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Minutes of January 12, 2010
Clatsop County Planning Commission **Regular** Session
Room 430, Public Services Building 800
800 Exchange Street
Astoria, Oregon 97103

Chairperson Cary Johnson called the Clatsop County Planning Commission meeting to order at 10:02 a.m. Planning Commissioners (PC) present: Mike Autio, Christine Bridgens, Marcia Harper-Vellutini, Cary Johnson, Brian Pogue, and Clarke Powers.

Staff present: Blair Henningsgaard, County Counsel; Michael J. Weston II and Jennifer Bunch, Planners, and Ed Wegner, Director, Transportation and Development Services.

Business from the Public

No one from the public asked to speak.

Minutes

Planning commissioners requested the name "Olstedt" be corrected in the previous three sets of minutes.

PC Pogue moved and PC Harper-Vellutini seconded to approve the minutes [correcting the spelling of Olstedt] from the November 10, 2009, November 24, 2009, and December 8, 2009 planning commission meetings. Motion approved unanimously.

Public Hearings

Seaside Transportation Plan Update

Kevin Cupples, Planning Director, Community Development Department, City of Seaside and Ingrid Weisenbach, Planner for ODOT, were introduced. Mr. Cupples gave a little background and history of Seaside's draft Transportation System Plan (TSP) from 1996. In 1997, the TSP was staged for approval. Because it was subsequently discovered that it was not integrated with the state plan, Seaside was left with the draft plan. In 2000 funding became available and work began on planning what was ultimately named the Pacific Way/Dooley Bridge Project. Extensive work between new engineers, ODOT and the city of Seaside was done and the new TSP (which included a couplet) was ready for adoption. The project was sent to the voters but ultimately the voters said no, the project was too big; the \$35 million was lost.

Because something needed to be done, work started in 2008 to revise the draft TSP. A lot of work between the city of Seaside, CH2M Hill and ODOT has been done, including public meetings to get community input. They are working towards a system that will handle peak, average traffic, although congestion will always be a problem in Seaside.

In response to a question from PC Harper-Velletuni about tsunamis, Ms. Weisenbach and Mr. Cupples explained that the critical measures have nothing to do with cars; they are pedestrian routes for near shore events in case an evacuation is needed. However, some of the road upgrades also include better pedestrian access.

1 Ms. Weisenbach and Mr. Cupples discussed several ideas with the Commission, including:

- 2
- 3 - ODOT's process for building roads – always VTC (volume to capacity) based
- 4 - A hybrid concept
- 5 - Improvements at 24th, including signaling
- 6 - Signalizing Aves F & G
- 7 - A Holladay overpass
- 8 - What is the possibility of a bypass
- 9 - Two lanes both directions in the Broadway core area
- 10 - Differences in philosophies between ODOT and Clatsop County regarding bypasses
- 11 - routes beyond the UGB
- 12 - alternate routes for locals (away from Hwy 101)
- 13

14 PC Pogue served on a community advisory committee and recalled that the couplet was what
15 the public objected to, not the four lanes.

16
17 Ms. Weisenbach distributed invitations to an upcoming workshop and encouraged everyone to
18 attend.

19
20 Ed Wegner, Clatsop County Director of Transportation and Development Services, discussed
21 the local public agencies that are working on the Hwy 101 flooding issue.

22
23 Chairperson Johnson recessed at 10:53 and reconvened at 10:59 a.m.

24
25 **Continued: Waters Request for Primitive Campground**

26
27 No conflicts, *ex parte* or objections to jurisdiction reported.

28
29 Planner Weston reported that KLS Surveying did a site plan. After a review of the conditions,
30 Mr. Weston's recommendations were as follows:

- 31
- 32 - a vegetative buffer between sites and around property
- 33 - road improvements to A-20 standards
- 34 - campground operating rules
- 35 - lighting along walkways
- 36 - waterflow – fire chief shall establish flow rates for fire suppression
- 37 - seasonal limits (time of stay, duration of stay, etc.)
- 38 - 2 cars / 8 people maximum per space
- 39 - picnic table and fire pit for each space
- 40 - prior to operations, all conditions set forth shall be satisfied
- 41 - No RVs with exception of site manager and it would have to meet any
- 42 DEQ standards for waste water disposal
- 43 - Duration of stay not to exceed 30 days
- 44 - Must maintain occupancy law in accordance with administrative rules
- 45

46 Mr. Weston introduced Jim Byerley, Clatsop County Building Official, to talk about building
47 requirements. Mr. Byerley cited Oregon Administrative Rule, Chapter 918, Div. 650, which
48 outlines everything for class A, B, or C camping facilities; the Waters' proposal would be a C.

49
50 In response to a question from PC Bridges, Mr. Byerley stated that toilets are required but don't
51 have to be flush toilets. A washing facility or standpipe is required. The number of toilets would

1 be based on the number and gender of the occupants. A maintenance contract would be
2 needed for non-flush toilets. Porta-potties need to be anchored. He explained that Class C is
3 more primitive, i.e. for tents, tent trailers, etc., but there are no hookups for RVs, campers or
4 camping trailers.

5
6 In response to a question from PC Autio, Mr. Byerley explained the sign offs that are required,
7 and Mr. Weston walked through the conditions he proposed. Mr. Weston recommended
8 conditional approval and bringing it back to the Planning Commission prior to final approval,
9 explaining there is currently no procedure for revocation of a conditional use permit. Any
10 complaints would have to go through county violation procedure; these are usually handled
11 through code compliance.

12
13 Following a question from PC Bridgens, Mr. Weston recommended that a camp manager be on
14 site whenever guests are present.

15
16 Chairperson Johnson opened Public Testimony.

17
18 No public agency comments.

19
20 Applicants Sam and Donna Waters, 502 A Street, Vernonia introduced themselves. Mr. Waters
21 refuted prior letters of testimony from adjacent property owners.

22
23 In response to a question from PC Autio, Mr. Waters stated that the property with barn and
24 renter problems is a different property. Mr. Waters indicated that he had no problem with the
25 conditions proposed by Mr. Weston. Following further discussion, Mr. Waters agreed to an 8-
26 person per campsite maximum.

27
28 Herb Olstedt refuted information in prior minutes that he had camp trailers on his property. He
29 asked the planning commissioners if they would want to live next to this type of development.

30
31 In response to a question from Steve Olstedt, the maximum number of campsites would be 20.
32 Mr. Olstedt expressed his concerns about the potential of 160 people on the Waters' property;
33 his concerns included noise, ATVs, water supply, campfires, fire suppression. He recalled a
34 house fire last weekend and asked the Planning Commission if they would want to live next to
35 this type of development.

36
37 Mr. Waters rebutted, saying the planning commission can restrict ATVs. Responding to the
38 concerns about fire suppression, he proposed a water storage tank.

39
40 Mr. Weston spoke to the water concerns, saying these are legitimate concerns. As to the water
41 storage, he stated that it's a good idea but he doesn't see it on the plot map.

42
43 Mr. Weston suggested that the season be May – September. Mr. Waters suggested March 1 –
44 November 1.

45
46 PC Autio suggested that condition 11 will be amended to read that the applicant will comply with
47 and adopt a fire suppression plan.

48
49 In response to a question by the planning commission, Mr. Weston recommended to adopt with
50 the conditions proposed and bring it back to the planning commission for adoption before final

1 occupancy. The local approvals/appeals need to be finished before 150 days has elapsed, he
2 added.

3
4 Mr. Weston reviewed his recommendations as discussed earlier in the meeting.

5
6 Planning commissioners discussed seasonal limits and fire suppression.

7
8 At 1200 noon Chairperson Johnson closed the public testimony.

9
10 PC Pogue thought it would be problematic with 160 potential people there at once. He stated
11 that there would be complaints. PC Harper-Vellutini talked about the staff report showing
12 conditional approval and that staff saw nothing on site, no garbage, no traffic, etc. Regarding the
13 use of ATVs, they are allowed on state lands. She further stated that a lot of what they were
14 discussing should be left to the Sheriff's office and the Fire Chief.

15
16 Chairperson Johnson discussed lots of little issues but agreed with PC Pogue. He stated that
17 there is a potential for fire, water issues. He stated that he appreciated the staff working with
18 the Waters'. PC Bridgens agreed with the impact issues. She stated that she thought
19 enforcement will be an issue and was concerned about the fire and water issues.

20
21 PC Powers stated his reservations, including the impact on the character of the quiet, rural, two-
22 lane neighborhood. The Waters' development would introduce traffic and activity, thrusting a
23 campground into a neighborhood.

24
25 PC Autoio stated that whatever conditions the planning commission puts in the permit, there
26 would be problems.

27
28 **PC Pogue moved and PC Bridgens seconded a motion to deny the application.**
29 **Motion approved, five in favor, one (PC Harper-Vellutini) opposed.**

30
31 Ms. Bunch distributed copies of maps of urban growth boundaries.

32
33 As there was no further business, Chairperson Johnson adjourned the meeting at 12:14 pm.

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36
37 Respectfully submitted,

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39
40 **SIGNED ORIGINAL ON FILE**

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Cary Johnson
43 Chairperson - Planning Commission

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