STAFF REPORT FOR HEARINGS BODY REVIEW

APPLICANT: Bay Point LLC, C/O Adam Beck
OWNER: PMB110-5331 SW Macadam Ave, Suite 258
Portland OR 97239

REQUEST: Site a high-intensity recreation facility/Recreational Vehicle (RV) park that will include 231
RV spaces, club house and other amenities to support an RV destination resort.

STAFF CONTACT: Jill Rolfe, Planning Director

REVIEWING BODY: Coos County Planning Commission

MAP NUMBER(S) / LEGAL DESCRIPTION

ASSESSOR’S MAPS: Township 25S, Range 13W, Section 30, Tax Lot 100

PROPERTY LOCATION

The subject property is located west of the City of Coos Bay in the Urban Unincorporated Community
of Barview on what was the former Sitka Dock and Conrad Lumber Mill site. The property is accessed
off of Cape Arago Highway.

APPLICABLE CRITERIA

Coos County Zoning and Land Development Ordinance (LDO) and Coos County Comprehensive
Plan (CCCP)

<table>
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<tr>
<th>LDO</th>
<th>§4.5.310</th>
<th>Management Objective</th>
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<td>Uses, Activities and Special Conditions</td>
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<td>LDO</td>
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<td>LDO</td>
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<td>Protection of Major Marshes, Significant Wildlife, Coastal Headlands, and Exceptional Aesthetic Resources</td>
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<td>Protection of Historical, Cultural, and Archaeological Sites.</td>
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<td>LDO</td>
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<td>Recreational Vehicular Park and Campground Review</td>
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I. BASIC FINDINGS

A. Lawfully Created Parcel: The property was lawfully created in accordance with LDO Section 3.3.800.

B. Zoning: This property has multiple zoning districts in the Coos Bay Estuary Management Plan (CBEMP) as follows: 55A-Conservation Aquatic (55-CA); 57-Conservation Shorelands (57-CS); 56-Development Aquatic (56-DA); 55B-Natural Aquatic (55B-NA); 57-Natural Aquatic (55-NA); 55-Urban Development (55-UD); and 56-Urban Water-Dependent (56-UW). The subject area of this review is in the 56-UW which is described as the northern boundary is a line west from Spaw Boulevard, the southern boundary is a line west from a point 400-feet south of the junction of Cape Arago Highway and Grinnell Avenue.

Pursuant to LDO §4.5.310 the management objective states that the shoreland district shall be managed so as to insure that the unique qualities of the district closest to deep water access for water-dependent uses are protected and utilized for such development. However, non-water-dependent uses may be allowed as per Policy #16a. Water-related and non-water-dependent/non-water-related uses shall be appropriate for portions of the district not "suitable for water-dependent uses".

Development of the district shall be consistent with a site development plan that must be submitted to and reviewed by the County Planning. The site plan may only be approved if it protects the area’s unique qualities for water-dependent uses; water-related and non-water-dependent/non-water-related uses may only be approved if such uses do not inhibit or preclude water-dependent uses of the shoreline, and are compatible with the overall development plan for the district.

C. Site Description: The property referred to as the Sitka Dock and Industrial Site is bounded by the Cape Arago Hwy on the east and on the west by the Coos Bay. Tax lot 100 has approximately 200 acres in the county and approximately 16 acres in the city, according to the assessment records. The development has been removed. The property has dense tree vegetation along Cape Arago Hwy and the proposed development area appears to be relatively flat and cleared.

D. Background: In 2004, there was an application for a Recreational Planned Community (RPUD). This application was approved and appealed numerous times and finally remanded back to the Board of Commissioners in 2006 for a final decision. This was approved in 2006 by Order # 06-06-055PL by the Board of Commissioners. The approval included a RPUD that contained a total of 224 units located in the 56-UW zone. A portion of the project was located within the Especially Suited for Water Dependent Uses (ESWD) area described as the northwestern portion of the subject property that extends 300 feet inland from a line that connects the two outermost top of bank points of the upland portions of the property. This area is subject to the 1-to-3 ratio described in the Coos County Zoning and Land Development Ordinance, Appendix 3, Policy #16. The application was not implemented or extended and in 2010, it expired. However, the ESWD area still exists and the current request for an RV park will not be sited within that area. Since time of expiration there have been several meetings and correspondence about siting an RV park. As a result of those meeting, the applicants have been working with all of the agencies to complete necessary applications to site the desired development.

II. FINDINGS TO THE APPLICABLE REVIEW CRITERIA

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FINDING: The proposed RV Park is classified as a high-intensity recreation facility\(^1\). The proposed development will remain outside of the portion of the property that is designated “Especially Suited for Water Dependent Uses” (ESWD) which is described as the northwestern portion of the subject property that extends 300 feet inland from a line that connects the two outermost top of bank points of the upland portion of the property.

The associated uses and activities in conjunction with this use of a high-intensity recreation facility appear to be Utilities, Fill\(^2\) and Mitigation\(^3\). Through the prior review the applicant has been working with Department of State Lands and Army Corps of Engineers to ensure that fill and mitigation is in compliance with state and federal permitting. The applicant has also been working with DEQ and Charleston Sanitation on the utilities for sewer and storm water. There has been correspondence with Coos Bay-North Bend Water Board and the applicant will continue to work with them to meet water needs. All of these uses and activities in conjunction with the proposed high-intensity recreational facility are permitted subject to the general conditions addressed in this report.

Pursuant to LDO §4.5.311(A) a high-intensity recreation facility (RV Park) and utilities are permitted subject to general conditions. Pursuant to LDO §4.5.311(B)(5) and (8) fill and mitigation are permitted subject to the general conditions.

LDO §4.5.311 General Conditions are as listed below:
1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.
3. All uses shall be consistent with Policy #16, regarding areas "suitable for water-dependent uses".
4. All uses and activities: Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.
5. In rural areas (outside UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.

Therefore, the high-intensity recreation facility is subject to Appendix 3, Policies 27, 16, 16a, 17 and 18 and the activity is subject to Appendix 3, Policies 17 and 18. The applicant has addressed the policies within his application found at Attachment A. Policies 49, 50 and 51 are not applicable to this property because it is considered urban and not rural.

### LDO | Appendix 3, Policy 27 | Floodplain Regulation

| #27 | Floodplain Protection within Coastal Shorelands |

\(^1\) An RV park is permitted as a High-Intensity Recreation facility. The Coos County Zoning and Land Development Ordinance (LDO) defines High-Intensity Recreation as uses specially built facilities, or occurs in such density or form that it requires or results in modification of the area or resource. Campgrounds, golf courses, public beaches, and marinas are examples of high-intensity recreation.

\(^2\) FILL: The placement by man of sand, sediment, or other material, usually in submerged lands or wetlands, to create new uplands or raise the elevation of land. Except that "fill" does not include solid waste disposal or site preparation for development of an allowed use which is not otherwise subject to the special wetland, sensitive habitat, archaeological, dune protection, or other special policies set forth in this Plan (solid waste disposal, and site preparation on shorelands, are not considered "fill"). "Minor Fill" is the placement of small amounts of material as necessary, for example, for a boat ramp or development of a similar scale. Minor fill may exceed 50 cubic yards and therefore require a permit.

\(^3\) MITIGATION: The creation, restoring, or enhancing of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats, and species diversity, unique features and water quality (ORS 196.830).
The respective flood regulations of local government set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan. This strategy recognizes the potential for property damage that could result from flooding of the estuary.

**FINDING:** The applicant submitted a floodplain application with an elevation certificate on December 13, 2012. Staff reviewed the flood elevation certification and determined that it was consistent with LDO §4.6.225 which required the applicant to furnish an elevation (in relation to mean sea level) of the lowest habitable floor (including basement and below-grade crawl spaces) of all new or substantially improved structures, and whether or not such structures contain a basement. The elevation certificate\(^4\) provided data to show that the development would be located above the BFE. This criterion has been satisfied.

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<tr>
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<tr>
<td>#30 Restricting Actions in Beach and Dune Areas with &quot;Limited Development Suitability&quot; and Special Consideration for Sensitive Beach and Dune Resources (moved from Policy #31) ***</td>
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<td>II. This policy recognizes that:</td>
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<td>a. The Special Considerations Map category of &quot;Beach and Dune Areas with Limited Development Suitability&quot; includes all dune forms except older stabilized dunes, active foredunes, conditionally stabilized foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding;...</td>
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![Image of Beaches and Dunes]

**FINDING:** Policy #30 does not apply to this property because the only dune formation on the property is an older stabilized dune (ODS) as shown on the special consideration map. Furthermore, the dune area appears to be where the tree vegetation is located and is not part of the development site. Therefore, at this time, this criterion has been addressed and does not apply to this request.

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\(^4\) Elevation Certificate is found at Attachment B of this report
FINDING: Policies 16 and 16a have been addressed in the prior LUBA case and remand proceedings. The applicant has scaled the development back and will remain outside of the portion of the property that is designated “Especially Suited for Water Dependent Uses” (ESWD) which is described as the northwestern portion of the subject property that extends 300 feet inland from a line that connects the two outermost top of bank points of the upland portion of the property. Staff suggests that the development remain outside of the ESWD area as a condition of approval. Therefore, at this time these criteria have been addressed and do not apply to this request.

| LDO | Appendix 3, Policy 17 | Protection of Major Marshes, Significant Wildlife, Coastal Headlands, and Exceptional Aesthetic Resources |

**#17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands**

Local governments shall protect from development, major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coos Bay Coastal Shorelands Boundary, except where exceptions allow otherwise.

I. Local government shall protect:
   a. "Major marshes" to include areas identified in the Goal #17, "Linkage Matrix", and the Shoreland Values Inventory map; and
   b. "Significant wildlife habitats" to include those areas identified on the "Shoreland Values Inventory" map; and
   c. “Coastal headlands”; and
   d. “Exceptional aesthetic resources” where the quality is primarily derived from or related to the association with coastal water areas.

II. This strategy shall be implemented through:
   a. Plan designations, and use and activity matrices set forth elsewhere in this Plan that limit uses in these special areas to those that are consistent with protection of natural values; and
   b. Through use of the Special Considerations Map, which identified such special areas and restricts uses and activities therein to uses that are consistent with the protection of natural values. Such uses may include propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity water-dependent recreation.
   c. Contacting Oregon Department of Fish and Wildlife for review and comment on the proposed development within the area of the 5b or 5c bird sites.

This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this Plan.

FINDING: Staff has reviewed the Shoreland Values Inventory Map and Linkage Matrix and determined that there are no major marshes, significant wildlife habitats, coastal headlands or exceptional aesthetic resources.
**COOS BAY ESTUARY MANAGEMENT PLAN**

**GOAL 17 & 18 “LINKAGE” MATRIX**

<table>
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<tr>
<th>SHORELAND MANAGEMENT SEGMENT</th>
<th>FACTUAL RESOURCE and OTHER CONSIDERATIONS</th>
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<tr>
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<td>RESOURCES REQUIRING MANDATORY PROTECTION AND SEVERE USE</td>
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<tr>
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<td>MAJOR FRESHWATER MARSH</td>
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<td>NUMBER</td>
<td>DESIGNATION</td>
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<td>56</td>
<td>UW</td>
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**LEGEND:**
FACTUAL RESOURCE INFORMATION
√ = FEATURE PRESENT IN THIS SEGMENT
X = FEATURE ABSENT IN THIS SEGMENT

**FINDING:** As shown on the copy of the Shoreland Values Inventory Map and Linkage Matrix there are no protections required as described in Policy 17(I). Staff provided notice of the hearing and request for comments to Oregon Department of Fish & Wildlife (ODFW), Department of State Lands (DSL) and Army Corps of Engineers. These agencies have participated in prior meetings involving this development proposal. The comments will be addressed in Section III of this report.
#18 Protection of Historical, Cultural and Archaeological Sites

Local government shall provide protection to historical, cultural and archaeological sites and shall continue to refrain from widespread dissemination of site-specific information about identified archaeological sites.

I. This strategy shall be implemented by requiring review of all development proposals involving a cultural, archaeological or historical site, to determine whether the project as proposed would protect the cultural, archaeological and historical values of the site.

II. The development proposal, when submitted shall include a Site Plan Application, showing, at a minimum, all areas proposed for excavation, clearing and construction. Within three (3) working days of receipt of the development proposal, the local government shall notify the Coquille Indian Tribe and Coos, Siuslaw, Lower Umpqua Tribe(s) in writing, together with a copy of the Site Plan Application. The Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical and archaeological values of the site, or if not, whether the project could be modified by appropriate measures to protect those values.

"Appropriate measures" may include, but shall not be limited to the following:

a. Retaining the prehistoric and/or historic structure in situ or moving it intact to another site; or

b. Paving over the site without disturbance of any human remains or cultural objects upon the written consent of the Tribe(s); or

c. Clustering development so as to avoid disturbing the site; or

d. Setting the site aside for non-impacting activities, such as storage; or

e. If permitted pursuant to the substantive and procedural requirements of ORS 97.750, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reinterring the human remains at the developer's expense; or

f. Using civil means to ensure adequate protection of the resources, such as acquisition of easements, public dedications, or transfer of title.

If a previously unknown or unrecorded archaeological site is encountered in the development process, the above measures shall still apply. Land development activities, which violate the intent of this strategy shall be subject to penalties prescribed in ORS 97.990.

III. Upon receipt of the statement by the Tribe(s), or upon expiration of the Tribe(s) thirty day response period, the local government shall conduct an administrative review of the Site Plan Application and shall:

a. Approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this plan, or

b. Approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe(s), as well as any additional measures deemed necessary by the local government to protect the cultural, historical and archaeological values of the site. If the property owner and the Tribe(s) can not agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any modifications deemed necessary by the governing body to protect the cultural, historical and archaeological values of the site.
IV. Through the "overlay concept" of this policy and the Special Considerations Map, unless an exception has been taken, no uses other than propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low intensity water-dependent recreation shall be allowed unless such uses are consistent with the protection of the cultural, historical and archaeological values, or unless appropriate measures have been taken to protect the historic and archaeological values of the site.

This strategy recognizes that protection of cultural, historical and archaeological sites is not only a community's social responsibility; it is also legally required by ORS 97.745. It also recognizes that cultural, historical and archaeological sites are non-renewable cultural resources.

FINDING: This is in area that requires notice to the appropriate tribe. Notice of this proposal has been forwarded to the Confederated Tribes of Coos, Lower Umpqua, & Siuslaw Indians. The applicant has been working with the Tribe to ensure any resources are protected. The tribe has commented in the past that an archaeological survey is required. Staff suggests a condition of approval that the applicant provide the Tribe with an archaeological survey.

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Notwithstanding any other Ordinance provision, Recreational Vehicular Parks and Campgrounds shall be subject to requirements set-forth in Oregon Administrative Rule (OAR) 918-650-0000 through 918-650-0085. These standards shall apply in-lieu of the parent zoning district. An application for a Recreational Vehicular Park and Campground shall be reviewed as a Hearings Body conditional use and shall include the submittal of a preliminary site plan drawn as specified by OAR Division 650. (OR 01-02-004PL 6/13/01).

**APPLICABLE PORTION OF 918-650-0000 through 918-650-0085**

**Scope and Purpose**
(1) OAR chapter 918, division 650 establishes minimum safety standards for the design and construction of recreation parks and organizational camps as authorized in ORS 455.680.
(2) These rules establish design and construction requirements for recreation parks and organizational camps for the purpose of protecting the life, health, safety and welfare of persons using these facilities.

**Permit Required**
No person may establish or enlarge the facilities of any recreation park or organizational camp or do any construction within the recreation park or organizational camp or cause the same to be done without first obtaining all required permits from the building official and paying the prescribed permit fees. Multiple permits may be required when the proposed work involves two or more code areas (i.e., structural, electrical, plumbing, or mechanical).

**Coordinating Regulation**
Permit Issuance:
(1) The application, plans, specifications, computations and other data filed by an applicant must be reviewed by the building official. Such plans may be reviewed by other departments or agencies to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in the application for a permit and the plans, specifications and other data filed conform to the requirements of these rules and other pertinent laws and ordinances, and that the fees
have been paid, the building official must issue a permit to the applicant. Regulations that also apply to recreation parks and organizational camps are:

(a) Land Use. Land use must comply with the regulations of the unit of government which has planning authority over the proposed construction site;
(b) Flood Zones. Buildings or areas used within a flood zone must be approved by the agency having jurisdiction prior to the issuance of permits;
(c) Water Supply. Water supply systems must comply with regulations under the Department of Human Services Oregon Health Authority;
(d) Sewage Disposal. Sewage treatment and disposal facilities, including, but not limited to, on-site facilities, solid waste container wash-down facilities, gray water waste disposal systems, pit privies, vaults and chemical toilets, must comply with regulations under the Oregon Department of Environmental Quality;
(e) Solid Waste Disposal. Solid waste disposal must comply with regulations under the Department of Human Services Oregon Health Authority and such waste must be disposed of in a manner that complies with regulations under the Oregon Department of Environmental Quality;
(f) Eating and Drinking Establishments. Eating and drinking establishments must comply with regulations under the Department of Human Services Oregon Health Authority;
(g) Ice Machines. Ice machines must comply with regulations under the Oregon State Department of Agriculture;
(h) State Building Code. Buildings and structures must comply with the State Building Code and where applicable to rules adopted thereunder;
(i) Highway, Street and Driveway Permits. Access must comply with the regulations of the city, county or State Highway Division having jurisdiction over access to the public roads;
(j) Fire Protection. Fire protection facilities must comply with the requirements of the appropriate jurisdiction’s fire protection regulations;
(k) Liquefied Petroleum Gas (LPG). Liquefied petroleum gas installations must comply with the regulations of the Oregon State Fire Marshal;
(l) Swimming Pools and Spas. Swimming pools and spas must comply with regulations under the Department of Human Services Oregon Health Authority;
(m) Hostels. Hostels must comply with the Oregon State Building Code and with regulations under the Department of Human Services Oregon Health Authority;
(n) Engineers/Architects Design. When required, park and camp designs must be prepared by a registered design professional.

(2) Recreation Park and Organizational Camp Operating License Approved parks and camps must comply with any operating license requirements established by the Department of Human Services Oregon Health Authority.

Toilets
(1) Toilet facilities must be provided in every recreation park or organizational camp. They must be convenient and accessible and must be located within 500 feet of any recreational vehicle space or camping site not provided with an individual toilet facility or sewer connection. EXCEPTION: The requirement for toilets in picnic parks, campgrounds and organizational camps may be waived by the regulating authority for areas not accessible by road.
(2)(a) Sanitary facilities must be as required in Table 2;
(b) Toilet Bowls. Toilet bowls for public use must be elongated bowls with open-front seats. Any room with flush toilets must be provided with a floor drain as required in the Oregon Plumbing Specialty Code;
(c) Signs. Toilets must either be marked for the designated sex or be provided with a privacy lock. If not apparent, the location of toilets must be indicated by appropriate direction signs;
(d) Flush Toilets and Showers. Flush toilets and showers and the buildings containing them must be constructed in accordance with the State Building Code;
(e) Unisex Toilets. Toilet facilities designed to serve an occupant load of 15 persons or less may serve both sexes. Such toilet facilities must be equipped with a urinal.
(3) Nonwater-Carried Toilets. Nonwater-carried toilets, including, but not limited to, chemical or vault toilets or pit privies, must be constructed and located in accordance with the requirements of the Department of Environmental Quality.

Special Rules for Overnight Campgrounds
(1) Spacing. Each camping space must be large enough to accommodate the designated class of recreational vehicle or tent and be located a minimum of ten feet from any other camping space, building or building appurtenance or any boundary line abutting upon a public street or highway, and five feet from any property line. The space area must be designed to minimize the obstruction of any public or private roadway or walkway by vehicles or tents.
(2) Faucets. Camping space faucets and hydrants must be equipped with an approved back flow prevention device as required by the Oregon Plumbing Specialty Code.
(3) Gray Water Waste Disposal System. Recreational parks which supply water must provide a sewage disposal system or a gray water waste disposal sump for each six spaces that meets the requirements of the Department of Environmental Quality.

FINDING: The applicant has submitted preliminary site plan drawn as specified by OAR Division 650. Oregon State Building Codes has recommended approval of the plans.

The applicant is working with Oregon Department of Transportation, Department of Environmental Quality (DEQ), Charleston Sanitation, Coos Bay-North Bend Water Board, Charleston Fire Department, Coos County Road Department, DSL and US Army CORPS to ensure that all elements of the RV Park have been complied with.

III. COMMENTS

Two neighboring property owners have submitted comments about the RV Park. Mike MrKonic had concerns about traffic safety, emergency responders, law enforcement, water related business and cost to public services. Robert and Michele Eberhardt have some environmental, noise, light, water, sewage and traffic concerns. I have attached these letters to the staff report found at Attachment C.

Some of these comments, though valid, are not part of the review criteria and the applicant may address them at the hearing.

IV. NOTIFICATION

Notification was provided as consistent with LDO Section 5.7.300. Notification was also provided on March 15, 2013 subject property owners, property owners within 250’ feet from the subject property. The list of parties that received notice is attached to the report (Attachment D).

V. SUMMARY

The applicant has requested to site a high-intensity recreation facility (RV Park) in the CBEMP 56-UW and the use is permitted as a non-water-dependent/non-water-related uses which is appropriate for portions of the district that have been determined not to be "suitable for water-dependent uses". The area determined to be the “Especially Suited for Water Dependent Uses” (ESWD) is described as the northwestern portion of
the subject property that extends 300 feet inland from a line that connects the two outermost top of bank points of the upland portion of the property. The project will remain outside of this area and that will be a suggested condition of approval.

Staff finds that all of the criteria has been met by the applicant and would recommend that the Planning Commission approve this decision at this point.

VI. SUGGESTED CONDITIONS

LDO § 5.0.350 CONDITIONS OF APPROVAL

A. Conditions of approval may be imposed on any land use decision when deemed necessary to ensure compliance with the applicable provisions of this Ordinance, Comprehensive Plan, or other requirements of law. Any conditions attached to approvals shall be directly related to the impacts of the proposed use or development and shall be roughly proportional in both the extent and amount to the anticipated impacts of the proposed use or development.

If the Planning Commission finds that the proposal does meet all of the criteria then staff would suggest that the following conditions be considered:

1. The project remain outside of the area determined to be the “Especially Suited for Water Dependent Uses” (ESWD) described as the northwestern portion of the subject property that extends 300 feet inland from a line that connects the two outermost top of bank points of the upland portion of the property.
2. All necessary state and federal permits shall be obtained for work in the wetlands.
3. All necessary sewage permits be obtained from Charleston Sanitation and DEQ.
4. All necessary DEQ permits need to be obtained for storm water discharge.
5. The applicant shall continue to work with ODOT to ensure all traffic concerns have been met and permits are issued.
6. The applicant shall work with Coos Bay-North Bend for water needs.
7. The applicant will be required to work with the local tribe. The tribe provided comments regarding the development. The tribe has requested an archeological survey be completed to ensure resources are protected.

If you have any questions please contact staff.

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Planning Director

C: Howard Crombie, Confederated Tribes
   Chris Clair, ODFW
   Ron Hoffine, Coos Bay-North Bend Water Board
   Bob Lobdell, DSL
   Anita Andazola, USACE
   Charleston Rural Fire District
   John Gasik, DEQ
   Charleston Sanitary District
   Michael MrKonic
   Robert & Michele Eberhardt
   File

EC: County Counsel
    John Rowe, County Roadmaster
    Dave Perry, DLCD
    Thomas Guevara Jr., ODOT

Attachments: A - Applicants Submittal
             B - Elevation Certificate
             C - Comment Letters
             D – Notification List