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Minutes of November 24, 2009
Clatsop County Planning Commission **Special** Session
Site Visit: 42964 Mullenbach Lane
Seaside, Oregon 97138

Vice Chairperson Brian Pogue called the November 24, 2009 Clatsop County Planning Commission meeting to order at 10:20 a.m. Planning Commissioners (PC) present: Brian Pogue, Clarke W. Powers, Marsha Harper-Vellutini, Christine Bridgens, and Mike Autio. Excused: Cary Johnson

Staff present: Michael J. Weston II, Planner

Others present: Sam Waters (owner/applicant)

Acting Chairperson Brian Pogue called the meeting to order at 10:20 a.m. He explained that no testimony would be accepted at the meeting which was a site visit of the applicants' request for a Conditional Use Permit to develop a 20-site primitive campground located at 42964 Mullenbach Lane, Seaside, Oregon.

Planner Michael Weston said that the purpose of the meeting is to walk the site with the applicant who will answer questions. Weston said that the information will be presented at the December 8, 2009 public hearing. Mr. Waters said that the fire chief did a tour of the property and recommended a pull-out every 300 feet on the one-way road which will circle around and go back down. He said the fence line will have buffer trees and the proposal is to have approximately 100 feet between the camping spaces. He said the camp sites begin at the driveway. He said there will be a central fire pit with benches and five portable toilets which may have showers in some.

Weston explained that tax lots 300 and 307 are the ones the applicant is planning on developing but that tax lots 300, 307, and 308 are one tract. There was discussion about an illegal structure which was on the property. There is a house and a mobile home. The mobile home had the kitchen facilities removed which makes it legal. Waters said that when he bought the property, it was represented as two parcels and Weston said there is only one parcel in accordance with county land use ordinances. There was discussion about the adoption of the 80-acre minimum lot size passed in an Oregon Supreme Court case. Weston explained that the separate tax lots are for tax purposes but not for planning or development. He said that in 1997, Clatsop County adopted an 80-acre minimum lot size for conservation zones.

PC Pogue said that the house is not the issue and Weston said that there is no reason there can't be a primitive campground with a residence on the property, which might become a caretaker residence. Weston said there might be some minor adjustments to recommend, i.e. put a buffer consisting of trees and brush on the edges of the southern and eastern boundaries. He also said there would need to be a storm water runoff permit obtained from the Oregon Department of Environmental Quality. PC Pogue asked if there is enough information to make a decision at the next meeting and Weston said the site plan provides adequate information.

There was further discussion about drainage and Waters said that the site completely dries up in the summer. It was noted that noise should be considered because the site is in a natural bowl and neighbors could start complaining. Weston said that the Sheriff would be called if there is a noise violation and that conditions can be implemented, i.e. buffering. He also said that in regard to the drainage issue, the county would write a blanket condition that the applicant

1 has to satisfy all state and federal permits. He also said that when the development permit
2 comes in to establish the RV park, the county would have to notify the state. PC Pogue asked if
3 a staff recommendation has been developed and Weston said he just received the information
4 and would have to evaluate it for conformance.

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6 Weston said he would recommend a condition that the trail be re-directed to avoid
7 encroachment on the neighboring properties.

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9 As there were no further comments, the meeting was adjourned at approximately 10:50 a.m.

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11
12 Respectfully submitted,
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15 **SIGNED ORIGINAL ON FILE**

16
17 Brian Pogue
18 Vice Chairperson - Planning Commission
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