storage Racks

# Master Plan – Fire Mountain Scout Camp

## Cub Scout Camping

- Build one new camp site
- Build mini camp site near Fort Boeing
- Build covered fire bowl near Fort Boeing

## Mountain Sports

- No major expansion in this plan

## Shooting Sports

- Power and water extensions to ranges
- Minor projects to expand capacity, meet requirements & enhance program

## Nature

- Centered at Fort Boeing
- Expand nature trails to exploit natural setting

## Scout Camp Sites

- No major expansion needed for 250 Design Case
- Remove unused/non-branded campsites from the property
- Remove the “outpost” structures.
  - Leave a limited number of clearings for troops which want to hike to
- Build a “tent camping” site on west side of camp

## Staff Housing

- Remodel Boeing Bunkhouse
  - Expand washroom facilities
  - Remodel interior
- Remodel a limited number of Pup Houses
- Build a new Staff Housing core
  - Located on site of current Day Camp Storage and parking lot
  - Build new shower house
  - Build 4 cabins (eight bunks each)
  - Build multi-purpose building (meeting space/kitchen/laundry)
- Demo the Farmhouse

## Maintenance Facility

- Establish a fenced maintenance yard at camp
- Build an enclosed storage building
  - Sections to be heated for storage of equipment off season
- Day Camp Storage
  - Temporarily relocate to make room for staff housing
  - Long Term replaced (or incorporated) into new maintenance yard

## Entrance

- Updated entrance
- Relocated parking lot
- Restroom with flush toilet
- New Camp Entry Gateway / Path from parking lot



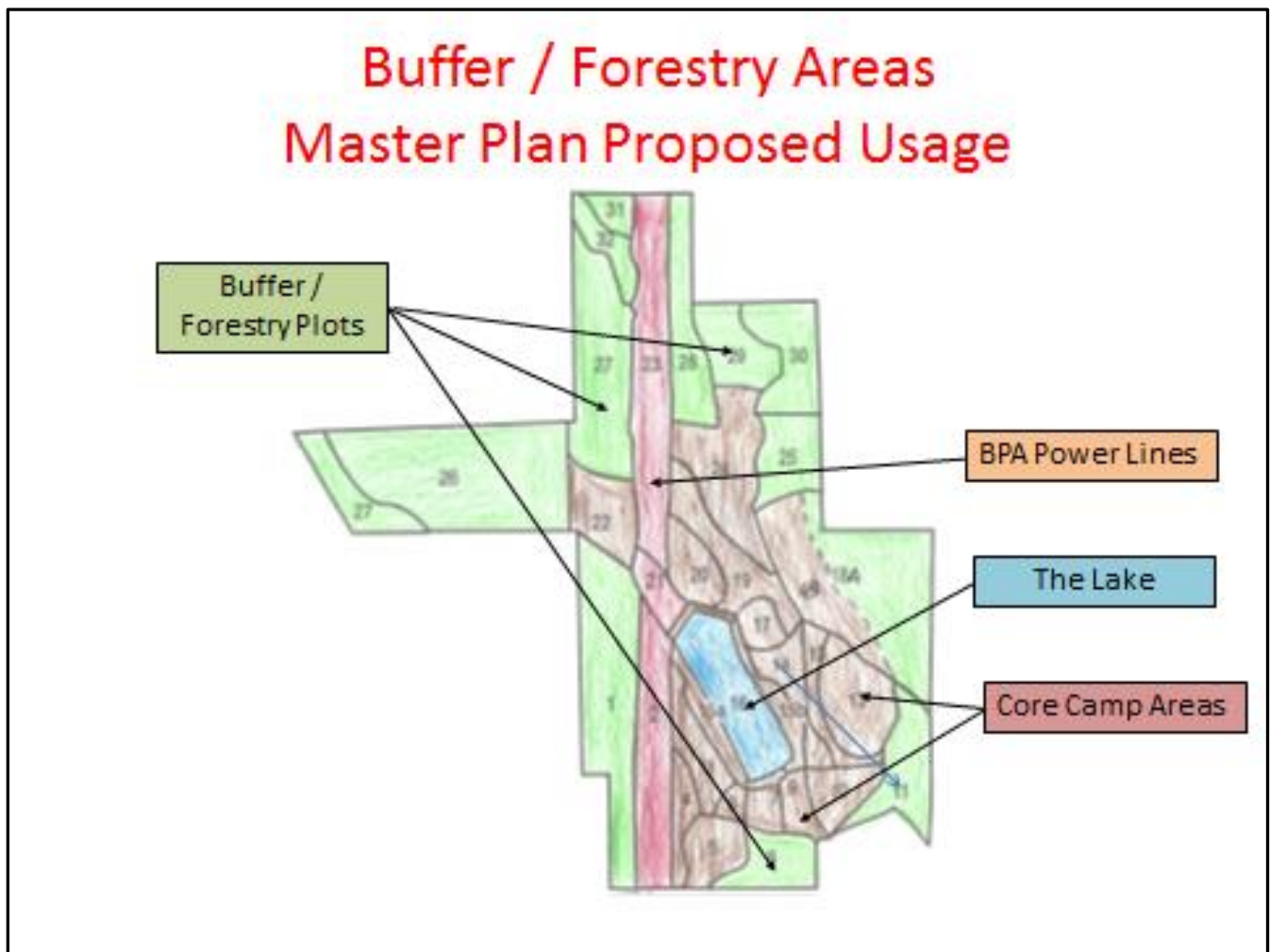
## Master Plan – Fire Mountain Scout Camp

- Reconfigured roads
- Camp Master Hut for check in

### Buffer / Forestry

- Establish certain areas to be permanent forestry plots to act as buffer areas
  - Manage forests in buffer areas<sup>2</sup>
- Identify non-MBC properties for potential purchase that would increase the property buffers between camp and development.
  - See Appendix G for this list.
- The list was developed with the thought of controlling all traffic on Walker Valley Road past the Ranger's residence and to protect the Camp from incompatible uses on its boundaries. Securing these parcels would avoid the current problem of traffic entering the Camp in order to avoid the locked gate on Walker Valley Road at the Main Entrance to camp.

The following map shows what areas of the property would be used for program uses and what plots would be considered Buffer / Forestry:



<sup>2</sup> Mount Baker Council has a very detailed forest management plan written in ca. 1999 titled Fire Mountain Forest Stewardship Plan that should be referenced for details on the numbered forest management plots.

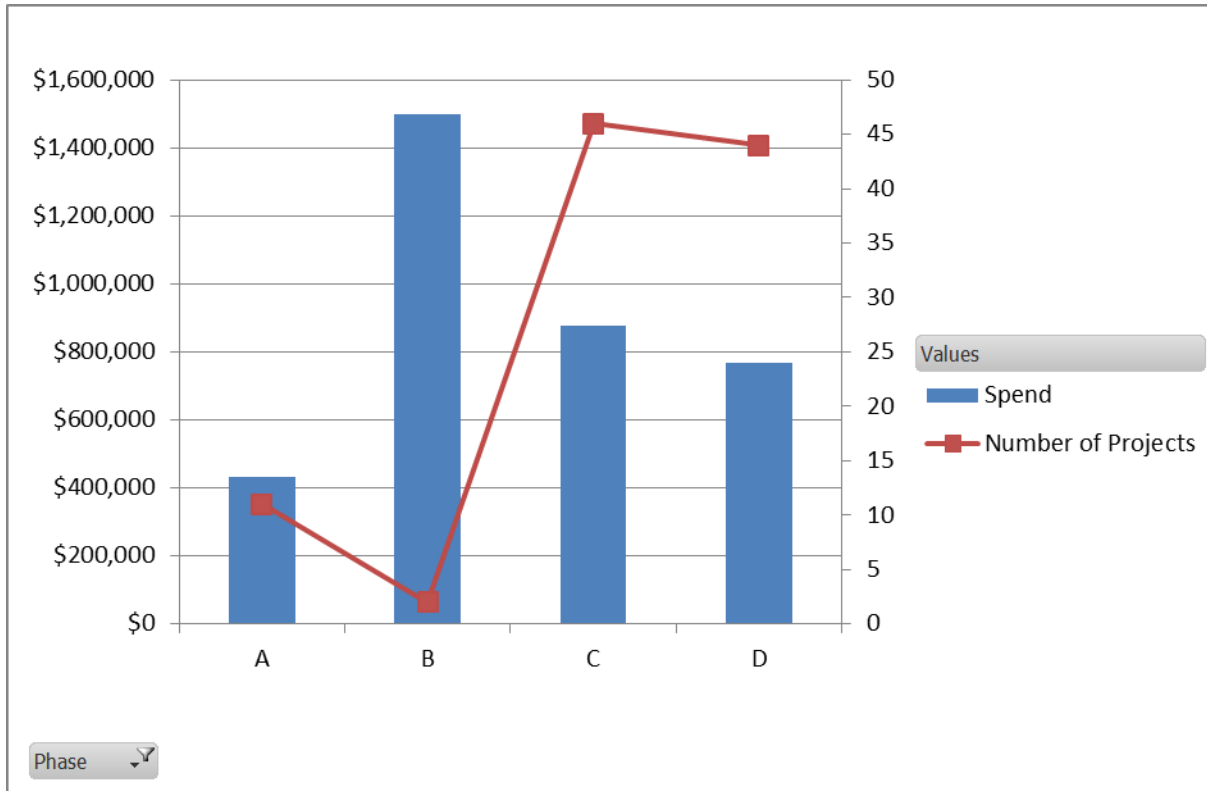
## Master Plan – Fire Mountain Scout Camp

### 5. Project List

#### 5.1. Master Plan Phases

A complete project list was compiled to capture all of the capital needs required by this Master Plan. The projects are categorized by Core Area and by Phase. In order for the project to be prioritized, they are assigned a Phase and proposed year of construction. The phases for the project list look similar to the priorities discussed earlier. The Phases are as follows:

Phases	Code
Ongoing or planned for 2014	A
Dining Hall Expansion / Kitchen Remodel	B
Build Basic Structure for 250 Campers Design Case	C
Finish Branding and Cub Program projects	D



**Capital Required by Phase  
of  
Master Plan**



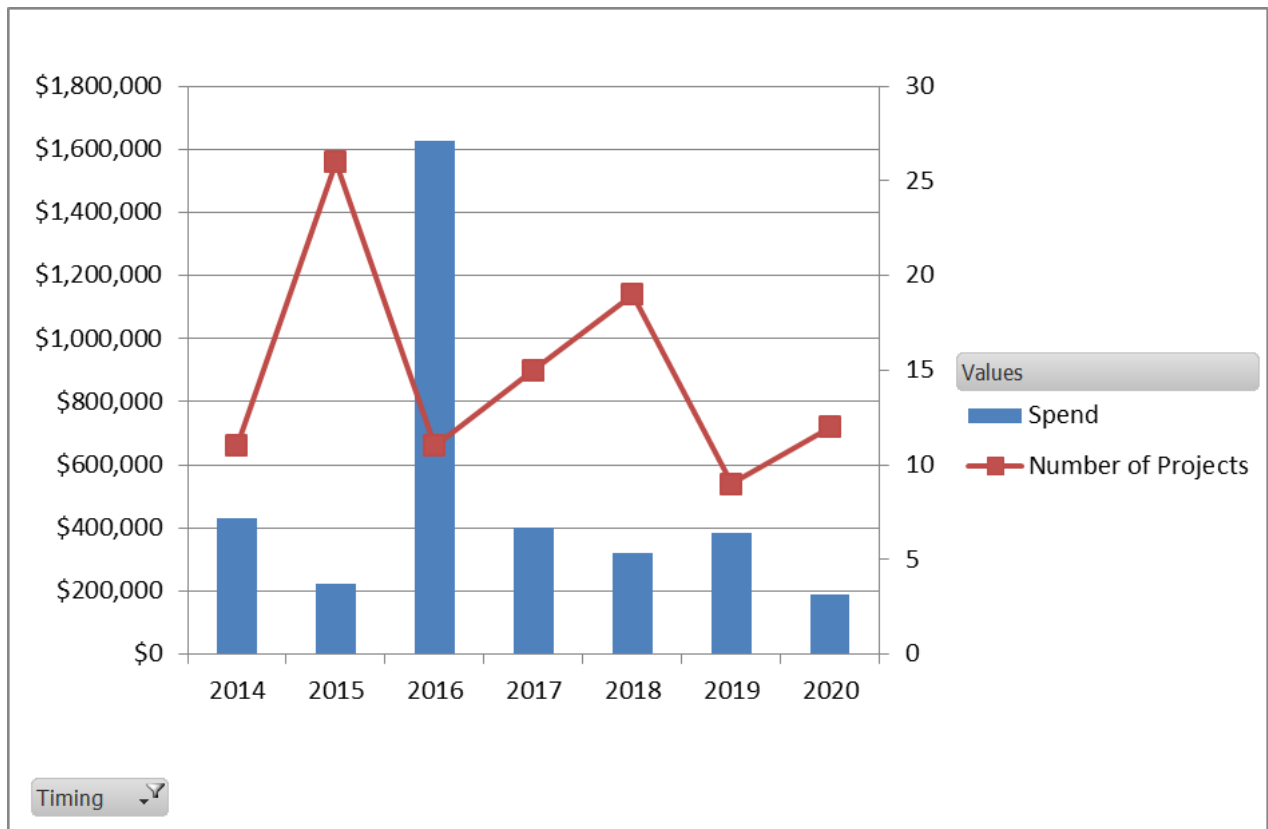
# Master Plan – Fire Mountain Scout Camp

## 5.2. Projected Capital Requirements

The project list should be viewed as an “evergreen” list that will develop over time. For this report, the list was frozen on August 25, 2014. It is comprised of 103 projects with a value of \$3,700,000. Given the accuracy of the estimates, the required funding for this Master Plan should be rounded up to a notional number of \$4,000,000. The following charts depict cash flows by Year, Phase and Core Area. The complete Projects List can be found in Appendix E.

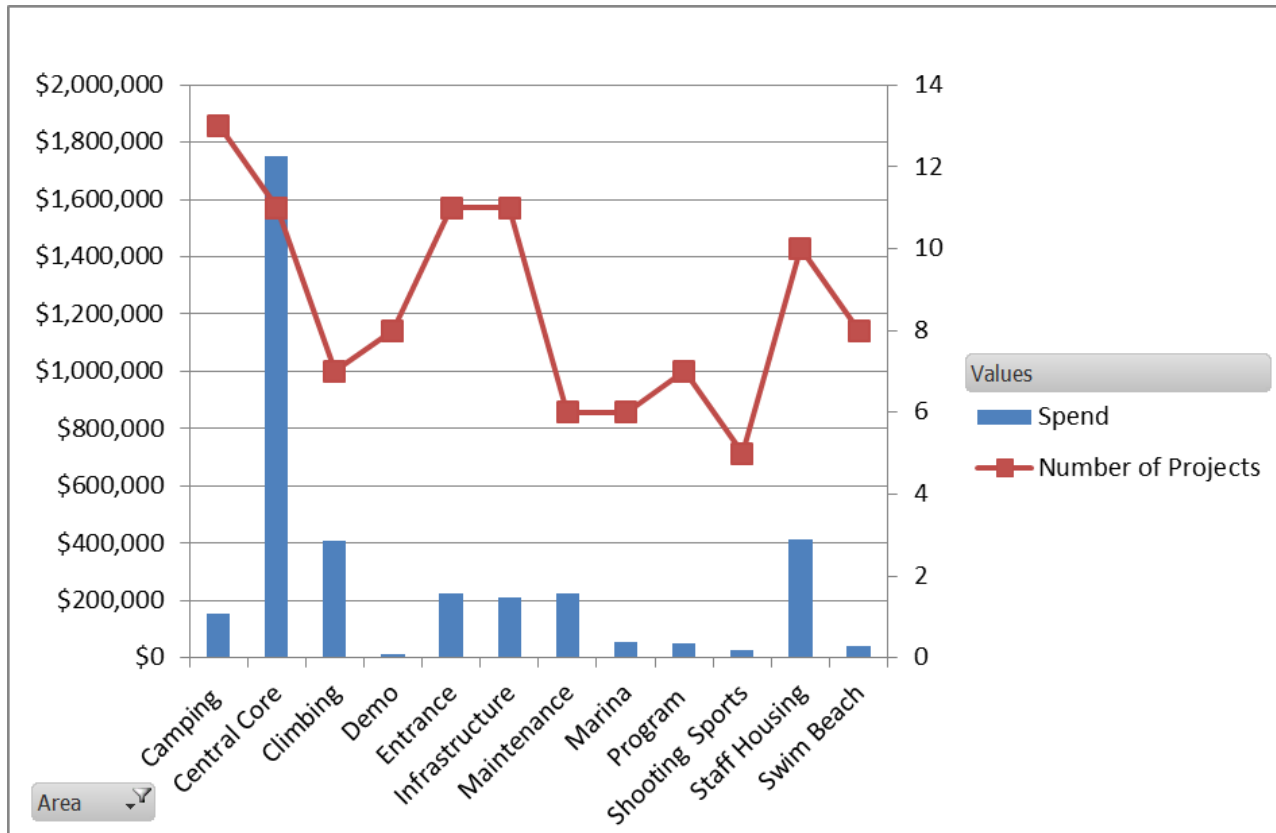
The following charts do not reflect any inflation. All project costs are represented in 2014 Dollars.

The accuracy of the project costs is variable. Some project costs are considered accurate because they are very similar to ones previously executed by MBC (e.g. campsite renovation projects ). For some projects, we solicited opinions from builders on the potential costs (Duplex Cabin for Staff Housing). Other projects have only a notational cost estimate developed by the Working Committee.



**Capital Required by Year**

## Master Plan – Fire Mountain Scout Camp



### Investment by Core Area

#### Camp Financials

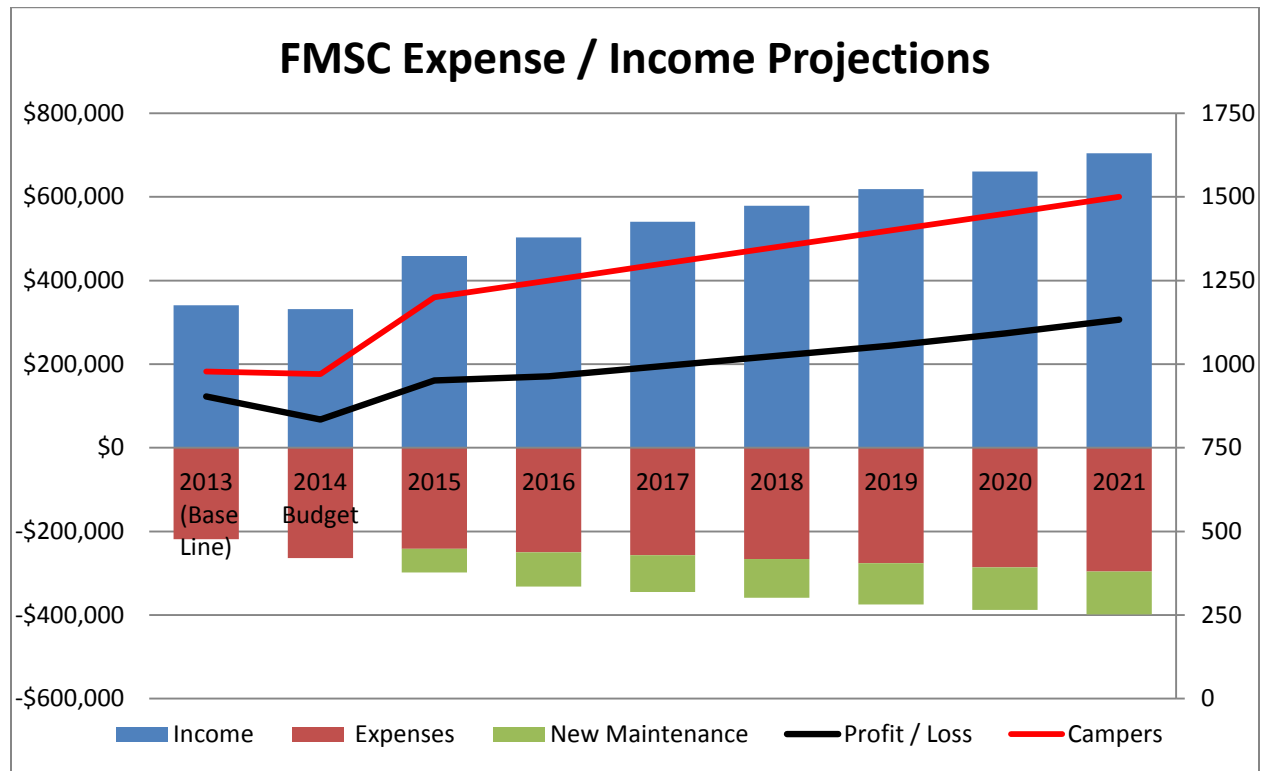
##### 5.3. Camp Income / Expense Charts

The following chart show the potential income, expense and net profit for FMSC using the following assumptions:

- Financial Actuals from 2013 are used as the Base Case
- Inflation is 3% per year on base expenses
- Income is increased at 5% per year to reflect increased summer camp fees
- Summer Camp grows to 1500 campers per year by 2020. This implies that Summer Camp expands to six weeks in length at some point prior to 2020.
- The profit margin on a camper population above 1000 is 4 times that below 1000.
- Off season income grows by 4% per year through usage
- Addition maintenance (new maintenance) on camp is allocated at 1.5 % of capital employed

## Master Plan – Fire Mountain Scout Camp

With these assumptions, Fire Mountain Scout Camp returns a profit of \$300,000 to Mount Baker Council treasury in 2020.



The financials of Fire Mountain Scout Camp are driven by the success or failure of Summer Camp. Summer Camp income represents over 90% of the camp's income but less than half of its expenses.

The Council needs to assure that all four components of a successful Summer Camp program are in place:

- Quality Staff
- Superior Program
- Quality Food
- Good Facilities

## Referenced Documents

The following documents are referenced in the report or were used by the Working Committee but are not included in the appendices due to their length or subject matter.

- Water System Fire Year Plan (confirm official title); Author: Robert Bergstrom
- Mount Baker Council Strategic Plan 2013; Author: MBC
- Fire Mountain Summer Camp Business Plan 2014; Author: Sven Wilkey
- Program Area Review 2014; Author: Sven Wilkey
- Fire Mountain Forest Stewardship Plan; Author: C. K. Eidem (only available in PDF format hardcopy)

## Approvals

The Fire Mountain Master Plan Governance Committee approved Revision B2 of this report on September 15, 2014 at a special meeting of the Committee.

The Council Executive Board approved Revision C2 of the report on November 20, 2014 at a regularly scheduled meeting. No changes were made from Version C. The Approved version was published as Version 0.

## Appendices

- A. Terms of Reference for Master Planning Activity
- B. Conditional Use Permit issued in 1992
- C. SWOT Analysis for FMSC (as of December 2013)
- D. Duplex Staff Housing Drawing
- E. Master Plan Projects List
- F. Camp Architectural Design Standards
- G. Potential Properties to Purchase

## **Appendix A**

### **Terms of Reference for Master Plan**

#### **Fire Mountain Scout Camp Master Plan**

##### **Terms of Reference**

##### **Revision 1 – November 14, 2013**

A Master Plan for Fire Mountain Scout Camp is required to assure the comprehensive development of the Camp's facilities. This document outlines how this plan will be developed.

#### Deliverables

The following documents will be developed or updated as part of this exercise:

- Fire Mountain Scout Camp Business Plan
- Fire Mountain Scout Camp "Application to Operate" for the National Camp Accreditation Program
- Fire Mountain Scout Camp Master Plan
- Fire Mountain Scout Camp Five Year Capital Plan

#### Reference Documents

The following documents will be used by the team as reference:

- Mount Baker Council Strategic Plan
- "Application to Operate" for National Camp Accreditation Plan (if one has already been submitted)
- BSA National Camp Standards

#### Governance Committee

The Governance Committee will oversee the development of the Deliverable Documents and will submit the Camp Master Plan for approval to the Council Executive Board.

The Governance Committee will set the following premises for the Master Plan:

- Fire Mountain Scout Camp Vision –the desired scouting focus and activities for the camp at the end of the Master Plan period
- First Principles – a limited number of governing principles for the Master Plan that all camp facilities must comply with
- Desires – a limited number of attributes the committee would like the Camp Master Plan to comply with in regards to the layout of the camp, its visual brand or its attractions.
- Capital Budget Availability – a forecast of the capital money available in the Master Plan time frame for camp improvements
- Master Plan Timeframe – the timeframe for the Camp Master Plan (10 years is proposed)

The following will be members of Master Plan Governance Committee:

- Council President
- Council Scout Executive
- VP Properties
- Past Council Presidents
- Treasurer
- VP Program

## **Appendix A**

### **Terms of Reference for Master Plan**

#### Stakeholders

The following are viewed as stakeholders in the future of Camp Fire Mountain and will be consulted during the development of the Master Plan:

- Fire Mountain Alumni Group
- Shooting Sports Committee
- COPE/Climbing Committee
- Council Aquatics Chair
- Camp Director (confirm different SCD)
- VP Cub Scouting
- Fire Mountain Ranger
- Properties Committee
- Summer Camp Director
- Camping Committee

#### Master Plan Team

The following will complete the majority of the staff work for the Master Plan and Capital Plan documents:

- John Brentari – Properties Committee
- Marty Robinett – VP Properties
- Duane Rhodes – Council Executive

#### Other Resource

It is expected that Profession Staff time will be required to develop some portions of the documents such as the Camp Business Plan.

#### Work Process

The envisioned work process is as follows:

- ❖ Kick Off Meeting with Governance Committee – set vision, principles, desires and budget
- ❖ Stakeholder Engagements - multiple meetings with stakeholder groups to gather input
- ❖ Progress Report(s) - status/direction seeking discussion between Master Plan Team and Governance Committee
- ❖ Draft Plan - Master Plan Team provides draft plan for review and comment
- ❖ Plan Approval – Plan is submitted to the Council Executive Board for approval

#### Timeframe

The target for delivering the Master Plan is February 1, 2014. This date will be validated once the teams are formed and a meeting schedule established.

#### Approvals

Reviewed with the Council Executive Board on September 19, 2013 and approved by motion with comments included in Version 0.

# Appendix B

## Skagit County Conditional Use Permit

*Return to  
Hearing Examiner*

**SKAGIT COUNTY HEARING EXAMINER  
STATE OF WASHINGTON**

In the matter of:  
Application No. CUP 48 Modification  
of EVERGREEN AREA BOY SCOUTS  
for a Conditional Use Permit for:  
Modification of an existing Conditional  
Use Permit to include long range development  
plans for the site.

Findings of Fact  
Entry of Order  
No. CUP 48.Mod

CUP 48 MOD  
SKAGIT COUNTY AUDITOR  
92 JUN 29 P 1:06  
RECORDED... FILED...  
REQUEST OF

**9206290079**

This matter having come regularly before the Skagit County Hearing Examiner for a Public Hearing under an application filed with the Skagit County Department of Planning and Community Development on behalf of the Applicant requesting a Modification of a Conditional Use Permit as described and located in the attached Report and Findings of the Skagit County Department of Planning and Community Development;

And, notice having been given to all property owners within 300 feet of said property and all matters in the file having been considered together with the testimony, evidence, and exhibits in open hearing and made a part of the record in this matter, the Hearing Examiner makes the following findings of fact.

**FINDINGS OF FACT**

1. June 10, 1992 was fixed as the date of the public hearing and the Hearing Examiner held a public hearing on that date.
2. All persons present at the Public Hearing were given an opportunity to present evidence and testimony, and all correspondence received was read and made part of the record.
3. The Hearing Examiner adopts the findings of the Department of Planning and Community Development as presented in the attached Report and Findings of that Department.
4. The Hearing Examiner has reviewed this application with respect to the following criteria as required by Chapter 14.04.150(3)(f) of the Skagit County Code:
  1. Conformity to (or compatibility with) the Comprehensive Plan in respect to the compatibility with existing and future land use and circulation;
  2. The zoning of subject property and surrounding properties and the conformance of the application with the zoning ordinance.
  3. Automobile or truck traffic and parking and its effect on surrounding community;
  4. Noise, odors, heat, vibration, air and water, pollution potential of the proposed use;
  5. Intrusion of privacy;
  6. Design of the site and structures as to possible effects on the neighborhood;
  7. In addition to possible effects on the neighborhood in which the use is to located, the potential effects on the region shall be considered.
  8. Potential effects regarding the general public health, safety, and general welfare.
5. The Hearing Examiner makes the following findings of fact as required by Chapter 14.04.150 (3)(g) of the Skagit County Code:

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**Appendix B**  
**Skagit County Conditional Use Permit**

SKAGIT COUNTY HEARING EXAMINER DECISION AND ORDER  
Conditional Use Permit No. 48, Modification  
PAGE NO. 2

- a. The project application has been reviewed in accordance with the criteria for approval or denial listed above and has been found to be compatible with those criteria.
- b. The project, with the appropriate conditions and/or modifications and/or restrictions (if applicable and necessary are listed as conditions of approval below) would be compatible with the environment and would carry out the objectives of the comprehensive plan, the zoning ordinance, and other plans, codes, and ordinances of Skagit County.

**DECISION**

The Hearing Examiner **APPROVES** the application for Modification of a Conditional Use Permit, subject to the conditions and modifications listed below.

- A. The conditions proposed in the Staff Report will be part of this order.
- B. The Department of Planning and Community Development shall be notified of any change of ownership or operator and the acceptance of the conditions of the permit by the new owner or operator. Lack of notification or acceptance shall be cause for the immediate cancellation of this permit.

This decision shall become final fourteen (14) days from the date of this order unless appealed in accordance with Chapter 14.04.240 (16) of the Skagit County Code.

  
Robert C. Schofield

Skagit County Hearing Examiner

Date of Action: June 22, 1992

Copies Transmitted to Applicant: June <sup>29</sup>~~22~~, 1992

Attachment: Staff Report and Findings

C (with attachment): Applicant, Applicant File, Board of County Commissioners, Hearing Examiner

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**Appendix B**  
**Skagit County Conditional Use Permit**

**SKAGIT COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
FINDINGS OF FACT**

HEARING DATE: JUNE 10, 1992  
HEARING AUTHORITY: SKAGIT COUNTY HEARING EXAMINER  
APPLICATION NUMBER: CONDITIONAL USE PERMIT # 48  
APPLICANT: Evergreen Area Council Boy Scouts of  
America 1715 - 100th Place SE Everett, WA  
98208

PROJECT DESCRIPTION: Request to modify an existing Conditional Use Permit for the Evergreen Area Council Boy Scouts of America. The applicant currently operates the facility for the private use of members of the Evergreen Area Council. The proposal includes the review of long range development plans for the site.

PROJECT LOCATION: The site is located along Walker Valley Road; within portions of Sections 29, 31, 32, and 33; Township 34 North, Range 5 East W.M., Skagit County, Washington.

**STAFF FINDINGS:**

1. The subject property is zoned Forestry and the Southcentral District Comprehensive Plan designates the area as Forestry.
2. The public hearing has been advertised in accordance with the requirements of Chapter 14.04 of the Skagit County Code.
3. The application has been reviewed in accordance with the State Environmental Policy Act guidelines (WAC 197-11 and RCW 43.21C). A Mitigated Determination of Non-significance was issued on April 24, 1992 becoming effective on May 11, 1992 following the fifteen day comment period. The following conditions were placed on the Threshold Determination:
  - A. All Building Permit applications shall comply with the specific requirements of the Uniform Building Codes (Section 15.04 of the Skagit County Code), Uniform Mechanical and Plumbing Codes, State Energy and Barrier Free Codes, the Uniform Fire Codes and Chapter 70 of the Uniform Building Code - Excavation and Grading.
  - B. All proposed structures within 200 feet of Lake Challenger shall comply with the requirements of the Skagit County Shoreline Management Master Program (Section 15.20 of the Skagit County Code).
  - C. All Building Permit applications shall comply with the Rules and Regulations Governing Individual and Public Drinking Water Systems (Section 12.48 of the Skagit County Code).

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**Appendix B**  
**Skagit County Conditional Use Permit**

- D. All Building Permit applications shall be accompanied by a wetlands reconnaissance and delineation (if necessary) to determine if any wetlands are on the proposed site.

If any wetlands are present the applicant shall comply with the appropriate setbacks of any Federal, State, or local agencies of jurisdiction (see Skagit County Wetlands Policy).

- E. All internal circulation roads and access points shall be maintained by the applicant. Skagit County will not be responsible for the maintenance of these roads. If at such time as the applicant desires Skagit County to maintain the roads, they shall be constructed to an appropriate standard.
- F. Prior to the issuance of any Building Permit the applicant shall provide evidence of compliance with the Department of Ecology Dam Safety Approval recommendations as defined in chapter 3.2 of the "Phase I Inspection Report National Dam Safety Program - Cultus Mountain Reservoir Dams Mount Vernon, Washington - Skagit County" as prepared by the United States Army Corps of Engineers (Seattle District) in August 1981.
- G. No Building Permits shall be issued for that portion of the property not located within a designated fire district.
- H. All Building Permit applications shall comply with Chapter 14.36 (Water Drainage and Erosion/Sedimentation Control) of the Skagit County Code.
4. The subject property is located out of any designated flood hazard areas.
5. An existing camp is located on the property for use by members of the Evergreen Area Council. The camp is used to provide outdoor activities for members of the Boy Scouts.

The applicant has purchased additional acreage surrounding the existing camp and has indicated a desire to include the newly acquired property within the existing Conditional Use Permit. The applicant is proposing to modify the existing Conditional Use Permit that approved the concept of the project on September 9, 1971. Skagit County Board of Adjustment Written Order # 48 was issued to Evergreen Council, Boy Scouts of America to allow the construction of the Boy Scout Camp. The Conditional Use Permit included no conditions.

The applicant has indicated that no significant changes in the mission or function of the camp are contemplated. It appears from the updated site plan that no substantial changes have been made to the scope of the project that was approved in

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**Appendix B**  
**Skagit County Conditional Use Permit**

Written Order # 48. The existing camp appears to be in compliance with that original Conditional Use Permit. The applicant has not proposed any structures or uses on the newly acquired property that differ substantially from the scope of the existing Conditional Use Permit.

6. The Skagit County Fire Marshal has indicated that:
  - A. All future buildings shall comply with fire flow regulations.
  - B. Water system plan should be required to include provisions for fire flow and hydrants with any revision and updates.
  - C. Portions of the Boy Scouts of America property may not be in a fire district and would be ineligible for building permits at present without annexation.
7. The Washington State Department of Transportation has no comment on the proposal and has indicated that the project will have no significant impact on the State Highway System.
8. The Skagit County Permit Center - Health Unit has indicated no objection to the proposal.
9. The Washington State Department of Ecology has indicated there are issues of concern regarding the Cultus Mountain Dams. Those issues have been previously identified in the 1981 Phase 1 inspection report for the Cultus Mountain Dams.
10. The Department of Public Works has reviewed the proposal and offered the following comments:
  - A. A fill and grade permit should be required at such time the "Camp 2" lake is constructed. We have concerns regarding the compaction and stability of the impoundment.
  - B. The traffic data given within the checklist is not likely to produce significant impacts to local levels of service. It is our opinion the additional 80 trips per day will not change the existing levels of service on Highway 9 or Walker Valley Road; however, dust control should be provided over Walker Valley Road.
11. The Skagit County Health Department has indicated that the current water system has a number of problems. It appears from correspondence in the file that the applicant has attempted to resolve the problems with the Health Department.
12. It appears that the majority of the property is located within Fire District # 9. The portion of the property located in Section 29, Township 34 North, Range 5 E.W.M., appears to be

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**Appendix B**  
**Skagit County Conditional Use Permit**

located outside of a designated Fire District.

13. Section 14.04.030(18) of the Skagit County Code defines Club as: A building or portion thereof or premises owned or operated by persons for a social, literary, political, educational or recreational purpose primarily for the exclusive use of members and their guests.
14. Section 14.04.030(42) of the Skagit County Code defines Impoundment Dams as: Impoundments exceeding one (1) acre feet of storage.
15. Section 14.04.150(2)(j) Unclassified Special Uses of the Skagit County Code specifically states that requests for Campgrounds, hunting and fishing camps, game preserves, gunclubs, water diversion structures/impoundments dams shall be considered by the Hearing Examiner.
16. Section 14.04.150 Unclassified Special Uses of the Skagit County Code indicates that certain items will be reviewed when approving or denying Special Use Permits. Those items are as follows:
  - A. Conformity to the Comprehensive Plan in respect to the compatibility with existing and future land use and circulation.
  - B. The zoning of subject property and surrounding properties and the conformance of the application with the Zoning Ordinance.

Section 14.04.150(j) of the Skagit County Code indicates the following Unclassified Special Uses that are permitted in the Forestry Zone; Campgrounds, hunting and fishing camps, water diversion structures and impoundment dams.

The properties surrounding the site are designated as forestry.

- C. Automobile or truck traffic and parking and its effect on surrounding community.

The Department of Public Works and the Washington State Department of Transportation have indicated that there will be minimal impact as a result of the proposal.

The applicant has designated on the site plan areas for parking. It appears that there is adequate parking available.

- D. Noise, odors, heat, vibration, air and water pollution potential of the proposed use.

There is minimal chance for noise, odors, heat, vibration, air, or water pollution.

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**Appendix B**  
**Skagit County Conditional Use Permit**

E. Intrusion of privacy.

The subject property is large enough to prevent the intrusion of privacy to other properties in the area. However, some type of fencing or signs posted around the perimeter of the property should be established prevent the intrusion of privacy.

F. Design of site and structures as to possible effects on the neighborhood.

H. In addition to possible effects on the neighborhood in which the use is to be located, the potential effects on the region shall be considered.

It has been noted that there are deficiencies associated with the construction of the dams to create Lake Challenger (Please see 1981 Phase 1 Inspection Report for the Cultus Mountain Reservoir Dams).

I. Potential effects regarding the general public health, safety, and general welfare.

**RECOMMENDATION:**

Based on the above findings the Department of Planning and Community Development would recommend approval of the requested Special Use Permit.

1. All Building Permit applications shall comply with the specific requirements of the Uniform Building Codes (Section 15.04 of the Skagit County Code), Uniform Mechanical and Plumbing Codes, State Energy and Barrier Free Codes, the Uniform Fire Codes and Chapter 70 of the Uniform Building Code - Excavation and Grading.
2. All proposed structures within 200 feet of Lake Challenger shall comply with the requirements of the Skagit County Shoreline Management Master Program (Section 15.20 of the Skagit County Code).
3. All Building Permit applications shall comply with the Rules and Regulations Governing Individual and Public Drinking Water Systems (Section 12.48 of the Skagit County Code).
4. All Building Permit applications shall be accompanied by a wetlands reconnaissance and delineation (if necessary) to determine if any wetlands are on the proposed site.

If any wetlands are present the applicant shall comply with the appropriate setbacks of any Federal, State, or local agencies of jurisdiction (see Skagit County Wetlands Policy).

5. All internal circulation roads and access points shall be

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**Appendix B**  
**Skagit County Conditional Use Permit**

maintained by the applicant. Skagit County will not be responsible for the maintenance of these roads. If at such time as the applicant desires Skagit County to maintain the roads, they shall be constructed to an appropriate standard.

6. Prior to the issuance of any Building Permit the applicant shall provide evidence of compliance with the Department of Ecology Dam Safety Approval recommendations as defined in chapter 3.2 of the "Phase I Inspection Report National Dam Safety Program - Cultus Mountain Reservoir Dams Mount Vernon, Washington - Skagit County" as prepared by the United States Army Corps of Engineers (Seattle District) in August 1981.
7. No Building Permits shall be issued for that portion of the property not located within a designated fire district.
8. All Building Permit applications shall comply with Chapter 14.36 (Water Drainage and Erosion/Sedimentation Control) of the Skagit County Code.
9. The Skagit County Fire Marshal shall review and approve internal roads as to appropriate fire/emergency access prior to issuance of any Building Permit.
10. Any major changes in the scope and/or usage beyond the project submitted may require additional environmental review, specifically, but not limited to off site impacts associated with the project.

Prepared by: JNM

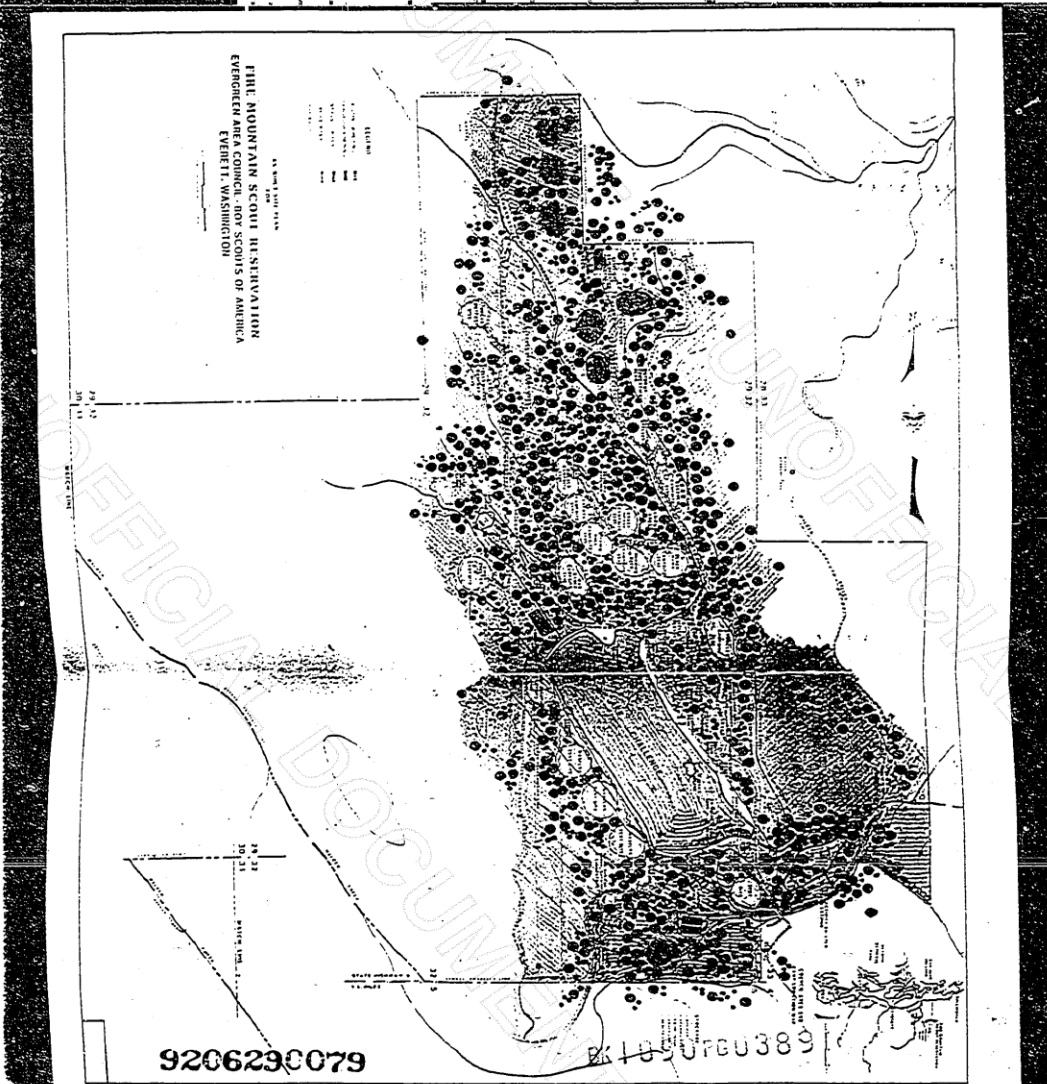
Reviewed by:

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## Appendix B

### Skagit County Conditional Use Permit



## Appendix C SWOT Analysis

### SWOT Results

**Governance Team Kick Off  
FMSC Master Plan  
December 7, 2013**

The Governance Committee Kick Off meeting, we held a Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise for the Fire Mountain Scout Camp.

Follows are the results of that exercise. Duplicate items have been consolidated and some editing has taken place to help the non-participant reader.

#### Strengths

- Strong desire for scouting traditions by key Council leadership
- Our story: Fire Mountain name tradition
- Strong financial stewardship
- We are well on our way to top class/branded facilities after four years of effort and the assistance of Boeing
- Strong council support for camp
- Quality of Ranger: Vision, skills, work ethic and passion
- Good location for the camp in the geographic center of the Council
- 645 acres with pretty good buffers
- Access to State lands
- Man-made lake that we control

#### Weaknesses

- Under trained staff
- Undefined traditions
- Funding dedicated to year round camp staff
- Access to capital (greater community support)
- Staff housing
- Apathy – lack of Camp Masters
- Spotty quality of Camp Director/Staff from one camp to next
- Food quality / quantity
- Have not generated tradition of excellence in staff / program
- Use of the OA in program
- Marketing Camp
- Differentiation from the competition (Parson & Meriwether)
- Council Camping Committee or lack there of

#### Opportunities

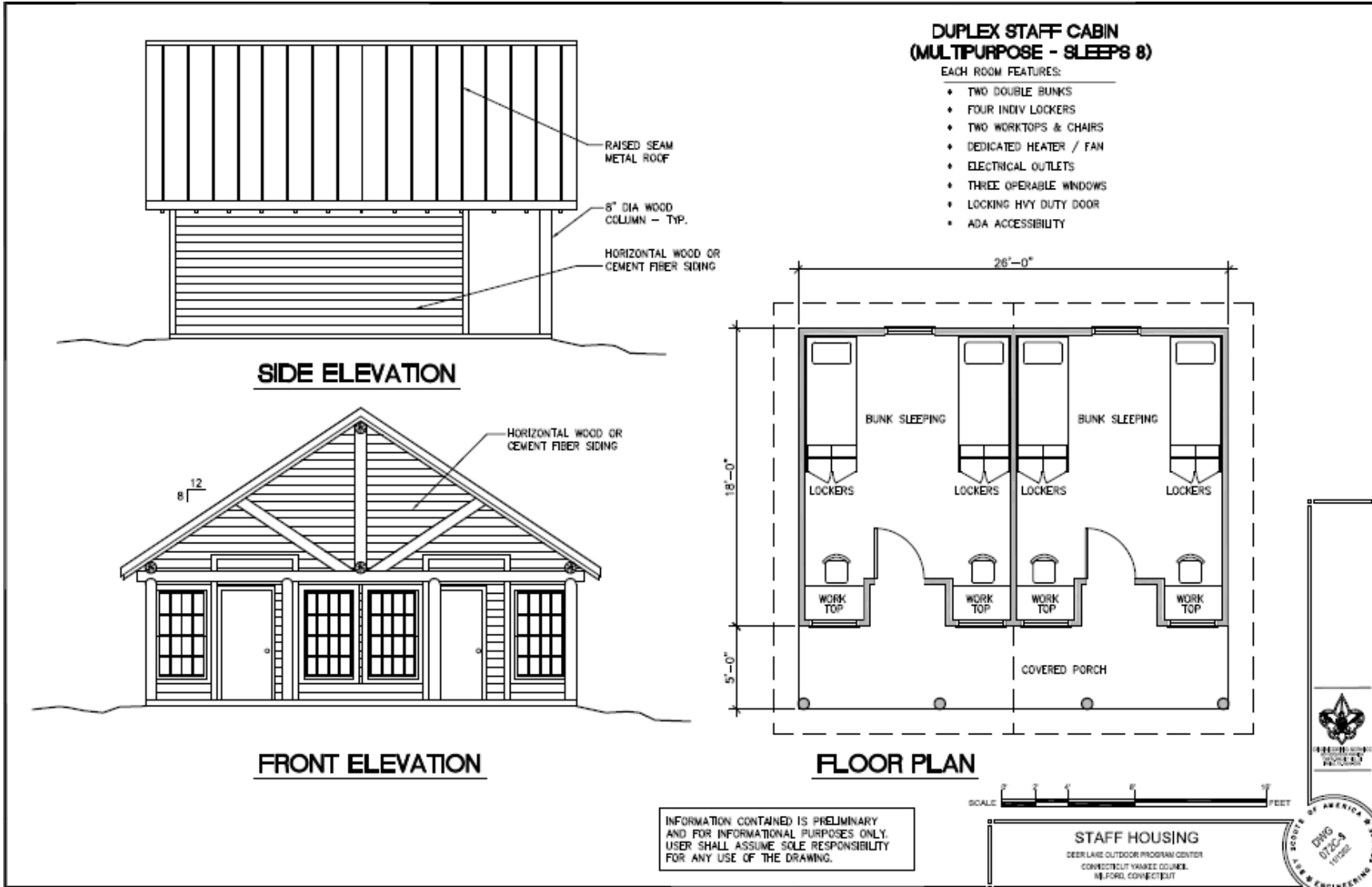
- Logging income (requires program to sustain)
- Lake activities
- Sale of Black Mountain to endow FMSC
- Climbing activities (new/bigger walls & COPE)
- DNR land use
- Master Plan
- Re-branding
- New traditions and control of overall camp tradition

#### Threats

- Decline in membership
- Decline in use of camp
- Continuing bifurcation of Council support for FMSC (as in resolve fate CBM)
- Capital generation capacity of Chief Seattle Council
- Continuing “geekification” of the adult population
- Water supply
- Negative attitude / bad taste in mouth / limiting ourselves to the past
- Conflicting land use activities bordering camp now and in future



## Appendix D Duplex Staff Cabin



A.

## Appendix E Master Plan Projects List

Area	Item	Scope	Reasoning	Cost	Phase	Timing
Camping	Westside Fishing Dock	Deck existing pilings	Provides fishing dock for Cub Scout Program	\$2,500	A	2014
Camping	Finish OA Trail	Finish trail as originally planned	Quality Program	\$10,000	C	2015
Camping	Westside Fishing Shelter	Provide Dining Shelter near fishing dock	Provides a location for parents to gather while Cubs fish	\$3,500	C	2015
Camping	Tent Pads	Add a tent pad to each east side campsite	To provide troops a spot to pitch a tent within camp	\$2,500	D	2015
Camping	Mini Camp site	Build small camp site near Fort Boeing	Needed to support Cub Scout Camping. Will allow for overflow from Ft. Boeing.	\$10,000	D	2016
Camping	New Campground	New camp site south of Chief Joseph	Needed to support Cub Scout Program	\$40,000	D	2016
Camping	Tent Camping Site	Convert one eastside campsite to tent pads	Year round camping alternative for troops	\$10,000	D	2016
Camping	Eastside Fish Cleaning	Covered fish cleaning station with running water and septic tank	Required due to Dining Hall expansion project	\$15,000	D	2017
Camping	Existing Trail System	Complete trails system	Quality program	\$20,000	C	2018
Camping	Kybo at Chief Joe	Install Kybo at Chief Joseph	Quality program	\$3,500	C	2018
Camping	Covered Fire Bowl	Covered fire bowl at Ft. Boeing	Support Cub Scout Program	\$15,000	D	2018
Camping	Eastside Shower House	Renovate eastside shower house to current standards	Quality Program	\$5,000	D	2018
Camping	Westside Fish Cleaning	Covered fish cleaning station with running water and septic tank	Support fishing dock on west side of camp	\$15,000	D	2018

## Appendix E Master Plan Projects List

Central Core	Administration Building	New Building	New building defines entry into Core Area and provides better facilities for admin activities	\$130,000	A	2014
Central Core	Medical Relocation	Move Medical Center to basement of Salishan Lodge. Build out classroom also	Required by Museum Remodel. Classroom allows for medics to teach classes while monitoring Medical Center.	\$25,000	A	2014
Central Core	Museum	Remodel first floor of Salishan Lodge to serve as Council Museum	Donor Suggestion	Donor	A	2014
Central Core	Flag Pole Relocation	Move flag poles to lower field	Part of move of assembly area to lower field.	\$2,500	C	2015
Central Core	Kitchen BBQ Pit	BBQ pit under a shelter	Kitchen needs BBQ pit close to the kitchen. Relocated Skagit Shelter will be too far from new Kitchen.	\$25,000	D	2015
Central Core	Skagit Shelter Relocation	Rebuilt Skagit Shelter in new location.	Provide shelter for parents who are attending programs at Fire Bowl	\$50,000	D	2015
Central Core	Courtyard	From Kitchen to new Admin. Building. Allow for ADA parking at kitchen. Lower grade at Dining Hall entrance to solve drainage problem. Allow for ramps to Admin. Building to avoid future ADA issues.	Donor Suggestion: Will help define Central Core area	Donor	B	2016
Central Core	Dining Hall Expansion	Expansion of Dining Hall to 400 seats and remodel of kitchen to match capacity	Required to meet design capacity of 250 campers. This includes kitchen remodel	\$1,600,000	B	2016
Central Core	Cooks Cabin	New two bedroom housing unit with bathroom.	Cook needs onsite living quarters for Summer Camp. Part of off season housing.	\$50,000	C	2016

## Appendix E Master Plan Projects List

Central Core	Courtyard Staircase	Staircase from lower field to courtyard	Part of move of assembly area to lower field.	Donor	D	2016
Central Core	Watch Tower	Forest Service Style Watchtower	Donor Suggestion: Branding of Fire Mountain	Donor	D	2017
Climbing	COPE Course	High and low COPE Course. Zip line and bridge to island	Core program	\$250,000	A	2014
Climbing	COPE Classroom	Remodel Camas Lodge to support COPE course as a leadership program.	Branding and year round use of COPE course	\$20,000	D	2017
Climbing	Border Fence	Split rail or other fence to control access to COPE / Climbing area	Required element. Short term control will be rope fences.	\$15,000	C	2018
Climbing	Climbing Wall	Build Climbing Wall	Quality Program	\$75,000	C	2019
Climbing	Bouldering Facility	Build a bouldering wall or other facility at new Core area	A preferred element for COPE / Climbing facility	\$15,000	D	2019
Climbing	Climbing Tower	Move elements of tower to new repelling tower at new Core area.	Gets all climbing and COPE elements in one location	\$5,000	D	2020
Climbing	Rappelling Tower	Build a rappelling tower at new COPE / Climbing area	Quality Program	\$30,000	D	2020
Demo	Skagit Shelter	Demo existing shelter	Branding - injunction with shelter relocation	\$500	C	2015
Demo	Swim Beach Existing	Current structures at Swim Beach	Clear site for new structures	\$500	C	2015
Demo	Cub Camps	Demo un-needed west side cub campsites	Branding - Improve look of west side	\$1,000	D	2015
Demo	Demo Sauk Campsite	Remove structures	Branding - Improve look of camp	\$1,000	D	2015
Demo	Demo Outposts	Remove structures at outposts (6)	Branding - improve look of camp	\$2,500	D	2016

## Appendix E Master Plan Projects List

Demo	Day Camp Storage	Tear down truss structure between sea-tainers. Relocate containers to new Maintenance Yard until new maintenance yard is built.	Eye sore in new Staff Housing location. Relocate function to Maintenance Yard	\$2,500	C	2017
Demo	Gaches Farmhouse	Tear down building	Building has water penetration issues and does not meet architectural standards. Location doesn't justify rehab costs.	\$3,000	C	2018
Demo	Climbing Tower	Demo existing boulder wall after relocation of tower to COPE Core Area	Clean up of site after consolidation of facilities	\$3,000	D	2020
Entrance	New Parking Lot	Parking lot for 100 vehicles?	Existing Parking lot to be developed	\$50,000	C	2017
Entrance	Cart Corral	Post and rail fence to hold carts	Branding	\$1,500	D	2018
Entrance	Entry Path & Bridge	From new parking lot to Central Core	Path from new Parking Lot into camp.	\$20,000	D	2018
Entrance	Message Board	Message board with roof	Branding	\$1,000	D	2018
Entrance	Shelter	Shelter to allow passengers to wait out of the rain.	Quality program.	\$3,500	D	2018
Entrance	New Roads / Drop Off cul de sac	Required as part of new parking lot.	Separates parking lot from new staff housing.	\$75,000	C	2019
Entrance	Entrance Gate	New gateway at new parking lot entrance to trail to camp	Branding	\$10,000	D	2019
Entrance	Camp Master Hut	Provide hut at parking lot for Camp Master use during check in	Branding - Staff Convenience	\$15,000	C	2020
Entrance	Parking Lot Restroom	Single stall restroom for parents while dropping off campers	Branding	\$25,000	D	2020
Entrance	Tree Screen	Plant trees to screen camp from road and other properties	Branding	\$5,000	D	2020

## Appendix E Master Plan Projects List

Entrance	Walker Road Gate	Remodel entrance gateway at Walker road	Branding	\$20,000	D	2020
Infrastructure	Water System Pipe Upgrade	Upgrade piping in existing water system	To prevent water leaks due to old plastic piping at end of life.	\$30,000	C	2015
Infrastructure	Solar power to Archery	Install solar system	Charge battery on disk throwing device	\$1,000	C	2016
Infrastructure	Solar Power to Water Plant	Install solar powered battery system	Install solar powered battery system at water plant to allow for data collection	\$2,000	C	2016
Infrastructure	Craft Shelter Power	Upgrade power supply to Craft Shelter	Currently overload existing circuits in Trading Post	\$5,000	C	2017
Infrastructure	Water & Power to Staff Housing	As required to support new Staff Housing site	New Staff Housing location will need additional power and water supplies	\$25,000	C	2017
Infrastructure	Water to Shooting Sports	Extend water system to Shooting Sports area from War Eagle	Required to meet hygiene requirements	\$15,000	C	2017
Infrastructure	Power to Shooting Sports	From nearest connection at Central Core to Shooting Sports	Confirm need is worth the cost or permanently install solar power system	\$20,000	D	2017
Infrastructure	Complete Domestic Water Loop	Complete the water loop to the eastside of the lake (Shooting Sports to Craft Shelter)	Required by 5 Year Water Plan	\$25,000	C	2018
Infrastructure	Power Line Tree Screen	Plant tress to screen camp from power lines	Branding	\$5,000	C	2018
Infrastructure	Silt Settler Covers	Fabricate new FRP or Aluminum covers for the silt settler for the domestic water system	Replace due to age	\$15,000	C	2018
Infrastructure	Improved camp roads	Fill pot holes, improve drainage and gravel roads	Maintain Camp assets	\$30,000	D	2018
Infrastructure	Main Drain Field	Improve drainage around field	Maintain key asset to Camp Core	\$20,000	D	2018
Infrastructure	Bridge at Salish	Replace road bridge	Bridge is aging and replacement needs to be planned.	\$10,000	D	2019

## Appendix E Master Plan Projects List

Infrastructure	Electricity to Mountain Sports	From nearest connection at Central Core to Mountain Sports	Better use of building	\$10,000	D	2020
Maintenance	Track Hoe	new or used track hoe	Required to maintain camp	\$30,000	C	2015
Maintenance	Maintenance Yard	Graveled and fenced laydown area	Secure location for equipment.	\$50,000	D	2017
Maintenance	Tractor w/ mower	Tractor with mower deck	Needed to manage grass on activity fields	\$20,000	C	2018
Maintenance	Chipper	Gas powered tree limb chipper	Needed to manage tree waste and avoid burn piles	\$10,000	D	2018
Maintenance	New Storage Facility (40 X 60 X 14)	Covered area for equipment and off season storage of camp equipment	Additional storage is needed at camp for equipment, supplies and Day Camp trailers	\$100,000	D	2019
Maintenance	Ranger House Roof	Replace roof	Needed Maintenance	\$15,000	D	2020
Marina	Assembly Shelter	Dining Shelter for training activities	Support quality program	\$3,500	A	2014
Marina	Boat House(s)	Boathouse(s) capable of storing	Relocation to avoid congestion	\$40,000	A	2014
Marina	Canoe / Kayak Racks	TBD - Need Duane / Sven input	Storage of equipment during Summer Camp	\$5,000	A	2014
Marina	Change Room	Dining Shelter with sides and cubicles for storage	Allows campers to change clothes at swim beach rather than going to campsites	\$5,000	A	2014
Marina	Fencing	Post and rail fence	Required by standard	\$1,000	A	2014
Marina	Tag Board		Required by standard	\$500	A	2014
Program	Classroom Building	Build two classroom building for instruction or meeting use.	Provides class room and gathering space for year round camp use.	\$120,000	C	2015
Program	Kybo at Mountain Sports	Install a standard kybo and septic tank	Quality Program	\$3,500	C	2015
Program	OA Ceremonial	Convert the Sauk Campsite into an area for the OA to use	Saul Campsite not needed for capacity and does not meet	\$5,000	C	2015

## Appendix E Master Plan Projects List

			branding standards. OA likes site			
Program	Webelo Shelter	Remodel shelter to support Outdoor Skills Training	New Program Need	\$5,000	C	2015
Program	Gaga Ball Court	Build a Gaga Ball Court	Provides a fun activity for campers outside of program	\$1,000	D	2016
Program	Boardwalk at Beaver Pond	To be defined	Support nature program out of Fort Boeing	\$15,000	D	2020
Program	Nature Trail	New nature trail signage and path to replace the trail lost to new COPE course	Support nature program out of Fort Boeing	\$20,000	D	2020
Shooting Sports	Backstop Improvements	Improve the backstops at Rifle Range and add backstops at shotgun	Range Safety at Rifle. Will allow for higher caliber rifles at Shotgun Range	\$2,000	C	2015
Shooting Sports	Fencing	Complete fencing at Shooting Sports	Required by standard	\$10,000	C	2015
Shooting Sports	Shelter - Archery	Provide instructional shelter at Archery Range	Quality Program	\$3,500	C	2016
Shooting Sports	Local Storage - Archery	Provide storage area at Archery Range	Provide secure storage of bows during Summer Camp	\$2,000	C	2017
Shooting Sports	BB Gun Range	Build BB Gun Range on West Side	Allows for Cub Program on west side of lake	\$10,000	D	2017
Staff Housing	Knoll Lodge	Interior refresh	Provide quality lodging for year round program	\$10,000	D	2016
Staff Housing	Residence #1	4 X 2 person National Duplex unit	Quality Staff quarters. Used in off season for cabin camping.	\$40,000	C	2017
Staff Housing	Residence #2	4 X 2 person National Duplex unit	Quality Staff quarters. Used in off season for cabin camping.	\$40,000	C	2017



## Appendix E Master Plan Projects List

Staff Housing	Shower House	4 + 4 Shower House	Staff shower house is recommended by National (separate facility from campers). Slightly larger than minimum to allow for designation of "women only" facility.	\$75,000	C	2017
Staff Housing	Staff Septic System	Install new septic system for new staff housing area	Required for new Shower House	\$35,000	C	2017
Staff Housing	Residence #3	6 person one room WA State Unit	Quality Staff quarters. Used in off season for cabin camping.	\$40,000	C	2018
Staff Housing	Boeing Bunk House Remodel	Remodel interior	Provide quality staff housing	\$75,000	D	2018
Staff Housing	Existing Dog Houses	Likely 4 to 6 of the existing 16 cabins	Remodel or replace existing houses to allow for a total of 20 male sleeping quarters at Boeing Bunk House	\$10,000	C	2019
Staff Housing	Gather Spot / Laundry / Winter Kitchen Module	2 W/D + small Kitchen	Staff needs a laundry facility. Winter kitchen allows year round use of the staff cabins for small groups. Look to combine with Gathering Spot space	\$65,000	C	2019
Staff Housing	Residence #4	4 person one room based Fish Camp	Quality Staff quarters. Used in off season for cabin camping.	\$25,000	C	2019
Swim Beach	Beach Improvements	Catch all for site work	Quality program	\$5,000	C	2015
Swim Beach	Change Room	Dining Shelter with sides and cubicles for storage	Allows campers to change clothes at swim beach rather than going to campsites	\$5,000	C	2015
Swim Beach	Ecology block wall	Install ecology block and complete earthwork to allow for a permanent sand beach	Quality Program	\$10,000	C	2015
Swim Beach	Fencing	Post and rail fence	Required by standard	\$1,000	C	2015

**Appendix E**  
**Master Plan Projects List**

Swim Beach	Lifeguard Towers X 2	Stands and foundations as required.	Number set by standards. *need to check number*	\$1,000	C	2015
Swim Beach	Tag Board		Required by standard	\$500	C	2015
Swim Beach	Training Shelter	Shelter with benches or picnic tables	Allows for gathering to training and other purposes.	\$3,500	C	2015
Swim Beach	Beach Volley Ball	Install sand volley ball court on former soccer field	Quality program	\$15,000	D	2015

## Appendix F Architectural Design Standards Fire Mountain Scout Camp

The following book is good references for the architectural style of buildings:

Park and Recreation Structures by Albert Good (author)  
Publisher: Princeton University Press;  
Reprint of the 1st Edition  
United States Department of the Interior National Park Service, 1938 edition (June 1, 1999)  
ISBN-10: 1568981716  
ISBN-13: 987-1568981710

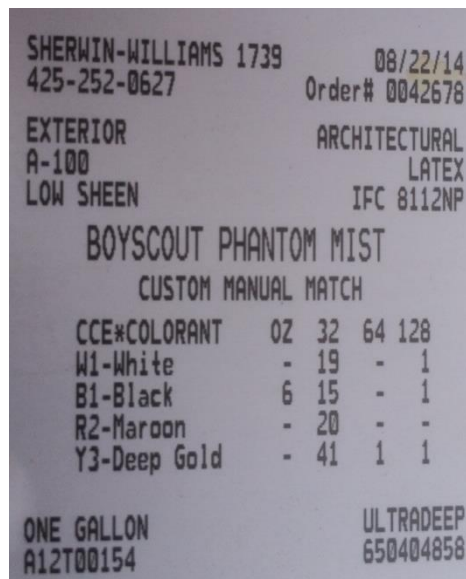
This book is available at the Scout Office in Everett

### Building Details:

Siding: Board and Patten or vertically set T-111  
Trim: Cedar 1X4  
Roof Pitch: 9:12  
Roofing Material: standing seam metal roofing  
Roof Color: Forrest Green

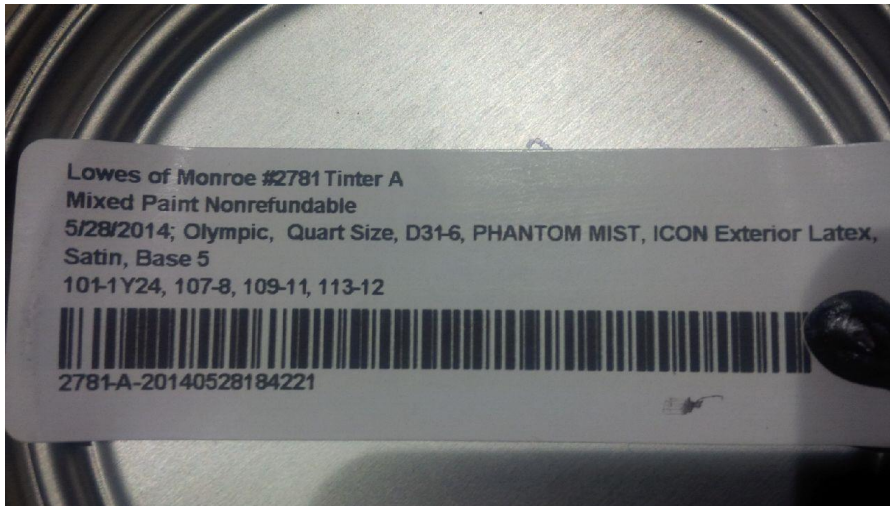
### Paint Schemes

- Post, Beams and Trusses (interior and exterior): "Phantom Mist" from Sherwin Williams or Lowe's .  
Phantom Mist is a custom mixed color.  
Sherwin-Williams, A-100 Exterior, Low Sheen Architectural Latex

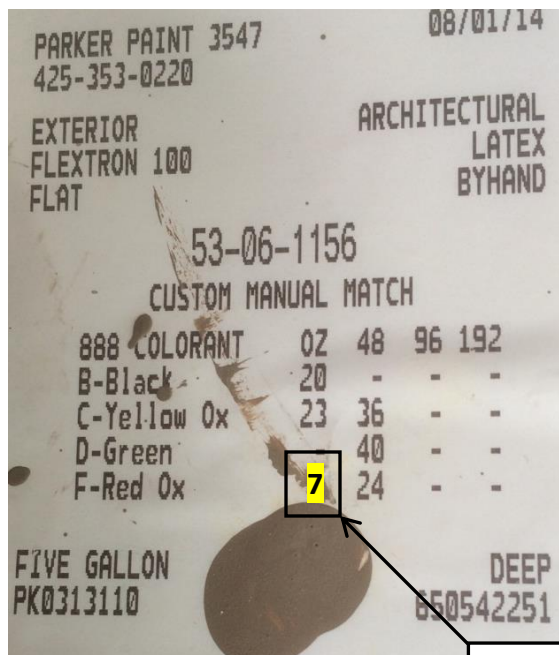


**Appendix F**  
**Architectural Design Standards**  
**Fire Mountain Scout Camp**

Lowes Olympic ICON Exterior Latex satin finish.



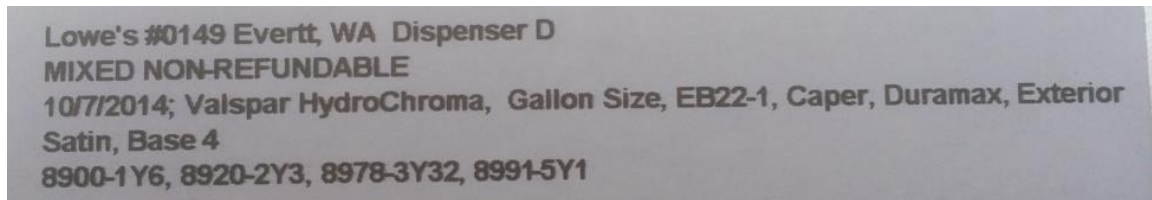
- Exterior Field: "Fire Mountain Brown" Custom matched color from Parker Paints.



The paint sample covers up a "7" that denotes the mix includes 7 oz. of Red Oxide.

**Appendix F**  
**Architectural Design Standards**  
**Fire Mountain Scout Camp**

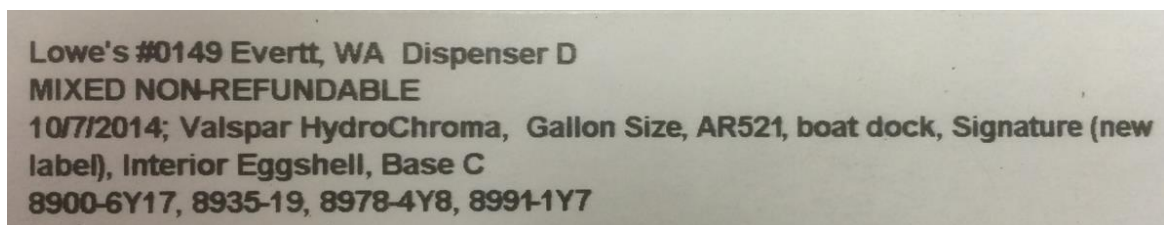
- Exterior Trim: “Caper” from Lowe’s, HydraChroma, EB22-1, Exterior grade, Satin finish



- Interior Field: “Skinny Latte” by Lowe’s, Signature paint, Interior grade, Eggshell finish



- Interior Trim: “Caper” from Lowe’s. See Exterior Trim details.
- Boat Dock Interior Accent Color: Custom Color from Lowe’s, Valspar HydraChroma, Interior grade, Eggshell finish



The Lowe’s paints can be matched elsewhere, but the Fire Mountain Brown and the Phantom Mist have to be purchased at Parkers and Sherwin Williams respectively. The Phantom Mist color was most closely matched for color and sheen by Sherwin Williams after Lowe’s stopped carrying that particular base.

## Appendix F

### Architectural Design Standards

### Fire Mountain Scout Camp

#### Signage:

Font is: "State Park" by Rockler Woodworking (router template kit)  
Font Size: 3 3/8"

#### Outdoor Sign Colors:

- Background Field Color: "Phantom Mist" See "Post, Beams and Trusses" above for details.
- Lettering Infill Color for Program Areas: "Bumblebee", Valspar Premium Enamel, interior/exterior latex enamel. Gloss finish



- Lettering Infill Color for Non-program Areas (Camp Core, Showers): "White", Valspar premium enamel, interior/exterior latex enamel. Gloss finish



## Appendix F

### Architectural Design Standards

### Fire Mountain Scout Camp

- Lettering Infill Color for “OPEN” signs: “Hunter Green”, Valspar Premium Enamel, interior/exterior latex enamel. Gloss finish



- Lettering Infill Color for “CLOSED” signs: “Cherry”, Valspar Premium Enamel, interior/exterior latex enamel. Gloss finish



## Appendix F Architectural Design Standards Fire Mountain Scout Camp

Indoor Sign Colors:

- Background Field color: “Native Soil”, Behr Marquee Exterior Satin. Color: Native Soil PPU7-24



Lettering Infill Color: “Bumblebee”. See details above.

Silhouette figures (except Tower): “Stealth Jet”, Behr Marquee Exterior Satin. Color: Stealth Jet (780F-7)

Tower Silhouette: Phantom Mist. See details above. The tower is always shown in Phantom Mist.

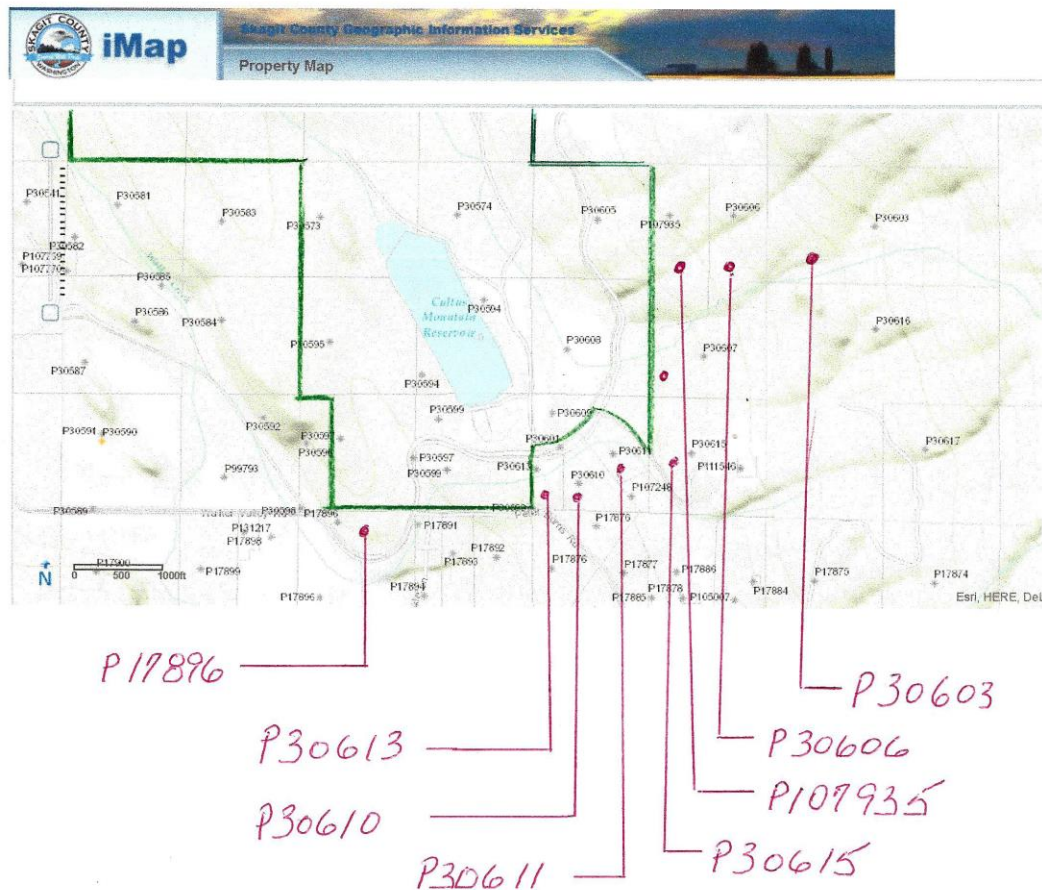


## Appendix G Properties for Potential Purchase

The following properties border the Fire Mountain Scout Camp and should be considered for purchase should they come on the market at reasonable pricing. The logic for purchasing these properties is to control traffic on Walker Valley Road beyond the Ranger's Residence and / or increase our buffer zones.

County Parcel Number	Owner (as of 2014)	Size of lot (acres)
17896	Raymond Dilley	41 (See Note)
30603	William Schmidt	78
30606	William Schmidt	21
30607	Jill Holdal	32
30610	James Ross	10
30611	Greg Gehrman	8
30613	James Ross	5
30615	Jill Holdal	39
107935	William Schmidt	24

Note: Parcel 17896 may have been sub-divided. The portion MBC is interested in is the portion north of Walker Valley Road.





**BOY SCOUTS OF AMERICA**